



**City Council Meeting
July 7, 2014 - 7:30 PM
Auburn City Hall
AGENDA**

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Meeting videos are not available until 72 hours after the meeting has concluded.

I. CALL TO ORDER

- A. **Flag Salute**
- B. **Roll Call**
- C. **Announcements, Appointments, and Presentations**
- D. **Agenda Modifications**

II. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. Public Hearings

1. Public Hearing for Right-of-Way Vacation V2-14 (Osborne/Snyder)

City Council to conduct a public hearing on a petition for vacation of un-opened right-of-way at the location of South 324th Street between 46th Place South and 51st Avenue South, south of South 321st Street and adjacent to Parcel Nos. 1521049128, 1521049001, 1521049020, 9262800271, 9262800194 and 9262800201.

***(RECOMMENDED ACTION: City Council conduct the public hearing.
For more action on this item, see Ordinance No. 6509.)***

B. Audience Participation

This is the place on the agenda where the public is invited to speak to the City Council on any issue. Those wishing to speak are reminded to sign in on the form provided.

C. Correspondence

There is no correspondence for Council review.

III. COUNCIL COMMITTEE REPORTS

A. Municipal Services

1. June 23, 2014 Minutes* (Peloza)

B. Planning & Community Development

1. June 23, 2014 Minutes* (Holman)

C. Public Works

1. **June 16, 2014 Minutes* (Osborne)**
- D. **Finance**
 1. **June 16, 2014 Minutes* (Wales)**
- E. **Les Gove Community Campus**
- F. **Council Operations Committee**
 1. Council Operations Committee will meet July 9, 2014 (Wagner)
- G. **Junior City Council**
 1. Junior City Council will meet July 21, 2014 (Wagner)

IV. **CONSENT AGENDA**

All matters listed on the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion in the form listed.

- A. **Minutes of the June 16, 2014 regular meeting***
- B. **Claims Vouchers (Wales/Coleman)**
Claims voucher numbers 429146 through 429591 in the amount of \$4,650,987.48 and four wire transfers in the amount of \$66,016.33 and dated July 7, 2014.
- C. **Payroll Vouchers (Wales/Coleman)**
Payroll check numbers 534787 through 534815 in the amount of \$266,695.93 and electronic deposit transmissions in the amount of \$1,332,861.27 for a grand total of \$1,599,557.20 for the period covering June 12, 2014 to July 2, 2014.
- D. **Public Works Project No. CP1224* (Osborne/Snyder)**
City Council approve Final Pay Estimate No. 9 to Contract No. 13-04 in the amount of \$21,373.86 and accept construction of Project No. CP1224, 2013 Local Street pavement Reconstruction Project
- E. **Public Works Project No. CP1225* (Osborne/Snyder)**
City Council approve Final Pay Estimate No. 5 to Contract No. 13-05 in the amount of \$4,720.00 and accept construction of Project No. CP1225, West Valley Highway System Preservation Project
- F. **Public Works Project No. CP1301* (Osborne/Snyder)**
City Council approve Final Pay Estimate No. 4 to Contract No. 13-20 in the amount of \$46,235.40 and accept construction of Project No. CP1301, 2013 Citywide Sidewalk Repair Project
- G. **Public Works Project No. CP1024* (Osborne/Snyder)**
City Council award Contract No. 14-06 to Rodarte Construction, Inc. on their low bid of \$577,667.45 for Project No. CP1024, M Street SE and Auburn Way South Intersection Improvements
- H. **Public Works Project No. CP1104* (Osborne/Snyder)**
City Council reject all bids and re-advertise Contract No. 14-09 for Project No. CP1104, 8th St NE and 104th Ave SE Intersection Improvements

I. **Public Works Project No. CP1323* (Osborne/Snyder)**

City Council approve Award of Contract No. 14-11, to the Lowest Responsible Bidder for Project No. CP1323, 2014 Local Street Pavement Reconstruction Project.

(RECOMMENDED ACTION: City Council approve the Consent Agenda.)

V. **UNFINISHED BUSINESS**

There is no unfinished business.

VI. **NEW BUSINESS**

There is no new business.

VII. **ORDINANCES**

A. **Ordinance No. 6509* (Osborne/Snyder)**

An Ordinance of the City Council of the City of Auburn Washington, vacating unopened right-of-way of South 324th Street between 46th Place South and 51st Avenue South, south of South 321st Street, within the City of Auburn, Washington

(RECOMMENDED ACTION: City Council introduce and adopt Ordinance No. 6509.)

B. **Ordinance No. 6510* (Wales/Coleman)**

An Ordinance of the City Council of the City of Auburn, Washington, amending Ordinance No. 6432, the 2013-2014 Biennial Budget Ordinance, as amended by Ordinance No. 6456, Ordinance No. 6462, Ordinance No. 6472, Ordinance No. 6473, Ordinance No. 6474, Ordinance No. 6481, Ordinance No. 6502, authorizing amendment to the City of Auburn 2013-2014 Budget as set forth in Schedule "A" and Schedule "B"

(RECOMMENDED ACTION: City Council introduce and adopt Ordinance No. 6510.)

C. **Ordinance No. 6514* (Peloza/Heid)**

An Ordinance of the City Council of the City of Auburn, Washington, creating a new Chapter 9.84 of the Auburn City Code relating to lewd conduct

(RECOMMENDED ACTION: City Council introduce and adopt Ordinance No. 6514.)

D. **Ordinance No. 6516* (Holman/Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, approving the Final Plat of Lakeland Hills Estates

(RECOMMENDED ACTION: City Council introduce and adopt Ordinance No. 6516.)

E. **Ordinance No. 6517* (Holman/Snyder)**

An Ordinance of the City Council of the City of Auburn, Washington, approving the final plat of Lakeland Area 9

(RECOMMENDED ACTION: City Council introduce and adopt Ordinance No. 6517.)

VIII. RESOLUTIONS

A. **Resolution No. 5080* (Osborne/Snyder)**

A Resolution of the City Council of the City of Auburn, Washington, declaring certain items of property as surplus and authorizing their disposal

(RECOMMENDED ACTION: City Council adopt Resolution No. 5080.)

IX. REPORTS

At this time the Mayor and City Council may report on significant items associated with their appointed positions on federal, state, regional and local organizations.

A. **From the Council**

B. **From the Mayor**

X. ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office, on the City website (<http://www.auburnwa.gov>), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.

*Denotes attachments included in the agenda packet.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Hearing for Right-of-Way Vacation V2-14

Date:

June 10, 2014

Department:

Public Works

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council to hold a public hearing in consideration of Right-of-Way Vacation V2-14. For further action on this item, please see Ordinance No. 6509.

Background Summary:

Per Auburn City Code Chapter 12.48 a public hearing shall be held to consider the proposed right-of-way vacation for V2-14 for the un-opened right-of-way of South 324th Street located between 46th Place South and 51st Avenue South, south of South 321st Street. The date of the public hearing was set by Resolution No. 5065 on June 2, 2014.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: PH.1



AGENDA BILL APPROVAL FORM

Agenda Subject:

June 23, 2014 Minutes

Date:

July 1, 2014

Department:

Police

Attachments:

[June 23, 2014 Minutes](#)

Budget Impact:

\$0

Administrative Recommendation:**Background Summary:****Reviewed by Council Committees:**

Councilmember: Peloza

Staff:

Meeting Date: July 7, 2014

Item Number: MS.1



**Municipal Services Committee
June 23, 2014 - 3:30 PM
City Hall Conference Room 3
MINUTES**

I. CALL TO ORDER

Chair Pelozo called the meeting to order at 3:30 p.m. in Conference Room 3 of City Hall, 25 West Main Street, Auburn, WA.

A. Roll Call

Members present: Chair Bill Pelozo, Vice Chair Wayne Osborne and Member Claude DaCorsi.

Staff present: Chief of Police Bob Lee, City Attorney Dan Heid and Police Secretary/Scribe Terry Mendoza. **Others present:** Auburn Reporter representative Robert Whale.

B. Announcements

C. Agenda Modifications

II. CONSENT AGENDA

A. June 9, 2014 Minutes

Vice Chair Osborne moved to accept the Minutes as presented. Member DaCorsi seconded. Chair Pelozo concurred.

MOTION PASSED: 3-0

III. ACTION

A. Ordinance No. 6514 (Heid)

City Attorney Dan Heid briefed the Committee on Ordinance 6514. This ordinance provides another tool for the police and prosecutors to use in situations where actual conduct may not constitute current violations of city ordinance, such as prostitution or indecent exposure. This ordinance addresses what is not currently provided for in city code as it specifically relates to lewd conduct. Committee discussion followed.

Vice Chair Osborne moved to forward Ordinance No. 6514 to full Council for consideration. Member DaCorsi seconded. Chair Pelozo concurred.

MOTION PASSED: 3-0

IV. DISCUSSION ITEMS

A. Project Matrix

The following changes were identified for the Project Matrix:

Item 10P: Status updated.

Item 24P: Status updated.

Item 28P: Chair Peloza requested a report on the Solid Waste direct billing information. Review date is 7/14/14.

V. ADJOURNMENT

The meeting was adjourned at 3:44 p.m. The next regular meeting of the Municipal Services Committee is scheduled for Monday, July 14, 2014 in Conference Room 3 of City Hall, 25 West Main Street, Auburn, WA.

Signed this _____ date of July, 2014.

Bill Peloza, Chair

Terry Mendoza, Police Secretary/Scribe



AGENDA BILL APPROVAL FORM

Agenda Subject:

June 23, 2014 Minutes

Date:

July 2, 2014

Department:

Planning and Development

Attachments:

[June 23, 2014 Draft Minutes](#)

Budget Impact:

\$0

Administrative Recommendation:**Background Summary:****Reviewed by Council Committees:**

Councilmember: Holman

Staff:

Meeting Date: July 7, 2014

Item Number: PCD.1



**Planning and Community
Development
June 23, 2014 - 5:00 PM
Annex Conference Room 2
MINUTES**

I. CALL TO ORDER

Chair Holman called the meeting to order at 5:00 p.m. in Annex Conference Room 2 located on the 2nd floor of One Main Professional Plaza, One East Main Street, Auburn, Washington.

A. Roll Call

Chair John Holman, Vice-Chair Largo Wales and Member Yolanda Trout were present. Vice-Chair Wales arrived late due to a conflicting Pierce County meeting. Also present were Director of Community Development and Public Works Kevin Snyder, Assistant Director of Community Development Services Jeff Tate, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Environmental Services Manager Chris Andersen, Planning and Design Services Manager Elizabeth Chamberlain, and Community Development Secretary Tina Kriss.

Members of the audience present: Alex Wilford and Kishan Nithwani of the Master Builders Association (MBA); Robert Whale of the Auburn Reporter; Michael P. Stringer, AICP, of Maul Foster Alongi; and Kathi Gough.

B. Announcements

There were no announcements.

C. Agenda Modifications

There were no agenda modifications.

II. CONSENT AGENDA

A. Minutes - June 9, 2014 (Tate)

Member Trout moved and Chair Holman seconded to approve the June 9, 2014 minutes as written.

Motion carried unanimously. 2-0

III. DISCUSSION ITEMS

A. 2014 Comprehensive Plan Amendments (Dixon)

Planning and Design Services Manager Elizabeth Chamberlain reviewed the 2014 Comprehensive Plan Amendment docket with five City-Initiated Text Amendments and two Privately-Initiated Map Amendments. This is part of the City's annual amendment process where individuals are invited to submit requests in June for the annual Comprehensive Plan Amendments.

The Committee and staff discussed the privately-initiated map amendments and if the applicant would benefit from having the amendment included as part of the overall Comp Plan update. Staff agreed to contact the applicant to determine their timeline for development. The Committee did not have any comments on the docket.

B. Mill Creek Wetland 5K Restoration Project (Andersen)

Environmental Services Manager Chris Andersen introduced Project Manager Michael P. Stringer, AICP, of Maul Foster Alongi. An update was provided regarding the Mill Creek 5K Restoration Project and the federal/non-federal partnership agreement for City Project No. CP0746. A map was distributed to the Committee to provide location and project information.

The project timeline, costs, and project partnership agreement (between The Department of Army and City of Auburn) were distributed and discussed. The cost elements, credits, and design and construction timeline were reviewed by staff.

The Committee will continue to review the details of the agreement to prepare for a future discussion at the July 14, 2014 PCDC meeting.

C. Plat/Subdivision Process Overview (Tate)

Assistant Director Tate provide an overview for the subdivision/platting process within Auburn. Planning and Design Services Manager Chamberlain provided a PowerPoint presentation with preliminary plat, final plat, and Planned Unit Development (PUD) project examples and the time it takes to move through the phases of each project.

Assistant Director Tate explained that in July staff will returning to the Committee to discuss the option of changing the threshold that distinguishes between a subdivision and short subdivision from 4 lots to 9 lots.

D. Connectivity Discussion (Tate)

Assistant Director Tate opened the discussion by providing an overview of the themes staff has reviewed with the Committee in regards to walkability, connectivity, economic health, and investment

in place. Staff provided a map to show existing City communities where there are missing links to providing connectivity and where there is potential for connectivity based on the current trails, access points, and properties owned by government entities.

The Committee and staff discussed the broader question, does the City desire to take the existing pedestrian friendly, commercial nodes and connect them. Staff asked the Committee if they would like staff to begin by developing policies and strategies. After discussing several options, the Committee asked staff to provide some visual aids to determine what the framework may look like.

E. Director's Report (Tate)

Assistant Director Tate explained that staff will be putting together some questions for the July 7, 2014 Planning and Community Development Committee meeting on the discussion topic of Communal Housing to get some guidance on potential code amendments.

A review of the organizational structure and positions in recruitment of the Community Development division were reviewed with the Committee. Elizabeth Chamberlain will fill a new role called Planning and Design Services Manager and Jeff Dixon will then step into the roll of Planning Services Manager. Community Development is a division of the newly merged Community Development and Public Works Department.

F. PCDC Status Matrix (Tate)

Chair Holman reported that the Theater Lease topic will be back for an update in July.

IV. ADJOURNMENT

There being no further business to come before the Planning and Community Development Committee, the meeting was adjourned at 7:15 p.m.

Approved this _____ day of _____, 2014.

John Holman - Chair

Tina Kriss - Community Development Secretary



AGENDA BILL APPROVAL FORM

Agenda Subject:

June 16, 2014 Minutes

Date:

June 30, 2014

Department:

Public Works

Attachments:

[Draft Minutes](#)

Budget Impact:

\$0

Administrative Recommendation:**Background Summary:**

See attached draft minutes.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff:

Meeting Date: July 7, 2014

Item Number: PW.1



**Public Works Committee
June 16, 2014 - 3:30 PM
Annex Conference Room 2
MINUTES**

I. CALL TO ORDER

Chairman Wayne Osborne called the meeting to order at 3:30 p.m. in Conference Room #2, located on the second floor of Auburn City Hall, One East Main Street, Auburn, Washington.

A. Roll Call

Chairman Wayne Osborne, Vice-Chair Bill Pelozza, and Member Claude DaCorsi were present. Also present during the meeting were: Mayor Nancy Backus, Community Development & Public Works Director Kevin Snyder, Assistant Director of Engineering/City Engineer Ingrid Gaub, Assistant Director of Public Works Operations Randy Bailey, Assistant Director of Community Development Jeff Tate, Assistant City Engineer Jacob Sweeting, Transportation Manager Pablo Para, Traffic Engineer James Webb, Engineering Aide Amber Mund, Acting Utilities Engineer Susan Fenhaus, Senior Project Engineer Ryan Vondrak, Project Engineer Kim Truong, Financial Services Manager Rhonda Ewing, Acting Financial Planner Tamara Baker, Principal Planner Jeff Dixon, Assistant City Attorney Steven Gross, and Public Works Office Assistant Michelle Thompson.

B. Announcements

There were no announcements.

C. Agenda Modifications

There were no modifications to the agenda.

II. CONSENT AGENDA

A. Approval of Minutes

It was moved by Vice-Chair Pelozza, seconded by Member DaCorsi, that the Committee approve the Public Works Committee Meeting minutes for date, June 2, 2014.

Motion carried 3-0.

III. ACTION

A. Resolution No. 5073 (Mund)

A Resolution of the City Council of the City of Auburn, Washington,
Setting a Public Hearing to Consider the Vacation of the Alley
Between South Division Street and A Street SE, South of 1st Street
SE, Within the City of Auburn, Washington

Engineering Aide Mund explained Resolution No. 5073 sets the date of public hearing for right-of-way Vacation No. V3-14. MW Holdings Auburn SE Block LLC has applied for vacation of the right-of-way of the alley between South Division Street and A Street SE, south of 1st Street SE. The applicant currently owns all of the surrounding parcels and is proposing to incorporate the right-of-way in the development of the adjacent properties.

It was moved by Vice-Chair Peloza, seconded by Member DaCorsi, that the Committee recommends City Council adopts Resolution No. 5073.

Motion carried 3-0.

- B. Right-of-Way Use Permit No. 14-12 (Mund)
Approve Right-of-Way Use Permit No. 14-12 for Chevron Environmental Management Company

Engineering Aide Mund explained Right-of-Way Use Permit No. 14-12 is for Chevron Environmental Management Company/Leidos to renew an expired permit for five existing monitoring wells currently located in the right of way on A Street NW and 3rd Street NW. These five wells were previously permitted under Right-of-Way Use Permit No. 09-23 which has expired.

It was moved by Vice-Chair Peloza, seconded by Member DaCorsi, that the Committee approve Right-of-Way Use Permit No. 14-12 for Chevron Environmental Management Company.

Motion carried 3-0.

- C. Right-of-Way Use Permit No. 14-16 (Mund)
Approve Right-of-Way Use Permit No. 14-16 for Mohawk Northern Plastics LLC

Engineering Aide Mund explained Right-of-Way Use Permit No. 14-16 is for a five year renewal for Mohawk Northern Plastics, LLC dba Ampac Flexibles. The existing facilities were previously permitted under Right-of-Way Use Permit No. 09-14 and subsequent amendments which have recently expired.

It was moved by Vice-Chair Peloza, seconded by Member DaCorsi, that the Committee approve Right-of-Way Use Permit No. 14-16 for Mohawk Northern Plastics LLC.

Motion carried 3-0.

- D. Right-of-Way Use Permit No. 14-17 (Mund)
Approve Right-of-Way Use Permit No. 14-17 for Buena Vista SDA School

Engineering Aide Mund explained Right-of-Way Use Permit No. 14-17 is for Buena Vista SDA School renewal for an existing underground electrical conduit crossing on Academy Drive SE.

It was moved by Vice-Chair Peloza, seconded by Member DaCorsi, that the Committee approve Right-of-Way Use Permit No. 14-17 for Buena Vista SDA School.

Motion carried 3-0.

- E. Public Works Project No. CP1122 (Truong)
Recommend City Council grant permission to advertise for bids for Project No. CP1122, 30th Street NE Area Flooding – Phase 1

Using a vicinity map, Project Engineer Truong outlined the project scope with the Committee and advised the project limits are now from B Street NW all the way to Brannan Park to incorporate an overlay of the roadway.

Answering a question asked by Chairman Osborne, Project Engineer Truong clarified the limits of the 42-inch storm line.

It was moved by Vice-Chair Peloza, seconded by Member DaCorsi, that the Committee recommend City Council grant permission to advertise for bids for Project No. CP1122, 30th Street NE Area Flooding Phase 1.

Motion carried 3-0.

- F. Ordinance No. 6512 (Fenhaus)
An Ordinance of the City Council of the City of Auburn, Washington relating to Street and Utility Payback Agreements, adding a new Chapter 3.25 (Payback Agreements) to the Auburn City Code, and repealing Chapter 12.70 and Sections 13.08.070 and 13.40.060 of the Auburn City Code

Acting Utilities Engineer Fenhaus explained Ordinance No. 6512 authorizes the amendment of Auburn City Code (ACC) by adding a new chapter (Chapter 3.25 – Payback Agreements) and deleting several sections (ACC 12.70, ACC 13.08.070, and ACC 13.40.060). The revised Code reflects the changes to RCW 35.91.020 which became effective on July 1, 2014, most notably:

1. The obligation of the City to enter into such an agreement (for

utilities)

2. The timing of requests, notifications, submittals, and public hearings, and

3. The process for the City to recover funds for City funded projects.

In addition to these changes, the ordinance also consolidates several code sections into one chapter.

Member DaCorsi noted a capitalization issue on page 39. Staff will correct.

It was moved by Vice-Chair Peloza, seconded by Member DaCorsi, that the Committee recommend City Council introduces and adopts Ordinance No. 6512.

Motion carried 3-0.

- G. Resolution No. 5076 (Snyder)
Council resolution supporting a new funded federal transportation program

Community Development & Public Works Director Snyder explained Resolution No. 5076 pertains to current situation at the federal level relating to the pending expiration of current federal funding for streets and highways.

which could impact the City of Auburn. National League of Cities has been encouraging its member communities to pass resolutions supporting a new funded federal transportation program and to reach out to their Congressional delegations and other state and federal officials to express support for this program.

Member DaCorsi commented on the term full funding.

Vice-Chair Peloza recommended a verbiage revision to recognize the National League of Cities. Community Development & Public Works Director Snyder advised staff will revise before this item is presented to City Council this evening.

It was moved by Vice-Chair Peloza, seconded by Member DaCorsi, that the Committee recommend approval of Resolution No. 5076 to full City Council as amended.

Motion carried 3-0.

IV. DISCUSSION ITEMS

- A. Ordinance No. 6510 (Coleman)
An Ordinance of the City Council of the City Of Auburn, Washington,

Amending Ordinance No. 6432, The 2013-2014 Biennial Budget Ordinance, as Amended by Ordinance No. 6456, Ordinance No. 6462, Ordinance No. 6472, Ordinance No. 6473, Ordinance No. 6474, Ordinance No. 6481, Ordinance No. 6502, authorizing Amendment to the City Of Auburn 2013-2014 Budget as set forth in Schedule "A" and Schedule "B"

Financial Services Manager Ewing explained Ordinance No. 6510 (Budget Amendment #8) represents the eighth budget amendment for the 2013-2014 biennium and the third budget amendment for 2014.

Highlights include:

- Adjusting the Fund Balance to record the beginning of 2014 fund balance
- Revenue Adjustments
- 11 FTE Additions
- Project Carryforwards for projects not completed in 2013
- Project Funding Requests to establish spending for projects
- Other Requests to establish the new spending authority

Assistant Director of Public Works Operations Bailey responded to a question asked by Vice-Chair Peloza regarding the utility locator position on page 49 of the packet.

Acting Financial Planning Manager Baker replied to a question asked by Vice-Chair Peloza regarding the airport fund on page 50 of the packet.

There was a group discussion regarding the requested FTE additions for the Community Development and Public Works Department concerning the need and proposed funding for the positions.

- B. Ordinance No. 6515 (Tate)
An Ordinance of the City Council of the City of Auburn, Washington, amending Section 8.20.010 of the Auburn City Code relating to vegetation as a nuisance

Assistant Director of Community Development Tate explained Ordinance No. 6515 is seeking modification to the ACC 8.20.010.D to ensure that the height limits for grass, groundcover and vines has applicability to all types of land which include tracts, parcels, lots or other divisions. Ordinance No. 6515 contains the draft amendments to Chapter 8.20.

Assistant Director of Community Development Tate responded to a question asked by Member DaCorsi regarding overgrown grass on 10th Street NE.

In response to a question asked by Vice-Chair Peloza, Assistant Director of Community Development Tate advised the overgrown area on Lea Hill is a privately owned tract. The code amendment will include tracts and therefore will be resolved after amended.

There was a brief group discussion regarding the vacant Code Compliance position.

Assistant Director of Community Development Tate clarified "occupied properties" and "decline of character" in response to questions asked by Chairman Osborne.

- C. Ordinance No. 6508 (Dixon)
An Ordinance of the City Council of the City of Auburn, Washington, amending Section 18.23.030 of the Auburn City Code relating to Warehouse and Distribution uses

Principal Planner Dixon explained Ordinance No. 6508 is a code amendment to zoning code Section 18.23.030, "uses (of the Commercial and Industrial Zones)" of the zoning code to change the use regulations applicable to warehousing and distribution facility uses in the EP, Environmental Park zoning district and the M1, Light Industrial zoning district. The current language of the code prohibits warehousing and distribution uses in the EP zone and requires a Conditional Use Permit in the M1, Light Industrial zone. The City seeks to revise the regulations to allow the use outright in the M1, Light Industrial zone and EP, Environmental Park zone.

- D. Resolution No. 5075 (Webb)
A Resolution of the City Council of the City of Auburn, Washington, approving the 2015-2020 Transportation Improvement Program of the City of Auburn pursuant to R.C.W. Chapter 35.77 of the laws of the State of Washington

Transportation Manager Para explained this is the final version of the Transportation Improvement Program which will be presented to Council tonight for approval.

Transportation Manager Para provided an update of the status on page 195 (TIP# 69) in response to a question asked by Vice-Chair Peloza.

- E. M&O Services Overview (Bailey)

Assistant Director of Public Works Operations Bailey provided informational materials which described the primary functions of the sections within the Maintenance & Operations (M&O) Division.

Assistant Director of Public Works Operations Bailey briefly reviewed the presentation materials with the Committee.

F. Capital Project Status Report (Sweeting)

Item 1 – C201A – M Street Underpass (Grade Separation):

Responding to a question asked by Chairman Osborne, Assistant City Engineer Sweeting stated the final pay will likely be included in the second Public Works Committee meeting in July.

G. Significant Infrastructure Projects by Others - Public Works Status Report (Gaub)

There were no questions from the Committee.

H. Action Tracking Matrix (Gaub)

Item F – 105th Street Sewer Odor:

Assistant Director of Public Works Operations Bailey responded to a question asked by Chairman Osborne regarding recent complaints of the sewer odor smell.

Item G – Lea Hill Road Repair:

Assistant Director of Engineering/City Engineer Gaub provided a status update and advised that the geotech is still monitoring this road in response to a question asked by Chairman Osborne.

Vice-Chair Pelosa made comment regarding a sunken storm drain on Auburn Way North & 8th Street. Assistant Director of Public Works Operation Bailey indicated that staff will investigate.

V. **ADJOURNMENT**

There being no further business to come before the Public Works Committee, the meeting was adjourned at 4:37 p.m.

Approved this 7th day of July, 2014.

Wayne Osborne
Chairman

Molly Hoisington
Public Works Department Secretary



AGENDA BILL APPROVAL FORM

Agenda Subject:

June 16, 2014 Minutes

Date:

July 1, 2014

Department:

Administration

Attachments:

[Minutes](#)

Budget Impact:

\$0

Administrative Recommendation:

Information only.

Background Summary:**Reviewed by Council Committees:**

Councilmember: Wales

Staff:

Meeting Date: July 7, 2014

Item Number: FN.1



**Finance Committee
June 16, 2014 - 5:00 PM
Annex Conference Room 1
MINUTES**

I. CALL TO ORDER

Chair Largo Wales called the meeting to order at 5:01 p.m. in Annex Conference Room 1 located on the second floor of the City Hall Annex located at 1 East Main Street in Auburn.

A. Roll Call

Chair Wales, Vice Chair Holman and Member Yolanda Trout were present.

Officials and staff members present included: Mayor Nancy Backus, City Attorney Daniel B. Heid, Chief of Police Bob Lee, Assistant Director of Public Works Services Randy Bailey, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Water Utility Engineer Susan Fenhaus, Finance Accounting Manager Rhonda Ewing, Acting Financial Planning Manager Tamara Baker, Community Development and Public Works Director Kevin Snyder, and City Clerk Danielle Daskam.

B. Announcements

There was no announcement.

C. Agenda Modifications

There was no change to the agenda.

II. CONSENT AGENDA

A. Minutes of the June 2, 2014 Regular Meeting

Vice Chair Holman moved and Member Trout seconded to approve the June 2, 2014 minutes as distributed.

MOTION CARRIED UNANIMOUSLY. 3-0

B. Claims Vouchers (Coleman)

Claims voucher numbers 428913 through 429145 in the amount of \$3,164,926.23 and a wire transfer in the amount of \$77,226.40 and dated June 16, 2014.

Vice Chair Holman moved and Member Trout seconded to approve

and forward the claims and payroll vouchers to the full Council for consideration.

MOTION CARRIED UNANIMOUSLY. 3-0

- C. Payroll Vouchers (Coleman)
Payroll check numbers 534755 through 534785 in the amount of \$844,629.13 and electronic deposit transmissions in the amount of \$1,318,566.88 for a grand total of \$2,163,196.01 for the period covering May 29, 2014 to June 11, 2014.

See claims vouchers above for approval of payroll vouchers.

III. DISCUSSION ITEMS

- A. Resolution No. 5076 (Snyder)
A Resolution of the City Council of the City of Auburn, Washington, supporting a new funded Federal transportation program

Community Development and Public Works Director Snyder explained that Resolution No. 5076 expresses support for Congress to pass a new funded federal transportation program. The National League of Cities has urged its member communities to reach out to their Congressional delegation to ensure that Congress authorizes a new comprehensive federal transportation program and provides full funding for federal transportation programs.

Director Snyder stated that the lack of funding for the current federal surface transportation program, Moving Ahead for Progress in the 21st Century (Map-21) and the Highway Account of the Highway Trust Fund will impact the progress of current and future regional projects affecting Auburn's quality of life and economic development.

The Resolution was discussed earlier today by the Public Works Committee which recommended a slight change to Section 3 to include the National League of Cities as one of the agencies to be notified of the Council's action, if passed.

Resolution No. 5076 will be considered by the full Council later this evening.

- B. Ordinance No. 6510 (Coleman)
An Ordinance of the City Council of the City of Auburn, Washington, amending Ordinance No. 6432, the 2013-2014 Biennial Budget Ordinance, as amended by Ordinance No. 6456, Ordinance No. 6462, Ordinance No. 6472, Ordinance No. 6473, Ordinance No. 6474, Ordinance No. 6481, Ordinance No. 6502, authorizing amendment to the City of Auburn 2013-2014 Budget as set forth in Schedule "A" and Schedule "B"

Finance Accounting Manager Ewing presented Ordinance No. 6510, Page 2 of 3

Budget Amendment No. 8 for the 2013-2014 biennium. The proposed budget amendment includes fund balance adjustments, revenue adjustments, the additional full time employees, project carryforwards, additional project funding requests, and other miscellaneous spending authority.

C. Ordinance No. 6512 (Fenhaus)

An Ordinance of the City Council of the City of Auburn, Washington relating to Street and Utility Payback Agreements, adding a new Chapter 3.25 (Payback Agreements) to the Auburn City Code, and repealing Chapter 12.70 and Sections 13.08.070 and 13.40.060 of the Auburn City Code

Water Utility Engineer Fenhaus presented Ordinance No. 6512. The Ordinance amends City Code to provide a new Chapter 3.25, Payback Agreements, and repeals several sections of code. The amendments are in response to State law, which will become effective on July 1, 2014, and also consolidates several code sections into one chapter.

IV. **ADJOURNMENT**

There being no further business to come before the Committee, the meeting adjourned at 5:14 p.m.

APPROVED this _____ day of July, 2014.

LARGO WALES, CHAIR

Danielle Daskam, City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:

Minutes of the June 16, 2014 regular meeting

Date:

June 30, 2014

Department:

Administration

Attachments:

[Minutes](#)

Budget Impact:

\$0

Administrative Recommendation:**Background Summary:****Reviewed by Council Committees:****Councilmember:**

Meeting Date: July 7, 2014

Staff:

Item Number: CA.A



**City Council Meeting
June 16, 2014 - 7:30 PM
Auburn City Hall
MINUTES**

I. CALL TO ORDER

A. Flag Salute

Mayor Nancy Backus called the meeting to order and led those in attendance in the Pledge of Allegiance.

B. Roll Call

City Councilmembers present: Deputy Mayor Wagner, Bill Peloza, Largo Wales, Wayne Osborne, John Holman, Claude DaCorsi, and Yolanda Trout.

Department Directors and staff members present: Community Development and Public Works Director Kevin Snyder, Finance Accounting Manager Rhonda Ewing, City Attorney Daniel B. Heid, Police Commander Mark Caillier, Traffic Engineer James Webb, Assistant Director of Community Development Services Jeff Tate, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Director of Administration Michael Hursh, and City Clerk Danielle Daskam.

C. Announcements, Appointments, and Presentations

There was no announcement, appointment or presentation.

D. Agenda Modifications

The agenda was modified to include permission to advertise Public Works Project No. CP1122, 30th Street NE Area Flooding - Phase 1, and Resolution No. 5079.

II. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE

A. Public Hearings

1. Public Hearing on 2015-2020 Transportation Improvement Program Modifications (Osborne/Snyder)
City Council conduct a public hearing to receive public comments and suggestions with regard to the proposed modifications to the 2015-2020 Transportation Improvement Program (TIP).

Traffic Engineer James Webb presented the staff report for

the annual update to the Transportation Improvement Program for the years 2015-2020. The Six Year Transportation Improvement Program is required by state law (RCW 35.77.010). The first three years of the Plan are financially constrained. The update includes the removal of several projects that have been completed, modification of the scope of others, and the addition of projects to reflect future needs to the transportation system.

Mayor Backus opened the hearing at 7:33 p.m. There was no public comment and the hearing was closed.

B. Audience Participation

This is the place on the agenda where the public is invited to speak to the City Council on any issue. Those wishing to speak are reminded to sign in on the form provided.

Brent Carson of the Law Offices of Van Ness Feldman, 719 2nd Ave, Suite 1150, Seattle

Mr. Carson spoke in favor of Ordinance No. 6508 and the revision of the zoning code to allow warehousing and distribution uses outright in the M1, Light Industrial zoning district, and the EP, Environmental Park zoning district and eliminate the nonconforming status of existing warehouse and distribution facilities.

Kim Lorenz, Lund Road, Auburn

Mr. Lorenz explained that he is a property owner on Lund Road. He spoke in support of Ordinance No. 6508. Mr. Lorenz complimented staff and City officials throughout the process.

Elam Anderson, 301 23rd Street SE, Auburn

Mr. Anderson inquired regarding the Council's priorities for the City. He also requested a copy of the Mayor's priorities.

Eric Little, 4th Street NE, Auburn

Mr. Little identified himself as a property owner on 4th Street NE. Mr. Little expressed support for Ordinance No. 6508.

C. Correspondence

There was no correspondence for City Council review.

III. COUNCIL COMMITTEE REPORTS

A. Municipal Services

Chair Peloza reported the Municipal Services Committee met on June 9, 2014. The Committee reviewed Resolution No. 5077 adopting the King County Regional Coordination Framework for Disasters and Planned Events. The Committee also discussed fireworks and the Police Department's fireworks plan/policies for 2014 and the Auburn

International Farmers Market. The next regular meeting of the Municipal Services Committee is scheduled for June 23, 2014.

B. Planning & Community Development

Chair Holman reported the Planning and Community Development Committee met June 9, 2014. The Committee reviewed Resolution No. 5075 relating to the 2015-2020 Transportation Improvement Program (TIP) and Ordinance No. 6508 approving an amendment to the zoning code relating to warehouse and distribution uses. The Committee discussed Resolution No. 5073 setting a date for a public hearing on a request to vacate an alley, Resolution No. 5077 adopting the King County Regional Framework for Disasters and Planned Events, communal housing, and an Urban Land Institute report entitled "Ten Principles for Building Healthy Places."

C. Public Works

Chair Osborne reported the Public Works Committee met this afternoon at 3:30. The Committee reviewed Resolution No. 5073 setting a public hearing on a petition for vacation of an alley between South Division Street and A Street SE south of 1st Street SE, three right-of-way permits for Chevron Environmental Management, Mohawk Northern Plastics and Buena Vista School, a request to advertise Public Works Project CP1122 to replace a 30-inch storm line from 30th Street NE to Brandon Park pump station, Ordinance No. 6512 related to payback agreements, and Resolution No. 5076 supporting a new funded federal transportation program. The Committee also discussed Ordinance No. 6510 approving budget amendment 8 to the 2013-2014 Biennial Budget, Ordinance No. 6515 relating to vegetation as a nuisance, Ordinance No. 6508 relating to warehouse and distribution uses, Resolution No. 5075 approving the 2015-2020 Transportation Improvement Program, an overview of the Maintenance and Operations Services, the capital projects status report, significant projects by others, and the Committee's action tracking matrix. The next regular meeting of the Public Works Committee is scheduled for July 7, 2014.

D. Finance

Chair Wales reported the Finance Committee met this evening at 5:00. The Committee reviewed claims vouchers in the amount of approximately \$3.2 million and payroll vouchers in the amount of approximately \$2.1 million. The Committee discussed Resolution No. 5076 expressing support for a new funded federal transportation program, Ordinance No. 6510 approving a budget amendment to the 2013-2014 Biennial Budget, and Ordinance No. 6512 relating to payback agreements. The next regular meeting of the Finance Committee is scheduled for July 7, 2014.

E. Les Gove Community Campus

The next regular meeting of the Les Gove Community Campus Committee is scheduled for June 25, 2014.

F. Council Operations Committee

The next regular meeting of the Council Operations Committee is scheduled for June 23, 2014.

G. Junior City Council

Deputy Mayor Wagner reported the Junior City Council met this evening at 5:00. The Junior City Council received a briefing from the Parks, Arts and Recreation Department regarding youth summer activities and discussed anti-bullying efforts in the city. The next regular meeting of the Junior City Council is scheduled for July 21, 2014.

IV. CONSENT AGENDA

All matters listed on the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion in the form listed.

A. June 2, 2013 Regular Meeting Minutes

B. Claims Vouchers (Wales/Coleman)
Claims voucher numbers 428913 through 429145 in the amount of \$3,164,926.23 and a wire transfer in the amount of \$77,226.40 and dated June 16, 2014.

C. Payroll Vouchers (Wales/Coleman)
Payroll check numbers 534755 through 534785 in the amount of \$844,629.13 and electronic deposit transmissions in the amount of \$1,318,566.88 for a grand total of \$2,163,196.01 for the period covering May 29, 2014 to June 11, 2014.

D. Public Works Project No. CP1122
City Council grant permission to advertise for bids for Project No. CP1122, 30th Street NE Area Flooding - Phase 1

Deputy Mayor Wagner moved and Councilmember Pelosa seconded to adopt the Consent Agenda as modified.

The Consent Agenda includes minutes, claims and payroll vouchers, and authorization to advertise Public Works Project No. CP1122.

MOTION CARRIED UNANIMOUSLY. 7-0

V. UNFINISHED BUSINESS

There was no unfinished business.

VI. NEW BUSINESS

There was no new business.

VII. ORDINANCES

A. Ordinance No. 6508 (Holman/Snyder)

An Ordinance of the City Council of the City of Auburn, Washington, amending Section 18.23.030 of the Auburn City Code relating to Warehouse and Distribution uses

Councilmember Holman moved and Councilmember Wales seconded to adopt Ordinance No. 6508.

Ordinance No. 6508 amends the zoning code to allow warehousing and distribution uses in the Environmental Park district.

MOTION CARRIED UNANIMOUSLY. 7-0

B. Ordinance No. 6512 (Osborne/Snyder)

An Ordinance of the City Council of the City of Auburn, Washington relating to Street and Utility Payback Agreements, adding a new Chapter 3.25 (Payback Agreements) to the Auburn City Code, and repealing Chapter 12.70 and Sections 13.08.070 and 13.40.060 of the Auburn City Code

Councilmember Osborne moved and Councilmember Peloza seconded to introduce and adopt Ordinance No. 6512.

MOTION CARRIED UNANIMOUSLY. 7-0

C. Ordinance No. 6515 (Holman/Snyder)

An Ordinance of the City Council of the City of Auburn, Washington, amending Section 8.20.010 of the Auburn City Code relating to vegetation as a nuisance

Councilmember Holman moved and Councilmember Wales seconded to adopt Ordinance No. 6515.

Ordinance No. 6515 amends the city code to ensure that the height limit for vegetation nuisances applies to all types of land.

MOTION CARRIED UNANIMOUSLY. 7-0

VIII. RESOLUTIONS

A. Resolution No. 5073 (Osborne/Snyder)

A Resolution of the City Council of the City of Auburn, Washington, setting a public hearing to consider the vacation of the alley between

South Division Street and A Street SE, South of 1st Street SE, within the City of Auburn, Washington

Councilmember Osborne moved and Councilmember Peloza seconded to adopt Resolution No. 5073.

Resolution No. 5073 sets the date for a public hearing on the proposed vacation of the alley situated between South Division Street and A Street SE south of 1st Street SE.

MOTION CARRIED UNANIMOUSLY. 7-0

- B. Resolution No. 5075 (Osborne/Snyder)
A Resolution of the City Council of the City of Auburn, Washington, approving the 2015-2020 Transportation Improvement Program of the City of Auburn pursuant to R.C.W. Chapter 35.77 of the laws of the State of Washington

Councilmember Holman moved and Councilmember Wales seconded to adopt Resolution No. 5075.

Resolution No. 5075 adopts the Six Year Transportation Improvement Program for the years 2015-2020.

MOTION CARRIED UNANIMOUSLY. 7-0

- C. Resolution No. 5076 (Osborne/Snyder)
A Resolution of the City Council of the City of Auburn, Washington, supporting a new funded Federal transportation program

Councilmember Osborne moved and Councilmember Peloza seconded to adopt Resolution No. 5076.

Councilmember Osborne stated that the resolution was suggested by the National League of Cities to encourage the Congressional delegation from Washington State and other states to support long term funding for transportation.

Councilmember DaCorsi spoke in favor of the resolution and stated long term funding for transportation is critical not only for Auburn but for infrastructure across the country.

Councilmember Peloza spoke in favor of the resolution. He noted it was suggested by the National League of Cities and advocated by several committees of the National League of Cities.

MOTION CARRIED UNANIMOUSLY. 7-0

- D. Resolution No. 5077 (Peloza/Hursh)
A Resolution of the City Council of the City of Auburn, Washington,

authorizing the City of Auburn to adopt the King County Regional Framework for Disasters and Planned Events and authorizing the Mayor to execute the necessary agreements

Councilmember Peloza moved and Councilmember Osborne seconded to adopt Resolution No. 5077.

MOTION CARRIED UNANIMOUSLY. 7-0

E. Resolution No. 5079

A Resolution of the City Council of the City of Auburn, Washington, establishing a moratorium on acceptance or processing of applications for business licenses and other licenses, permits and approvals for communal residential rental housing

Councilmember Holman moved and Councilmember Wales seconded to adopt Resolution No. 5079.

Councilmember Holman stated the resolution provides for a moratorium on the acceptance and processing of applications for business licenses and other licenses, permits, and approval for communal residential housing for an initial one-year period. The moratorium is necessary for the City to further review how the City can address communal residential rental housing.

Councilmember Peloza spoke in support of the moratorium.

MOTION CARRIED UNANIMOUSLY. 7-0

Councilmember Holman moved and Councilmember Wales seconded to set the hearing date on the moratorium for July 21, 2014.

MOTION CARRIED UNANIMOUSLY. 7-0

IX. REPORTS

At this time the Mayor and City Council may report on significant items associated with their appointed positions on federal, state, regional and local organizations.

A. From the Council

Councilmember Osborne reported on his attendance at the Green River System-wide Improvement Framework Advisory Committee meeting and the Washington State Auditor's entrance briefing.

Councilmember Peloza reported on his attendance at the King County Regional Policy Committee meeting, the Sound Cities Association meeting, the King County Solid Waste Advisory Committee meeting, the Green River System-wide Improvement Framework Advisory

Committee meeting where he represented Water Resource Inventory Area (WRIA) 9, and the Auburn International Farmers Market season opening.

Councilmember Holman reported that he attended several meetings during the last two weeks and reported he attended a cultural food and dance festival at Gildo Rey Elementary organized by families of the students of Mt. Baker and Gildo Rey schools.

Councilmember Wales reported on her attendance at the Healthy King County Coalition meeting and spoke of the status of funding for Pierce County Health and King County Health.

Councilmember DaCorsi announced he will be serving on the Association of Washington Cities 2014-2015 Legislative Committee. He also reported on his attendance via webcast from the National Housing Conference in Washington, DC at a session on Innovations in Affordable Housing.

B. From the Mayor

Mayor Backus reported on her attendance at a graduation celebration honoring Native American graduates, a monthly meeting with the Auburn Area Chamber of Commerce team, the 123rd City of Auburn birthday celebration, a farewell tour of the current Auburn High School, the Auburn International Farmers Market season opening ceremony, a DARE graduation at Lakeland Hills Elementary, the Leadership Institute graduation, the West Auburn High School graduation where Mayor Backus delivered a graduation speech, and an Auburn School of Dance recital and diamond jubilee celebration.

X. EXECUTIVE SESSION

At 8:45 p.m., Mayor Backus recessed the meeting to executive session for approximately 20 minutes in order to discuss the purchase or sale of real property pursuant to RCW 42.30.100(1)(b). Mayor Backus indicated no action would follow the executive session. Department Directors and staff required for the executive session included City Attorney Heid, Environmental Services Manager Chris Andersen, and Community Development and Public Works Director Snyder.

The executive session was extended at 9:08 for an additional ten minutes.

Mayor Backus reconvened the meeting at 9:18 p.m.

XI. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 9:18 p.m.

APPROVED this _____ day of July, 2014.

NANCY BACKUS, MAYOR

Danielle Daskam, City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:

Claims Vouchers

Date:

June 30, 2014

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve the claims vouchers.

Background Summary:

Claims voucher numbers 429146 through 429591 in the amount of \$4,650,987.48 and four wire transfers in the amount of \$66,016.33 and dated July 7, 2014.

Reviewed by Council Committees:

Finance

Councilmember: Wales

Staff: Coleman

Meeting Date: July 7, 2014

Item Number: CA.B



AGENDA BILL APPROVAL FORM

Agenda Subject:

Payroll Vouchers

Date:

June 30, 2014

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

\$0

Administrative Recommendation:

City Council approve payroll vouchers.

Background Summary:

Payroll check numbers 534787 through 534815 in the amount of \$266,695.93 and electronic deposit transmissions in the amount of \$1,332,861.27 for a grand total of \$1,599,557.20 for the period covering June 12, 2014 to July 2, 2014.

Reviewed by Council Committees:

Finance

Councilmember: Wales

Staff: Coleman

Meeting Date: July 7, 2014

Item Number: CA.C



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1224

Date:

July 1, 2014

Department:

Public Works

Attachments:

[Budget Status Sheet](#)

[CP1224 Final PE](#)

[Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council approve Final Pay Estimate No. 9 to Contract No. 13-04 in the amount of \$21,373.86 and accept construction of Project No. CP1224, 2013 Local Street Pavement Reconstruction Project.

Background Summary:

The 2013 Local Street Pavement Reconstruction Project reconstructed 0.7 miles of local streets (shown on the attached map) as part of the 2013 Save Our Streets (SOS) program. In addition, storm drainage improvements were also constructed on the project streets to address local storm drainage issues. This work is funded by the 103 (Local Street) Fund.

This project also replaced deteriorated and undersized water mains and replaced a sanitary sewer line as shown on the attached map. This work was funded by the 430 (Water) Fund and 431 (Sewer) Fund respectively.

The 430 fund also paid for the street restoration improvements on V St SE between 3rd Ct SE and 4th St SE. This section of V St SE was in good condition and was not part of the scope of the 2013 SOS program.

A project budget contingency of \$95,120 remains in the 103 (Local Street Pavement Preservation) Fund.

A project budget contingency of \$133,919 remains in the 430 (Water) Fund.

A project increase of \$8,604 within the 431 (Sewer) Fund will be necessary, however it will not require a budget adjustment since this money is available from the Sanitary Sewer Repair & Replacement/System Improvements budget.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: CA.D

BUDGET STATUS SHEET

Project No: CP1224 **Project Title:** 2013 Local Street Pavement Reconstruction Proj.

Project Manager: Seth Wickstrom

Date: June 24, 2014

Initiation Date: October 15, 2012

Advertisement Date: May 28, 2013

Award Date: June 17, 2013

- ☐ Initiation/Consultant Agreement
- ☐ Permission to Advertise
- ☐ Contract Award
- ☐ Change Order Approval
- ☒ Contract Final Acceptance

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	2012	2013	2014	Total
103 Fund - Local Street		1,637,854	153,360	1,791,214
430 Fund - Water (Street Utility Improvements)		512,487	137,513	650,000
431 Fund - Sanitary Sewer (Street Utility Improvements)		26,416	0	26,416
Payment from JACOBS Engineering for Change Order No. 1		26,034	0	26,034
Total	0	2,202,790	290,873	2,493,663

Estimated Cost (Funds Needed)

Activity	2012	2013	2014	Total
Design Engineering - City Costs*		10,041		10,041
Design Engineering - Consultant Costs		221,718		221,718
Construction Contract Bid		1,909,975	145,900	2,055,876
Change Order No. 1 (for H St NE curb redesign)		26,034		26,034
Change Order No. 2 (time extension for franchise utility delays and H St NE sidewalk issues)			0	0
Change Order No. 3 (time extension for additional H St NE property restoration)			0	0
Line Item Changes			(95,643)	(95,643)
Construction Engineering - City Costs*		35,022	8,181	43,203
Construction Engineering - Consultant Costs			12,000	12,000
Total	0	2,202,790	70,438	2,273,228

*City staff costs for street design and construction are not charged against the project budget and are not shown here.

103 Local Street Budget Status

	2012	2013	2014	Total
**103 Funds Budgeted ()	0	(1,663,887)	(153,360)	(1,817,247)
103 Funds Needed	0	1,663,887	58,240	1,722,128
**103 Fund Project Contingency ()	0	0	(95,120)	(95,120)
103 Funds Required	0	0	0	0

430 Water Budget Status

	2012	2013	2014	Total
**430 Funds Budgeted ()	0	(512,487)	(137,513)	(650,000)
430 Funds Needed	0	512,487	3,594	516,081
**430 Fund Project Contingency ()	0	0	(133,919)	(133,919)
430 Funds Required	0	0	0	0

431 Sanitary Sewer Budget Status

	2012	2013	2014	Total
**431 Funds Budgeted ()	0	(26,416)	0	(26,416)
431 Funds Needed	0	26,416	8,604	35,020
**431 Fund Project Contingency ()	0	0	0	0
431 Funds Required	0	0	8,604	8,604

** (#) in the Budget Status Sections indicates Money the City has available.

CITY OF AUBURN
CP1224
PAY ESTIMATE #9 & FINAL

CO. NO. 13-04
2013 Local Street Pavement Reconstruction
SCHEDULE A: Street Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
1	Minor Changes	1	3.25	0.974	Eq. Adj.	15000.00	\$ 48,743.08	\$ 14,602.61	325%
2	Utility Potholing	30	18		EA	225.00	\$ 4,050.00	\$ -	60%
3	Mobilization	1	1		LS	128000.00	\$ 128,000.00	\$ -	100%
4	Construction Site Sign(s)	4	4		EA	600.00	\$ 2,400.00	\$ -	100%
5	Traffic Control Supervisor	1	1		LS	3500.00	\$ 3,500.00	\$ -	100%
6	Traffic Control Labor (Min. Bid \$38.00 per hour)	1100	1058.5		HR	45.00	\$ 47,632.50	\$ -	96%
7	Clearing and Grubbing	1	1		LS	3500.00	\$ 3,500.00	\$ -	100%
8	Roadside Cleanup	1	1		LS	8500.00	\$ 8,500.00	\$ -	100%
9	Remove Catch Basin or Manhole	15	15		EA	145.00	\$ 2,175.00	\$ -	100%
10	Removal of Cement Concrete Flat Work	1930	1945.95		SY	7.50	\$ 14,594.63	\$ -	101%
11	Removal of Curb and Gutter	7002	7202.5		LF	3.00	\$ 21,607.50	\$ -	103%
12	Roadway Excavation Including Haul	4005	4007.2		CY	18.00	\$ 72,129.60	\$ -	100%
13	Unsuitable Foundation Excavation Including Haul	600	32.96		CY	21.00	\$ 692.16	\$ -	5%
14	Gravel Borrow Including Haul	900	0		TON	17.00	\$ -	\$ -	0%
15	Subgrade Preparation	15722	15722		SY	1.25	\$ 19,652.50	\$ -	100%
16	Construction Geotextile for Soil Stabilization	14452	14451.34		SY	1.75	\$ 25,289.85	\$ -	100%
17	Crushed Surfacing Top Course	310	514.23		TON	24.00	\$ 12,341.52	\$ -	166%
18	Crushed Surfacing Base Course	4480	6170.12		TON	19.00	\$ 117,232.28	\$ -	138%
19	HMA Cl. 3/8-inch PG 64-22 (Class G)	200	307.08		TON	95.00	\$ 29,172.60	\$ -	154%
20	HMA Cl. 1/2-inch PG 64-22 (Class B)	1660	2110.6		TON	80.00	\$ 168,848.00	\$ -	127%
21	HMA Cl. 1-inch PG 64-22 (Class E)	3050	2636.55		TON	75.00	\$ 197,741.25	\$ -	86%
22	HMA Speed Cushion	16	16		EA	250.00	\$ 4,000.00	\$ -	100%
23	Asphalt Cold Patch	50	10.48		TON	140.00	\$ 1,467.20	\$ -	21%
24	Commercial HMA	30	58.48		TON	140.00	\$ 8,187.20	\$ -	195%
25	Planing Bituminous Pavement	681	687.9		SY	12.50	\$ 8,598.75	\$ -	101%
26	Pulverizing Bituminous Pavement	752	751		SY	4.25	\$ 3,191.75	\$ -	100%
27	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR	1242	1131		LF	30.00	\$ 33,930.00	\$ -	91%
28	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR	830	838		LF	40.00	\$ 33,520.00	\$ -	101%
29	Polyvinyl Chloride (PVC) Storm Pipe, SDR-21, 12 inch	893	891		LF	44.00	\$ 39,204.00	\$ -	100%
30	Ductile Iron Storm Pipe, Special Class 52, Storm Pipe	552	302		LF	50.00	\$ 15,100.00	\$ -	55%
31	Ductile Iron Storm Pipe, Special Class 52, Storm Pipe	224	542		LF	60.00	\$ 32,520.00	\$ -	242%
32	Storm Sewer Television Inspection	3716	1809.7		LF	1.75	\$ 2,816.98	\$ -	43%
33	Catch Basin Type 1	38	38		EA	900.00	\$ 34,200.00	\$ -	100%
34	Catch Basin Type 2, 48-inch Diameter	13	13		EA	1800.00	\$ 23,400.00	\$ -	100%
35	Manhole Ring and Solid Cover	23	7		EA	600.00	\$ 4,200.00	\$ -	30%
36	Adjust Manhole	11	7		EA	350.00	\$ 2,450.00	\$ -	64%
37	Connect to Existing Catch Basin	7	7		EA	850.00	\$ 5,950.00	\$ -	100%
38	Shoring and Extra Excavation Class B	19709	16959.8		SF	0.10	\$ 1,695.98	\$ -	86%
39	Pipe Foundation Material	200	0		TON	16.00	\$ -	\$ -	0%
40	Imported Pipe Bedding	1720	922.33		TON	19.00	\$ 17,524.27	\$ -	54%

SCHEDULE SUBTOTAL \$ 14,602.61

Period Dates
Begin: Feb. 21, 2014
End: Mar. 20, 2014

CITY OF AUBURN
CP1224
PAY ESTIMATE #9 & FINAL

CO. NO. 13-04
2013 Local Street Pavement Reconstruction
SCHEDULE A: Street Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
41	Select Pipe Trench Backfill	700	0		TON	19.00	\$ -	\$ -	0%
42	Imported Pipe Trench Backfill	2140	347.35		TON	10.00	\$ 3,473.50	\$ -	16%
43	Controlled Density Fill (CDF) for Trench Backfill	61	0		CY	105.00	\$ -	\$ -	0%
44	Controlled Density Fill (CDF) for Filling Pipe	20	0		CY	140.00	\$ -	\$ -	0%
45	Temporary Water Pollution/Erosion Control	1	0		Eq. Adj.	5000.00	\$ -	\$ -	0%
46	Construction Entrance	8	0		EA	1500.00	\$ -	\$ -	0%
47	Inlet Protection	70	12		EA	50.00	\$ 600.00	\$ -	17%
48	General Permit Documentation Compliance	1	1		LS	2500.00	\$ 2,500.00	\$ -	100%
49	ESC Lead	1	1		LS	2000.00	\$ 2,000.00	\$ -	100%
50	Topsoil Type A	232	417		CY	40.00	\$ 16,680.00	\$ -	180%
51	Lawn Sod	2100	2487.4		SY	8.00	\$ 19,899.20	\$ -	118%
52	Bark Mulch	15	0		CY	60.00	\$ -	\$ -	0%
53	Cement Concrete Traffic Curb and Gutter	7002	7202		LF	14.50	\$ 104,429.00	\$ -	103%
54	Dewatering System	450	0		LF	5.00	\$ -	\$ -	0%
55	Residential Driveway Apron	920	1241.19		SY	37.00	\$ 45,924.03	\$ -	135%
56	Industrial and Commercial Driveway Apron	100	97.5		SY	55.00	\$ 5,382.50	\$ -	98%
57	Raised Pavement Marker Type 2	70	90		EA	5.00	\$ 450.00	\$ -	129%
58	Monument Type B (Modified)	5	5		EA	400.00	\$ 2,000.00	\$ -	100%
59	Cement Concrete Sidewalk	910	1038.67		SY	36.00	\$ 37,392.12	\$ -	114%
60	Cement Concrete Curb Ramp	15	15		EA	900.00	\$ 13,500.00	\$ -	100%
61	Conduit Pipe 2 Inch Diam.	197	301		LF	40.00	\$ 12,040.00	\$ -	153%
62	Junction Box Type 1	7	6		EA	550.00	\$ 3,300.00	\$ -	86%
63	Permanent Signing	1	1		LS	4000.00	\$ 4,000.00	\$ -	100%
64	Paint Line	1351	1355		LF	1.00	\$ 1,355.00	\$ -	100%
65	Plastic Crosswalk Stripe and Stop Bar (24 inch wide)	578	521.5		LF	2.50	\$ 1,303.75	\$ -	90%
CO-1-1	Mobilization for Change Order #1	1	1		LS	2500.00	\$ 2,500.00	\$ -	100%
CO-1-2	HMA Cl. 1-Inch PG 64-22 (Class E) for Change Order #1	74	0		TON	85.00	\$ -	\$ -	0%
CO-1-3	Remove and Install Existing Crushed Surfacing Base Course	1	1		LS	3200.00	\$ 3,200.00	\$ -	100%

SCHEDULE TOTAL \$ 14,602.61

Period Dates
Begin: Feb. 21, 2014
End: Mar. 20, 2014

CITY OF AUBURN
CP1224
PAY ESTIMATE #9 & FINAL

CO. NO. 13-04
2013 Local Street Pavement Reconstruction
SCHEDULE B: Sanitary Sewer Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
66	Minor Changes	1	3.00	1.436	Eq. Adj.	5000.00 \$	15,022.57 \$	7,178.36 \$	300%
67	Mobilization	1	1		LS	1000.00 \$	1,000.00 \$	-	100%
68	Traffic Control Supervisor	1	1		LS	100.00 \$	100.00 \$	-	100%
69	Traffic Control Labor (Min. Bid \$38.00 per hour)	25	0		HR	45.00 \$	-	-	0%
70	Connect to Existing Manhole	2	2		EA	2200.00 \$	4,400.00 \$	-	100%
71	Shoring and Extra Excavation Class B	511	584		SF	0.05 \$	29.20 \$	-	114%
72	Pipe Foundation Material	10	0		TON	16.00 \$	-	-	0%
73	Imported Pipe Bedding	40	25.67		TON	19.00 \$	487.73 \$	-	64%
74	Select Pipe Trench Backfill	30	0		TON	19.00 \$	-	-	0%
75	Imported Pipe Trench Backfill	70	0		TON	17.00 \$	-	-	0%
76	Solid Wall Polyvinyl Chloride (PVC) Sewer Pipe, SDR-	73	73		LF	58.00 \$	4,234.00 \$	-	100%
77	Sewer Television Inspection	73	0		LF	1.75 \$	-	-	0%

SCHEDULE TOTAL \$ 7,178.36

Period Dates
Begin: Feb. 21, 2014
End: Mar. 20, 2014

CITY OF AUBURN
CP1224
PAY ESTIMATE #9 & FINAL

CO. NO. 13-04
2013 Local Street Pavement Reconstruction
SCHEDULE C: Water Utility Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTIT	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
78	Minor Changes	1	0.46		Eq. Adj.	10000.00	\$ 4,580.93	\$ -	46%
79	Utility Potholing	30	1		EA	250.00	\$ 250.00	\$ -	3%
80	Mobilization	1	1		LS	5500.00	\$ 5,500.00	\$ -	100%
81	Traffic Control Supervisor	1	1		LS	1000.00	\$ 1,000.00	\$ -	100%
82	Traffic Control Labor (Min. Bid \$38.00 per hour)	375	384		HR	45.00	\$ 17,280.00	\$ -	102%
83	Crushed Surfacing Base Course	170	0		TON	25.00	\$ -	\$ -	0%
84	HMA Cl. 1-inch PG 64-22 (Class E)	140	0		TON	75.00	\$ -	\$ -	0%
85	Adjust Manhole	2	0		EA	350.00	\$ -	\$ -	0%
86	Shoring and Extra Excavation Class B	22207	20876.5		SF	0.10	\$ 2,087.65	\$ -	94%
87	Pipe Foundation Material	190	0		TON	16.00	\$ -	\$ -	0%
88	Imported Pipe Bedding	1460	583.46		TON	19.00	\$ 11,085.74	\$ -	40%
89	Select Pipe Trench Backfill	250	189.16		TON	19.00	\$ 3,594.04	\$ -	76%
90	Imported Pipe Trench Backfill	2900	190.28		TON	10.00	\$ 1,902.80	\$ -	7%
91	Controlled Density Fill (CDF) for Trench Backfill	63	0		CY	105.00	\$ -	\$ -	0%
92	Controlled Density Fill (CDF) for Filling Pipe	40	0		CY	140.00	\$ -	\$ -	0%
93	Connect to Existing Water Main	9	10		EA	2200.00	\$ 22,000.00	\$ -	111%
94	Special Class 52 Ductile Iron Pipe for Water Main, 8-in	4013	3967		LF	48.00	\$ 190,416.00	\$ -	99%
95	2-inch Blowoff Assembly	1	1		EA	2500.00	\$ 2,500.00	\$ -	100%
96	Gate Valve, 6-inch Diameter	2	4		EA	950.00	\$ 3,800.00	\$ -	200%
97	Gate Valve, 8-inch Diameter	26	25		EA	1300.00	\$ 32,500.00	\$ -	96%
98	Gate Valve, 12-inch Diameter	2	2		EA	2000.00	\$ 4,000.00	\$ -	100%
99	Combination Air Release/ Air Vacuum Valve Assembly	1	1		EA	2000.00	\$ 2,000.00	\$ -	100%
100	Hydrant Assembly	6	6		EA	4500.00	\$ 27,000.00	\$ -	100%
101	Water Service Connection ¾ Inch Meter with 1 inch Di	74	73		EA	1250.00	\$ 91,250.00	\$ -	99%
102	Water Service Connection 1½ inch Diam.	2	4		EA	3200.00	\$ 12,800.00	\$ -	200%

SCHEDULE TOTAL \$ -

Period Dates
Begin: Feb. 21, 2014
End: Mar. 20, 2014

**CITY OF AUBURN
PROJECT SUMMARY**

**CP1224, 2013 Local Street Pavement Reconstruction
CO. NO. 13-04**

PAY ESTIMATE #9 & FINAL

	Original Contract Amount	Contract Change Orders	Total Payment	This Period	Percent/Contract
SCHEDULE A: Street Improvements					
Contract	\$ 1,468,400.40	\$ 26,033.50	\$ 1,481,667.68	\$ 14,602.61	99%
No Tax Applicable					
Retainage (-5%)			\$ (74,083.38)	\$ (730.13)	
SCHEDULE TOTAL	\$ 1,468,400.40	\$ 26,033.50	\$ 1,407,584.30	\$ 13,872.48	
SCHEDULE B: Sanitary Sewer Utility Improvements					
Contract	\$ 18,692.30	\$ -	\$ 25,273.50	\$ 7,178.36	135%
Sales Tax (+9.5%)	\$ 1,775.77	\$ -	\$ 2,400.98	\$ 681.94	
Retainage (-5%)			\$ (1,263.88)	\$ (358.92)	
SCHEDULE TOTAL	\$ 20,468.07	\$ -	\$ 26,410.80	\$ 7,501.38	
SCHEDULE C: Water Utility Improvements					
Contract	\$ 517,814.70	\$ -	\$ 435,547.16	\$ -	84%
Sales Tax (+9.5%)	\$ 49,192.40	\$ -	\$ 41,376.98	\$ -	
Retainage (-5%)			\$ (21,777.36)	\$ -	
SCHEDULE TOTAL	\$ 567,007.10	\$ -	\$ 455,146.78	\$ -	
TOTAL CONTRACT AMOUNT TO DATE (including Sales Tax)			\$ 1,986,266.30		97%
TOTAL PAYMENT TO CONTRACTOR			\$ 1,889,141.88	\$ 21,373.86	
PAYMENT DUE CONTRACTOR:				\$ 21,373.86	

Period Dates
Begin: Feb. 21, 2014
End: Mar. 20, 2014

CITY OF AUBURN
CP1224

CO. NO. 13-04

PAY ESTIMATE # 9 & FINAL

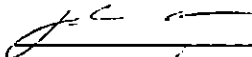
CONTRACTOR:

Rodarte Construction
17 East Valley Highway East
Auburn, WA 98092
Phone: 253-939-0532

The undersigned has reviewed and approved this final pay estimate. I agree that it is a true and correct statement showing all monies due me from the City of Auburn under this contract; that I have carefully examined the final pay estimate estimate and understand it and that I hereby release the City of Auburn from any and all claims of whatsoever nature which I may have, arising out of this contract, which are not set forth in this estimate.

PAYMENT DUE TO CONTRACTOR = \$ 21,373.86

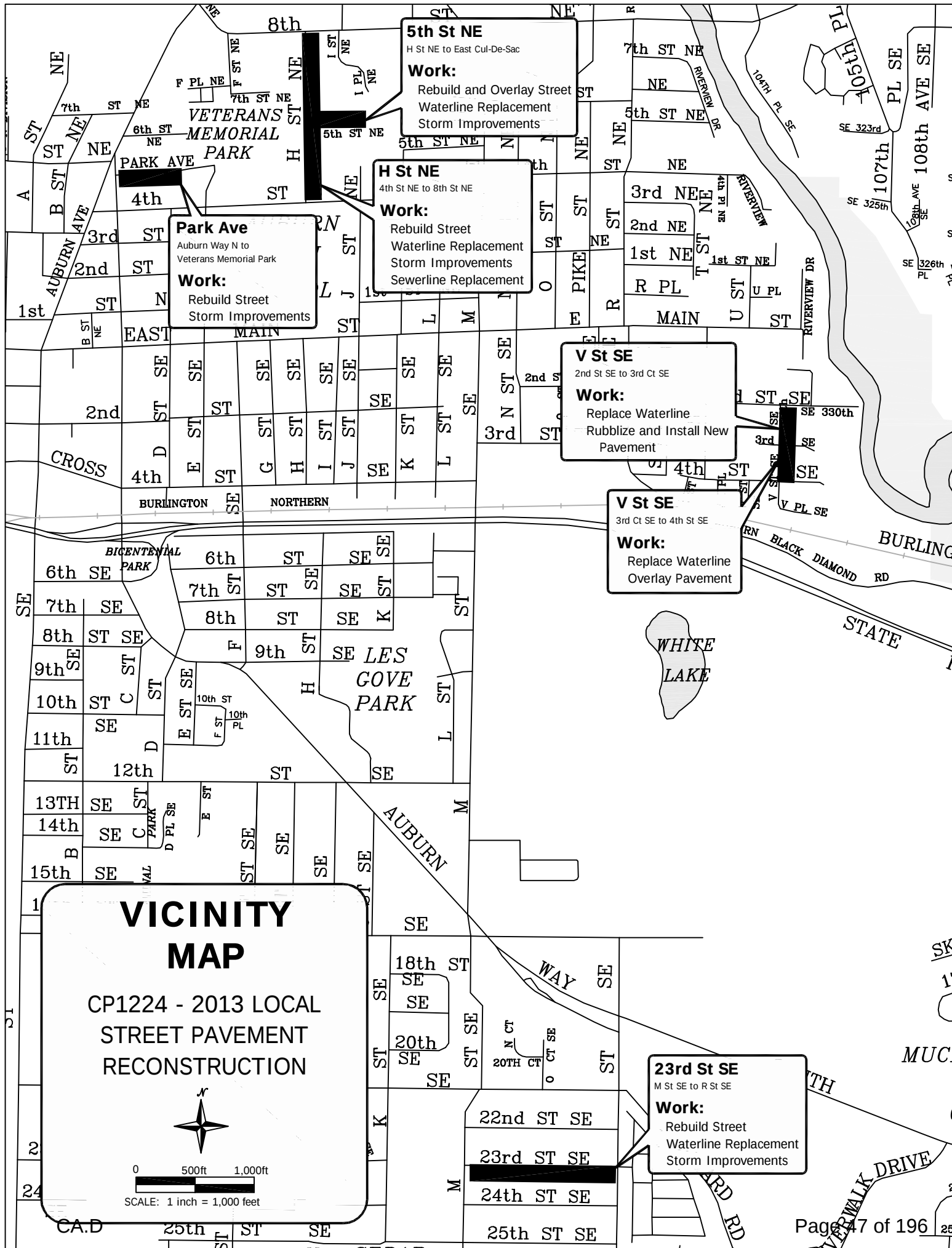
Signatures:

Contractor  Date 6/16/2014

Inspector  Date 6/17/14

Project Manager  Date 6/18/14

City Engineer _____ Date _____





AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1225

Date:

July 1, 2014

Department:

Public Works

Attachments:

[Budget Status Sheet](#)

[CP1225 Final PE](#)

[Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council approve Final Pay Estimate No. 5 to Contract No. 13-05 in the amount of \$4,720.00 and accept construction of Project No. CP1225, West Valley Highway System Preservation Project.

Background Summary:

The West Valley Highway System Preservation project overlaid West Valley Highway between 15th Street NW and 37th Street NW with a 2-inch layer of new asphalt pavement. This work improved the driving surface of the roadway and will prevent the deterioration of the existing pavement.

This project also upgraded seventeen wheelchair ramps and modified the pedestrian signal system at the 15th St NW intersection to meet American with Disabilities Act requirements.

A project budget contingency of \$15,883 remains in the 105 (Arterial and Collector Street Pavement Preservation) Fund.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: CA.E

BUDGET STATUS SHEET

Project No: CP1225	Project Title: West Valley Highway System Preservation Project
Project Manager: Seth Wickstrom	

Initiation Date: October 15, 2012
 Advertisement Date: July 18, 2013
 Award Date: August 19, 2013

- ☐ Initiation/Consultant Agreement

☐ Permission to Advertise

☐ Contract Award

☐ Change Order Approval

☒ Contract Final Acceptance

Date: June 24, 2014

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2012	2013	2014	Total
105 Fund - Arterial/Collector Preservation		12,323	386,282	60,000	458,605
Federal Highway Administration STP Grant			556,082	3,918	560,000
Total	0	12,323	942,364	63,918	1,018,605

Estimated Cost (Funds Needed)

Activity	Prior Years	2012	2013	2014	Total
Design Engineering - City Costs		12,323	46,454		58,777
Construction Contact Bid			831,082	93,032	924,114
Change Order No. 1 (updated federal prevailing wage rates)			0		0
Change Order No. 2 (payment for truncated domes and 15th St NW curb ramp redesign)			14,097		14,097
Change Order No. 3 (payment for 22nd St NW curb ramp redesign)				4,720	4,720
Line Item Changes				(61,218)	(61,218)
Construction Engineering - City Costs			50,732	11,500	62,232
Total	0	12,323	942,364	48,035	1,002,722

105 Arterial Street Budget Status

	Prior Years	2012	2013	2014	Total
*105 Funds Budgeted ()	0	(12,323)	(942,364)	(63,918)	(1,018,605)
105 Funds Needed	0	12,323	942,364	48,035	1,002,722
*105 Fund Project Contingency ()	0	0	0	(15,883)	(15,883)
105 Funds Required	0	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.

CITY OF AUBURN
CP1225
PAY ESTIMATE #5 & FINAL

CO. NO. 13-05
West Valley Highway System Preservation
SCHEDULE A: Street Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
1	One Year Warranty Bond (Not FHWA Eligible)	1	1		LS	1500.00	\$ 1,500.00	\$ -	100%
2	SPCC Plan	1	1		LS	750.00	\$ 750.00	\$ -	100%
3	Mobilization	1	1		LS	15000.00	\$ 15,000.00	\$ -	100%
4	Construction Site Sign(s)	2	2		EA	700.00	\$ 1,400.00	\$ -	100%
5	Traffic Control Supervisor	1	1		LS	25000.00	\$ 25,000.00	\$ -	100%
6	Traffic Control Labor - Flagging (Min. Bid \$38.00 per h	1700	750.5		HR	51.00	\$ 38,275.50	\$ -	44%
7	Sequential Arrow Sign	40	76		Day	40.00	\$ 3,040.00	\$ -	190%
8	Portable Changeable Message Sign	80	46		Day	50.00	\$ 2,300.00	\$ -	58%
9	Outside Agency Uniformed Police Flagging Labor	1	1.87		Est.	5000.00	\$ 9,329.60	\$ -	187%
10	Removal of Cement Concrete Flat Work	400	471.47		SY	20.00	\$ 9,429.40	\$ -	118%
11	Removal of Curb and Gutter	530	782.5		LF	11.00	\$ 8,607.50	\$ -	148%
12	Remove Raised Pavement Markings	1	1		LS	2500.00	\$ 2,500.00	\$ -	100%
13	Removal of Precast Traffic Curb	160	160		LF	7.00	\$ 1,120.00	\$ -	100%
14	Crushed Surfacing Top Course	80	171.56		TON	60.00	\$ 10,293.60	\$ -	214%
15	Non-Woven Fabric	26700	29000		SY	3.70	\$ 107,300.00	\$ -	109%
16	HMA for Overlay Cl. 1/2-inch PG 64-22 (Class B)	5200	4605.4		TON	69.00	\$ 317,772.60	\$ -	89%
17	HMA for Pavement Repair Cl. 1/2-inch PG 64-22 (Cla	140	21.14		TON	130.00	\$ 2,748.20	\$ -	15%
18	Planing Bituminous Pavement	32400	32823		SY	2.20	\$ 72,210.60	\$ -	101%
19	Pavement Repair Excavation Including Haul	65	31		CY	200.00	\$ 6,200.00	\$ -	48%
20	Crack Sealing	1	1.26		FA	5000.00	\$ 6,295.59	\$ -	126%
21	Manhole Ring and Solid Cover	11	11		EA	650.00	\$ 7,150.00	\$ -	100%
22	Adjust Manhole	11	11		EA	650.00	\$ 7,150.00	\$ -	100%
23	Adjust Catch Basin	4	1		EA	450.00	\$ 450.00	\$ -	25%
24	Adjust Valve Box	51	52		EA	250.00	\$ 13,000.00	\$ -	102%
25	Inlet Protection	50	52		EA	65.00	\$ 3,380.00	\$ -	104%
26	Temporary Water Pollution/Erosion Control	1	0		Est	1500.00	\$ -	\$ -	0%
27	Topsoil Type A	45	45		CY	80.00	\$ 3,600.00	\$ -	100%
28	Lawn Sod	300	306.6		SY	15.00	\$ 4,599.00	\$ -	102%
29	Bark Mulch	3	5		CY	150.00	\$ 750.00	\$ -	167%
30	Miscellaneous Roadside Restoration	1	0.40		Est	2500.00	\$ 1,000.61	\$ -	40%
31	Cement Concrete Traffic Curb and Gutter	535	812		LF	45.00	\$ 36,540.00	\$ -	152%
32	Precast Dual Faced Sloped Mountable Curb	305	291		LF	22.00	\$ 6,402.00	\$ -	95%
33	Raised Pavement Marker Type 2	700	857		EA	4.00	\$ 3,428.00	\$ -	122%
34	Monument Type B (Modified)	7	2		EA	250.00	\$ 500.00	\$ -	29%
35	Cement Concrete Sidewalk and Curb Ramp	420	523		SY	115.00	\$ 60,145.00	\$ -	125%
36	Modification of Existing Traffic Signal System Comple	1	1		LS	22000.00	\$ 22,000.00	\$ -	100%
37	Adjust Existing Junction Box	2	4		EA	300.00	\$ 1,200.00	\$ -	200%
38	Induction Loop Vehicle Detector	22	26		EA	650.00	\$ 16,900.00	\$ -	118%
39	Paint Line	24910	23296		LF	0.30	\$ 6,988.80	\$ -	94%
40	Painted Wide Lane Line	910	217		LF	0.60	\$ 130.20	\$ -	24%

SCHEDULE SUBTOTAL \$ -

Period Dates
Begin: Apr. 21, 2013
End: May 20, 2013

CITY OF AUBURN
CP1225
PAY ESTIMATE #5 & FINAL

CO. NO. 13-05
West Valley Highway System Preservation
SCHEDULE A: Street Improvements

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
41	Plastic Wide Lane Line	1050	1494		LF	2.50	\$ 3,735.00	\$ -	142%
42	Plastic Crosswalk Stripe and Stop Bar (24 inch wide)	915	1028		LF	11.00	\$ 11,308.00	\$ -	112%
43	Plastic Traffic Arrow	39	39		EA	150.00	\$ 5,850.00	\$ -	100%
44	Plastic Traffic Letter	20	20		EA	105.00	\$ 2,100.00	\$ -	100%
45	Number not used								
46	Temporary Pavement Marking	20000	35168		LF	0.10	\$ 3,516.80	\$ -	176%
CO-2-1	Install Truncated Domes	1	1		LS	1724.80	\$ 1,724.80	\$ -	100%
CO-2-2	Curb Ramp Redsign on 15th St NW	1	1		LS	4756.19	\$ 4,756.19	\$ -	100%
CO-2-3	Modification of Existing traffic Signal System Complete	1	1		LS	7616.00	\$ 7,616.00	\$ -	100%
CO-3-1	Replace Curb Ramp Wings at 22nd St NW	1	1	1	LS	4720.00	\$ 4,720.00	\$ 4,720.00	100%

SCHEDULE TOTAL \$ 4,720.00

Period Dates
Begin: Apr. 21, 2013
End: May 20, 2013

CITY OF AUBURN
PROJECT SUMMARY

CP1225, West Valley Highway System Preservation
CO. NO. 13-05

PAY ESTIMATE #5 & FINAL

SCHEDULE A: Street Improvements	Original Contract Amount	Contract Change Orders	Total Payment	This Period	Percent/Contract
Contract	\$ 924,114.00	\$ 12,336.00	\$ 881,712.99	\$ 4,720.00	94%
Sales Tax Not Applicable					
Retainage Not Applicable					
SCHEDULE TOTAL	\$ 924,114.00	\$ 12,336.00	\$ 881,712.99	\$ 4,720.00	

TOTAL CONTRACT AMOUNT TO DATE (including Sales Tax)

\$ 881,712.99

TOTAL PAYMENT TO CONTRACTOR

\$ 881,712.99 \$ 4,720.00

PAYMENT DUE CONTRACTOR:

\$ 4,720.00

Period Dates
Begin: Apr. 21, 2013
End: May 20, 2013

CITY OF AUBURN
CP1225

CO. NO. 13-05

PAY ESTIMATE # 5 & FINAL

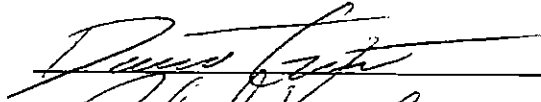
CONTRACTOR:
ICON Materials
1508 Valentine Ave SE
Pacific, WA, 98047
Phone: (206) 575-3200

The undersigned has reviewed and approved this final pay estimate. I agree that it is a true and correct statement showing all monies due me from the City of Auburn under this contract; that I have carefully examined the final pay estimate estimate and understand it and that I hereby release the City of Auburn from any and all claims of whatsoever nature which I may have, arising out of this contract, which are not set forth in this estimate.

PAYMENT DUE TO CONTRACTOR = \$ 4,720.00

Signatures:

Contractor



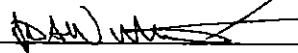
Date 6/17/2014

Inspector



Date 6/25/14

Project Manager



Date 6/26/14

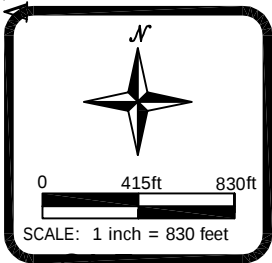
City Engineer

Date

WEST VALLEY HIGHWAY SYSTEM PRESERVATION PROJECT

VICINITY MAP

PROJECT
AREA





AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1301

Date:

July 2, 2014

Department:

Public Works

Attachments:

[Budget Status Sheet](#)

[CP1301 Final PE](#)

[Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council approve Final Pay Estimate No. 4 to Contract No. 13-20 in the amount of \$46,235.40 and accept construction of Project No. CP1301, 2013 Citywide Sidewalk Repair Project.

Background Summary:

The 2013 Citywide Sidewalk Repair Project repaired 1,582 square yards of damaged sidewalks with an emphasis on fixing potential tripping hazards. This was accomplished by removing and replacing damaged concrete sidewalk panels, replacing 11 curb ramps that did not comply with the Americans with Disabilities Act (ADA), and grinding down tripping hazards in the walking path that were greater than ¼ inch in height.

A budget contingency of \$88,491 remains in the 328 Capital Improvement Fund.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: CA.F

BUDGET STATUS SHEET

Project No: CP1301

Project Title: 2013 Sidewalk Repair Project

Project Manager: Jai Carter

Initiation Date: December 3, 2012

Advertisement Date: January 7, 2014

Award Date: February 3, 2014

- ☐ Initiation/Consultant Agreement

☐ Permission to Advertise

☐ Contract Award

☐ Change Order Approval

☒ Contract Final Acceptance

Date: July 1, 2014

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	2013	2014	Future Years	Total
328 Fund - Capital Improvement Fund	0	260,000	0	260,000
Total	0	260,000	0	260,000

Estimated Cost (Funds Needed)

Activity	2013	2014	Future Years	Total
Design Engineering - City Costs*	0	261	0	261
Construction Contract Bid	0	184,265	0	184,265
Change Order #1	0	9,000	0	9,000
Line Item Changes	0	(22,823)	0	(22,823)
Construction Engineering - City Costs*	0	806	0	806
Total	0	171,509	0	171,509

*City staff costs for design and construction are not charged against the project budget and are not shown here.

328 Local Street Budget Status

	2013	2014	Future Years	Total
**328 Funds Budgeted ()	0	260,000	0	260,000
328 Funds Needed	0	(171,509)	0	(171,509)
**328 Fund Project Contingency ()	0	(88,491)	0	(88,491)
328 Funds Required	0	0	0	0

** (#) in the Budget Status Sections indicates Money the City has available.

CITY OF AUBURN
CP1301
PAY ESTIMATE #4 & FINAL

CO. NO. 13-20
2013 Citywide Sidewalk Repair
SCHEDULE A: Sidewalk Repairs

ITEM NO.	ITEM DESCRIPTION	ESTIMATE QUANTITY	TOTAL QUANTITY	PERIOD QUANTITY	UNIT TYPE	UNIT COST	TOTAL COST	PERIOD COST	PERCENT EST. QTY.
1	Minor Changes	1	0.010525		Eq. Adj.	6,000.00	\$ 63.15	\$ -	1%
2	Mobilization	1	1		LS	15,000.00	\$ 15,000.00	\$ -	100%
3	Traffic Control Labor (Min. Bid \$38 per hour)	490	203.5	66.5	HR	38.00	\$ 7,733.00	\$ 2,527.00	42%
4	Traffic Control Supervisor	1	1	0.05	LS	3,000.00	\$ 3,000.00	\$ 150.00	100%
5	Sequential Arrow Sign	15	4	2	DAY	500.00	\$ 2,000.00	\$ 1,000.00	27%
6	Removal of Tree	8	8		EA	1,000.00	\$ 8,000.00	\$ -	100%
7	Removal of Stump	9	9		EA	500.00	\$ 4,500.00	\$ -	100%
8	Removal of Cement Concrete Flat Work	1889	1795.66	497.58	SY	10.00	\$ 17,956.60	\$ 4,975.80	96%
9	Removal of Concrete Curb and Gutter	328	482	232	LF	10.00	\$ 4,820.00	\$ 2,320.00	147%
10	Removal of Concrete or Asphalt Pavement	85	119.33	115.5	SY	15.00	\$ 1,789.95	\$ 1,732.50	140%
11	Crushed Surfacing Top Course	192	143.94		TON	30.00	\$ 4,318.20	\$ -	75%
12	Commercial HMA	18	30.28	30.28	TON	200.00	\$ 6,052.00	\$ 6,052.00	189%
13	Replace Water Meter Box	8	13	1	EA	250.00	\$ 3,250.00	\$ 250.00	163%
14	Miscellaneous Roadside Restoration	1	0.0386733		Eq. Adj.	6,000.00	\$ 232.04	\$ -	4%
15	Topsoil Type A	50	20		CY	50.00	\$ 1,000.00	\$ -	40%
16	Lawn Sod	400	355.28	166.8	SY	5.00	\$ 1,776.40	\$ 834.00	89%
17	Cement Concrete Traffic Curb and Gutter	328	457	232	LF	25.00	\$ 11,425.00	\$ 5,800.00	139%
18	Residential Driveway Apron	45	40.22		SY	65.00	\$ 2,814.30	\$ -	89%
19	Commercial Driveway Apron	123	76.44		SY	80.00	\$ 6,115.20	\$ -	62%
20	Cement Concrete Sidewalk	1520	1511.01	406.6	SY	31.00	\$ 46,841.31	\$ 12,604.60	99%
21	Cement Concrete Wheelchair Ramp	181	141.48	82.14	SY	50.00	\$ 7,074.00	\$ 4,607.00	78%
22	Trip Hazard Removal	1261	776	276.5	LF	5.00	\$ 3,880.00	\$ 1,382.50	62%
23	Relocate Permanent Traffic Sign and Post	6	8	8	EA	250.00	\$ 2,000.00	\$ 2,000.00	133%
CO-1	Increase in BIFs 6 & 7								

SCHEDULE TOTAL \$ 46,235.40

Period Dates
Begin: May, 21, 2013
End: June 20, 2013

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1 of 3

6/17/2014 at 3:42 PM

**CITY OF AUBURN
PROJECT SUMMARY**

**CP1301, 2013 Citywide Sidewalk Repair
CO. NO. 13-20**

PAY ESTIMATE #4 & FINAL

SCHEDULE A: Sidewalk Repairs	Original Contract Amount	Contract Change Orders	Total Payment	This Period	Percent/Contract
Contract	\$ 184,265.00	\$ 9,000.00	\$ 161,441.15	\$ 46,235.40	84%
No Tax Applicable					
Retainage (-5%)			\$ (8,072.06)	\$ (2,311.77)	
SCHEDULE TOTAL	\$ 184,265.00	\$ 9,000.00	\$ 153,369.09	\$ 43,923.63	

TOTAL CONTRACT AMOUNT TO DATE (including Sales Tax)

\$ 161,441.15

TOTAL PAYMENT TO CONTRACTOR

\$ 153,369.09 \$ 43,923.63

PAYMENT DUE CONTRACTOR:

\$ 43,923.63

Period Dates
Begin: May. 21, 2013
End: June 20, 2013

CITY OF AUBURN
CP1301

CO. NO. 13-20
2013 Citywide Sidewalk Repair

PAY ESTIMATE # 4 & FINAL

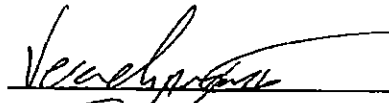
CONTRACTOR:
Trinity Contractors, Inc
PO Box 1348
Marysville, WA 98270
Phone: (425)512-2977

The undersigned has reviewed and approved this final pay estimate. I agree that it is a true and correct statement showing all monies due me from the City of Auburn under this contract; that I have carefully examined the final pay estimate estimate and understand it and that I hereby release the City of Auburn from any and all claims of whatsoever nature which I may have, arising out of this contract, which are not set forth in this estimate.

PAYMENT DUE TO CONTRACTOR = \$ 43,923.63

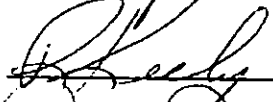
Signatures:

Contractor



Date 6-17-2014

Inspector



Date 6/20/2014

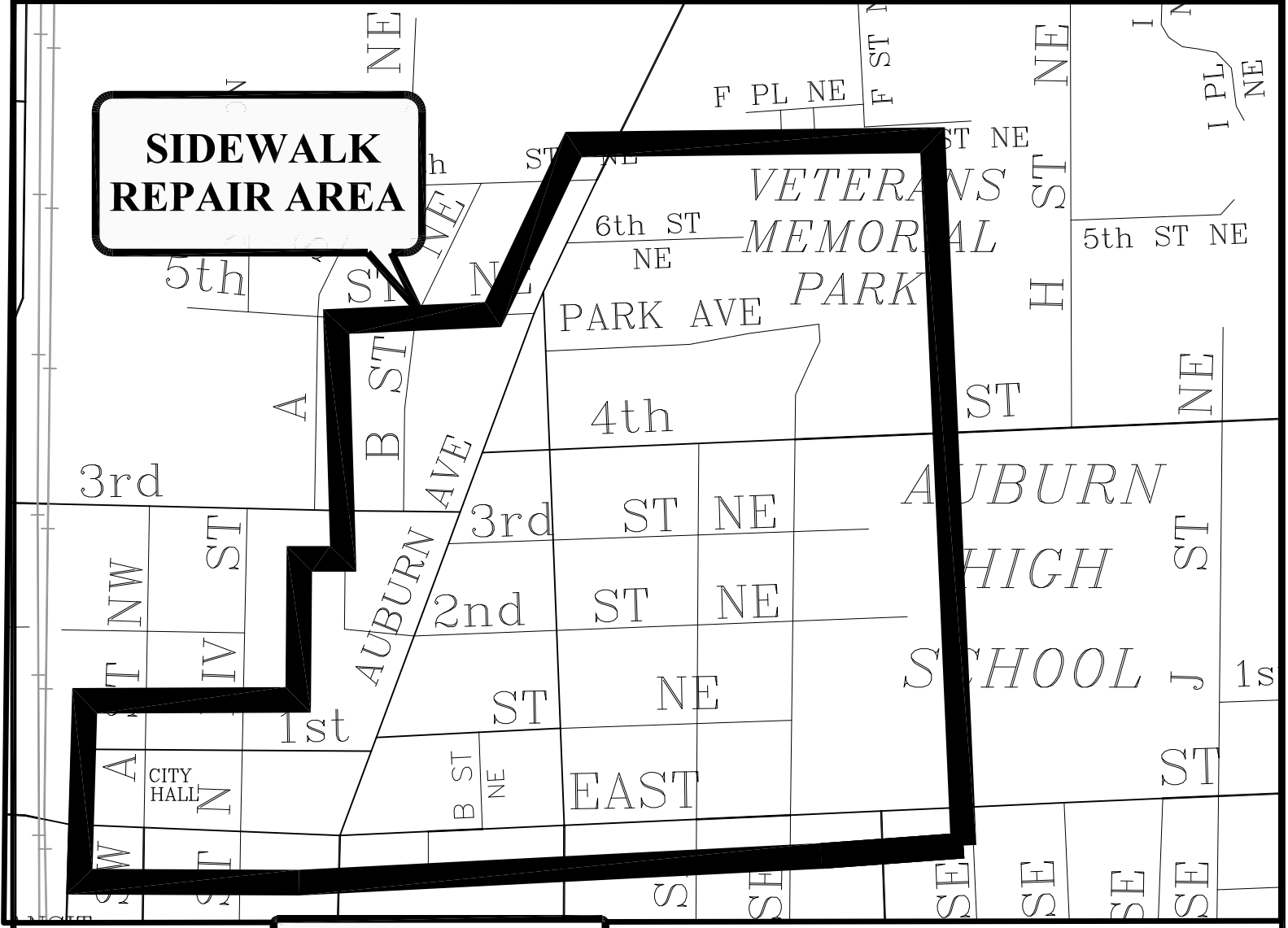
Project Manager



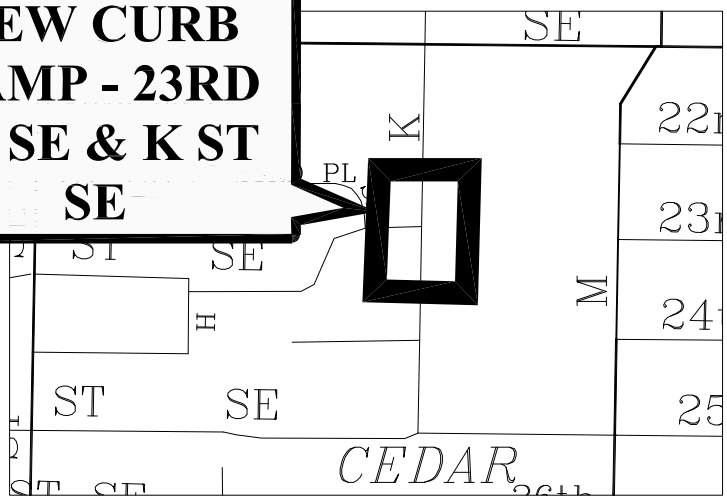
Date 6/20/14

City Engineer

Date _____



**NEW CURB
RAMP - 23RD
ST SE & K ST
SE**



0 700'
Scale: 1" = 700'

PLANNED SIDEWALK REPAIR AREAS



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1024

Date:

July 2, 2014

Department:

Public Works

Attachments:

[Budget Status Sheet](#)

[CP1024 Bid Tab](#)

[Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council award Contract No. 14-06 to Rodarte Construction, Inc. on their low bid of \$577,667.45 for Project No. CP1024, M Street SE and Auburn Way South Intersection Improvements.

Background Summary:

This project will construction the following improvements to Auburn Way South (AWS):

- Add a right turn lane from westbound AWS to northbound M Street SE;
- Improve the turning radius on the northeast corner of AWS and M Street SE;
- Re-align the intersection of 17th Street SE on the north side of AWS to be perpendicular to AWS;
- Construct new street lighting and replace portions of the traffic signal at AWS and M Street SE;
- Replace wheel chair ramps and intersection islands on AWS at M Street SE and 17th Street SE to be more accessible.

Project construction is anticipated to begin July 2014 and be completed by November 2014.

A project increase of \$150,000 within the 102 Fund will be necessary; however it will not require a budget adjustment since it is anticipated that the budgeted expenditures in the 102 Fund will not be exceeded this year. Additional grant funding is being requested through TIB to help offset the additional costs; however, it is not known if additional grant funds will be provided.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: CA.G

BUDGET STATUS SHEET

Project No: CP1024	Project Title: Auburn Way S & M Street SE Improvements
Project Manager: Matthew Larson	

Initiation Date: 12/10/12

Advertisement Date: 6/12/2014

Award Date: _____

- ☐ Project Initiation

☐ Project Update

☒ Contract Award

☐ Change Order Approval

☐ Project Update

Date: 7/1/14

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2013 (Actual)	2014	Total
102 Fund Arterial Street Fund	38,814	37,368	178,818	255,000
102 Fund - Traffic Impact Fees			275,000	275,000
TIB Grant		59,080	390,920	450,000
Total	38,814	96,448	844,738	980,000

Estimated Cost (Funds Needed)

Activity	Prior Years	2013 (Actual)	2014	Total
Design Engineering - City Costs	38,164	77,090	34,199	149,453
Design Engineering - Consultant Costs	650	4,909	4,106	9,665
Property Acquisition	0	14,449	24,499	38,948
Construction Contract Bid	0		577,667	577,667
PSE Work			110,000	110,000
Project Contingency (10%)			57,767	57,767
Construction Engineering - City Costs	0		36,500	36,500
Construction Engineering - Consultant Costs	0			0
Total	38,814	96,448	844,738	980,000

102 Arterial Street Budget Status

	Prior Years	2013 (Actual)	2014	Total
* Funds Budgeted ()	(38,814)	(96,448)	(844,738)	(980,000)
Funds Needed	38,814	96,448	844,738	980,000
Fund Project Contingency ()	0	0	(0)	(0)
Funds Required	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.

Bid Tabulation: CP1024, Contract 14-06, Auburn Way South & M St SE Intersection Improvements
Schedule: A - Street Improvement
Prepared By: City of Auburn
Bid Date: 6/26/14

					Engineer's Estimate		Rodarte Construction 17 East Valley Highway E Auburn, WA 98092		RW Scott Construction 4005 West Valley Highway N, Su Auburn, WA 98001		CCT Construction, Inc PO Box 147 Sumner, WA 98390	
Item No.	Sec. No.	Item Description	Qty.	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1-04.4	Minor Changes	1	Eq. Adj.	1,500.00	\$ 1,500.00	1,500.00	\$ 1,500.00	1,500.00	\$ 1,500.00	1,500.00	\$ 1,500.00
2	1-05.4(3)	Record Drawings (Minimum Bid \$1,500.00)	1	LS	1,500.00	\$ 1,500.00	1,500.00	\$ 1,500.00	1,500.00	\$ 1,500.00	15,000.00	\$ 15,000.00
3	1-07.15(2)	SPCC Plan	1	LS	1,500.00	\$ 1,500.00	100.00	\$ 100.00	1,500.00	\$ 1,500.00	500.00	\$ 500.00
4	1-07.17(4)	Utility Potholing	10	EA	250.00	\$ 2,500.00	450.00	\$ 4,500.00	400.00	\$ 4,000.00	500.00	\$ 5,000.00
5	1-09.7	Mobilization	1	LS	36,200.00	\$ 36,200.00	54,000.00	\$ 54,000.00	57,000.00	\$ 57,000.00	45,000.00	\$ 45,000.00
6	1-09.7	Construction Site Sign(s)	2	EA	800.00	\$ 1,600.00	500.00	\$ 1,000.00	600.00	\$ 1,200.00	500.00	\$ 1,000.00
7	1-10.5	Traffic Control Supervisor	1	LS	5,000.00	\$ 5,000.00	2,000.00	\$ 2,000.00	15,000.00	\$ 15,000.00	10,000.00	\$ 10,000.00
8	1-10.5	Traffic Control Labor - Flagging (Min. Bid \$38.00 per hour)	1120	HR	40.00	\$ 44,800.00	45.00	\$ 50,400.00	49.00	\$ 54,880.00	46.00	\$ 51,520.00
9	1-10.5	Sequential Arrow Sign	25	DAY	50.00	\$ 1,250.00	30.00	\$ 750.00	50.00	\$ 1,250.00	150.00	\$ 3,750.00
10	1-10.5	Portable Changeable Message Sign	50	DAY	100.00	\$ 5,000.00	115.00	\$ 5,750.00	80.00	\$ 4,000.00	150.00	\$ 7,500.00
11	1-10.5	Outside Agency Uniformed Police Flagging Labor	1	Eq. Adj.	250.00	\$ 250.00	250.00	\$ 250.00	250.00	\$ 250.00	250.00	\$ 250.00
12	2-01.5	Clearing and Grubbing	1	LS	1,000.00	\$ 1,000.00	5,000.00	\$ 5,000.00	3,600.00	\$ 3,600.00	2,500.00	\$ 2,500.00
13	2-02.5	Abandon Catch Basin	1	EA	250.00	\$ 250.00	200.00	\$ 200.00	500.00	\$ 500.00	800.00	\$ 800.00
14	2-02.5	Plane Asphalt Pavement	1426	SY	15.00	\$ 21,390.00	7.50	\$ 10,695.00	10.00	\$ 14,260.00	3.75	\$ 5,347.50
15	2-02.5	Remove Bollard	14	EA	20.00	\$ 280.00	180.00	\$ 2,520.00	300.00	\$ 4,200.00	75.00	\$ 1,050.00
16	2-02.5	Remove Mountable Curb	270	LF	10.00	\$ 2,700.00	4.00	\$ 1,080.00	7.00	\$ 1,890.00	10.00	\$ 2,700.00
17	2-03.5	Roadway Excavation Incl. Hau	904	CY	25.00	\$ 22,600.00	24.00	\$ 21,696.00	38.00	\$ 34,352.00	50.00	\$ 45,200.00
18	4-04.5	Crushed Surfacing Top Course	75	TON	25.00	\$ 1,875.00	35.00	\$ 2,625.00	30.00	\$ 2,250.00	45.00	\$ 3,375.00
19	4-04.5	Crushed Surfacing Base Course	477	TON	20.00	\$ 9,540.00	35.00	\$ 16,695.00	30.00	\$ 14,310.00	45.00	\$ 21,465.00
20	5-04.5	HMA Cl. 1/2-inch PG 64-22	522	TON	90.00	\$ 46,980.00	95.00	\$ 49,590.00	90.00	\$ 46,980.00	85.00	\$ 44,370.00
21	5-04.5	HMA Cl. 1-inch PG 64-22	485	TON	80.00	\$ 38,800.00	85.00	\$ 41,225.00	82.00	\$ 39,770.00	80.00	\$ 38,800.00
22	5-04.5	Asphalt Cold Patch	50	TON	75.00	\$ 3,750.00	125.00	\$ 6,250.00	150.00	\$ 7,500.00	150.00	\$ 7,500.00
23	5-04.5	Commercial HMA	15	TON	150.00	\$ 2,250.00	150.00	\$ 2,250.00	300.00	\$ 4,500.00	200.00	\$ 3,000.00
24	7-04.5	Polyvinyl Chloride (PVC) Storm Pipe, SDR-35, 12 inch Diam.	22	LF	55.00	\$ 1,210.00	70.00	\$ 1,540.00	100.00	\$ 2,200.00	60.00	\$ 1,320.00
25	7-04.5	Polyvinyl Chloride (PVC) Storm Pipe, SDR-35, 6 inch Diam.	102	LF	45.00	\$ 4,590.00	35.00	\$ 3,570.00	52.00	\$ 5,304.00	60.00	\$ 6,120.00
26	7-04.5	Storm Sewer Television Inspector	22	LF	25.00	\$ 550.00	20.00	\$ 440.00	1.00	\$ 22.00	80.00	\$ 1,760.00
27	7-05.5	Catch Basin Type I	3	EA	1,250.00	\$ 3,750.00	1,400.00	\$ 4,200.00	1,500.00	\$ 4,500.00	1,100.00	\$ 3,300.00
28	7-05.5	Catch Basin Type 2, 48 inch Diam.	1	EA	2,000.00	\$ 2,000.00	2,500.00	\$ 2,500.00	4,500.00	\$ 4,500.00	5,000.00	\$ 5,000.00
29	7-05.5	Adjust Manhole	3	EA	500.00	\$ 1,500.00	600.00	\$ 1,800.00	700.00	\$ 2,100.00	500.00	\$ 1,500.00
30	7-05.5	Adjust Catch Basin	2	EA	250.00	\$ 500.00	600.00	\$ 1,200.00	500.00	\$ 1,000.00	500.00	\$ 1,000.00
31	7-05.5	Connect to Drainage Structure	2	EA	500.00	\$ 1,000.00	2,000.00	\$ 4,000.00	750.00	\$ 1,500.00	750.00	\$ 1,500.00
32	7-05.5	Imported Pipe Trench Backfill and Bedding	15	TON	25.00	\$ 375.00	30.00	\$ 450.00	50.00	\$ 750.00	40.00	\$ 600.00
33	7-08.5	Controlled Density Fill (CDF)	10	CY	150.00	\$ 1,500.00	130.00	\$ 1,300.00	150.00	\$ 1,500.00	80.00	\$ 900.00
34	7-08.5	Shoring or Extra Excavation Class E	224	SF	5.00	\$ 1,120.00	1.00	\$ 224.00	4.00	\$ 896.00	2.25	\$ 504.00
35	7-12.5	Adjust Valve Box	3	EA	150.00	\$ 450.00	600.00	\$ 1,800.00	400.00	\$ 1,200.00	400.00	\$ 1,200.00
36	7-15.5	Water Service Connection ¾ inch Meter with 1 inch Diam. Service Line	3	EA	1,500.00	\$ 4,500.00	3,500.00	\$ 10,500.00	2,000.00	\$ 6,000.00	1,500.00	\$ 4,500.00
37	8-01.5	ESC Lead	30	DAY	50.00	\$ 1,500.00	70.00	\$ 2,100.00	30.00	\$ 900.00	200.00	\$ 6,000.00
38	8-01.5	Temporary Water Pollution/Erosion Contro	1	Eq. Adj.	3,750.00	\$ 3,750.00	3,750.00	\$ 3,750.00	3,750.00	\$ 3,750.00	3,750.00	\$ 3,750.00
39	8-02.5	Topsoil Type A	72	CY	20.00	\$ 1,440.00	55.00	\$ 3,960.00	60.00	\$ 4,320.00	55.00	\$ 3,960.00
40	8-02.5	Lawn Sod	250	SY	15.00	\$ 3,750.00	11.00	\$ 2,750.00	10.00	\$ 2,500.00	3.00	\$ 750.00

Bid Tabulation: CP1024, Contract 14-06, Auburn Way South & M St SE Intersection Improvements
Schedule: A - Street Improvement
Prepared By: City of Auburn
Bid Date: 6/26/14

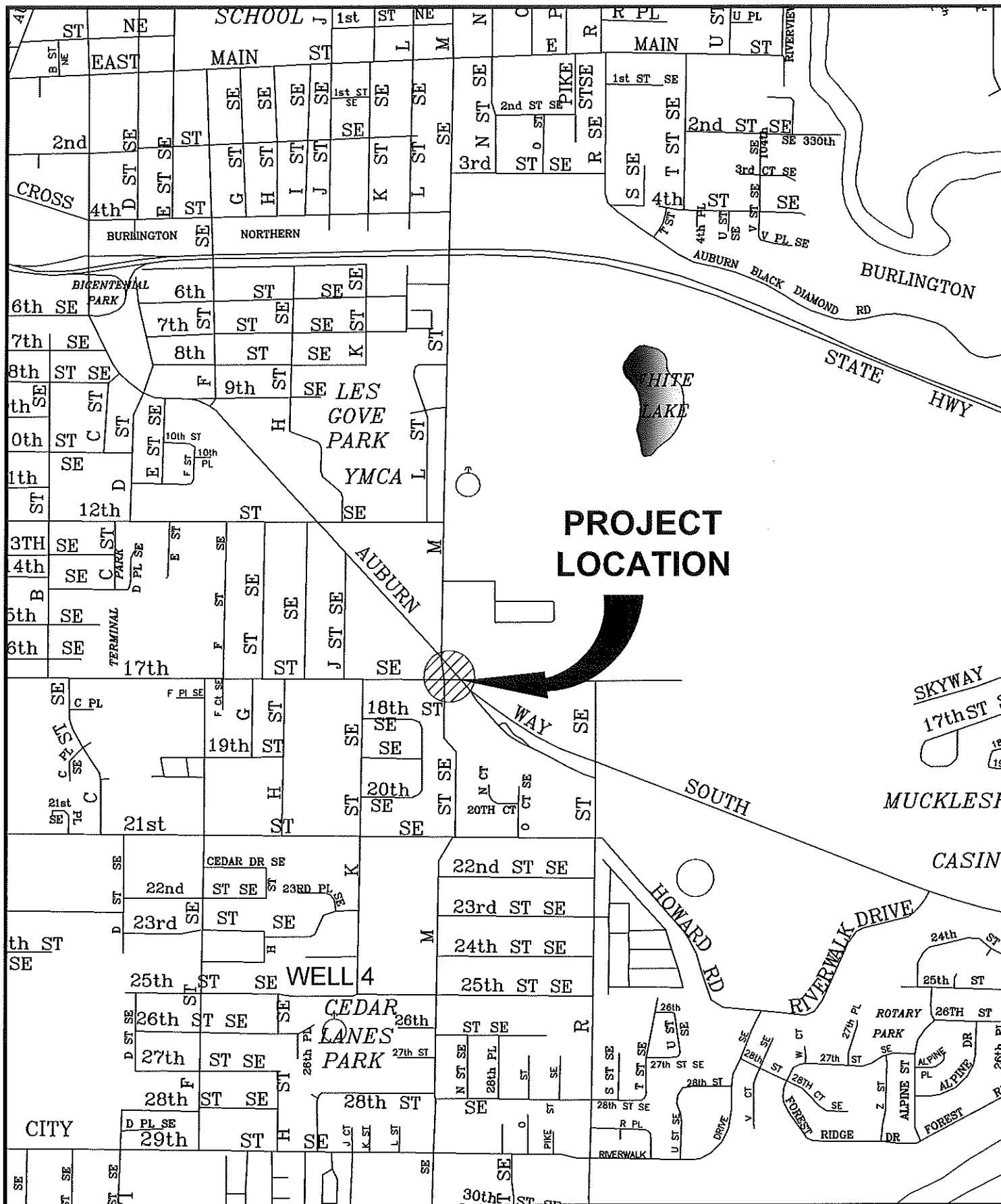
					Engineer's Estimate		Rodarte Construction 17 East Valley Highway E Auburn, WA 98092		RW Scott Construction 4005 West Valley Highway N, Sumner, WA 98001		CCT Construction, Inc PO Box 147 Sumner, WA 98390	
Item No.	Sec. No.	Item Description	Qty.	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
41	8-02.5	Bark Mulch w/Weed Barrier	15	CY	50.00	\$ 750.00	55.00	\$ 825.00	85.00	\$ 1,275.00	75.00	\$ 1,125.00
42	8-04.5	Cement Concrete Traffic Curb and Gutter	800	LF	25.00	\$ 20,000.00	25.00	\$ 20,000.00	14.00	\$ 11,200.00	15.00	\$ 12,000.00
43	8-04.5	Cement Concrete Traffic Curb	160	LF	15.00	\$ 2,400.00	30.00	\$ 4,800.00	18.00	\$ 2,880.00	15.00	\$ 2,400.00
44	8-06.5	Industrial and Commercial Driveway Apron	70	SY	60.00	\$ 4,200.00	60.00	\$ 4,200.00	46.00	\$ 3,220.00	60.00	\$ 4,200.00
45	8-07.5	Precast Dual Faced Sloped Mountable Curb	278	LF	25.00	\$ 6,950.00	25.00	\$ 6,950.00	35.00	\$ 9,730.00	20.00	\$ 5,560.00
46	8-09.5	Raised Pavement Marker Type 2	175	EA	5.00	\$ 875.00	4.00	\$ 700.00	4.00	\$ 700.00	3.25	\$ 568.75
47	8-14.5	Cement Concrete Sidewalk	622	SY	40.00	\$ 20,880.00	40.00	\$ 20,880.00	26.00	\$ 13,572.00	60.00	\$ 31,320.00
48	8-14.5	Detectable Warning Surface	80	SF	35.00	\$ 2,800.00	28.00	\$ 2,240.00	30.00	\$ 2,400.00	20.00	\$ 1,600.00
49	8-14.5	Cement Concrete Curb Ramp	6	EA	1,500.00	\$ 8,000.00	1,200.00	\$ 7,200.00	1,000.00	\$ 6,000.00	3,500.00	\$ 21,000.00
50	8-20.5	Traffic Signal and Illumination System, Complete	1	LS	125,000.00	\$ 125,000.00	175,000.00	\$ 175,000.00	174,000.00	\$ 174,000.00	170,000.00	\$ 170,000.00
51	8-21.5	Permanent Signing	1	LS	1,250.00	\$ 1,250.00	1,000.00	\$ 1,000.00	2,700.00	\$ 2,700.00	1,500.00	\$ 1,500.00
52	8-21.5	Relocate Permanent Traffic Sign and Post	1	EA	250.00	\$ 250.00	500.00	\$ 500.00	400.00	\$ 400.00	700.00	\$ 700.00
53	8-22.5	Paint Line	1211	LF	1.00	\$ 1,211.00	0.75	\$ 908.25	1.50	\$ 1,816.50	0.50	\$ 605.50
54	8-22.5	Painted Wide Line	777	LF	2.00	\$ 1,554.00	0.85	\$ 660.45	0.55	\$ 427.35	0.50	\$ 388.50
55	8-22.5	Plastic Crosswalk Line	170	LF	10.00	\$ 1,700.00	7.75	\$ 1,317.50	5.00	\$ 850.00	7.00	\$ 1,190.00
56	8-22.5	Plastic Stop Line	95	LF	20.00	\$ 1,900.00	7.75	\$ 736.25	10.00	\$ 950.00	7.00	\$ 665.00
57	8-22.5	Plastic Traffic Arrow	6	EA	50.00	\$ 300.00	65.00	\$ 390.00	165.00	\$ 990.00	150.00	\$ 900.00
58	8-22.5	Plastic Traffic Letter	16	EA	30.00	\$ 480.00	50.00	\$ 800.00	85.00	\$ 1,360.00	100.00	\$ 1,600.00
59	8-22.5	Pavement Marking Removal	1	LS	2,000.00	\$ 2,000.00	900.00	\$ 900.00	1,800.00	\$ 1,800.00	7,000.00	\$ 7,000.00
Schedule Subtotal						\$ 489,500.00	\$ 577,667.45		\$ 595,404.85		\$ 625,114.25	
No Tax Applicable												
SCHEDULE TOTAL						\$ 489,500.00	\$ 577,667.45		\$ 595,404.85		\$ 625,114.25	

Project Name: CP1024, Contract 14-06, Auburn Way South & M Street SE Intersection Improvements
Prepared by: City of Auburn
Bid Date: 6/26/14

ENGINEER'S ESTIMATE:	\$	489,500.00			
AVERAGE BASIC BID AMOUNT:	\$	599,395.52			
BASIC BID SPREAD AMOUNT:	\$	47,446.80	Basic BID Amount	Spread \$	Spread %

LOW BIDDER:	Rodarte Construction	\$	577,667.45	\$88,167.45	18.01%
Second Bidder:	RW Scott Construction	\$	595,404.85	\$105,904.85	21.64%

Basic BID (Tax Not Applicable)
Rodarte Construction **\$ 577,667.45**
RW Scott Construction **\$ 595,404.85**
CCT Construction, Inc **\$ 625,114.25**



**PROJECT
LOCATION**



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1104

Date:

July 2, 2014

Department:

Public Works

Attachments:

[Budget Status Sheet](#)

[CP1104 Bid Tab](#)

[Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council reject all bids and re-advertise Contract No. 14-09 for Project No. CP1104, 8th St NE and 104th Ave SE Intersection Improvements.

Background Summary:

This project includes the design and construction of the following safety improvements at the intersection of 8th Street NE and 104th Avenue SE:

1. Replaces the existing left turn signal head from 8th Street to northbound 104th Ave with a flashing yellow signal head.
2. Replaces the existing traffic signal cabinet and components with new signal cabinet and components to accommodate the new flashing yellow signal and battery backup system.
3. Replaces vehicle detector loops on all four legs of the intersection.
4. Replaces the existing pedestrian signal heads and pushbuttons with countdown type heads and audible style pushbuttons.
5. Replaces the existing substandard curb ramps with at-grade pedestrian crossings.

Two of the four bids received were considered non-responsive because the contractors did not meet the federal Condition of Award goal for utilizing Disadvantaged Business Enterprises (DBE). Although the lowest responsive bidder met the mandatory DBE goal, their bid exceeds the available funds for this project.

Re-advertising this project will provide all bidders the opportunity to provide a responsive bid.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: CA.H

BUDGET STATUS SHEET

Project No: CP1104	Project Title: 8th St NE & 104th Ave SE Intersection Improvements
---------------------------	--

Project Manager: Matthew Larson

Initiation Date: 11/15/2010

Advertisement Date: _____

Award Date: _____

- ☐ Project Update

☐ Permission to Advertise

☒ Contract Award

☐ Change Order Approval

☐ Contract Final Acceptance

Date: July 1, 2014

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2013 (Actual)	2014	Future Years	Total
102 Fund (Traffic Impact Fees)	11,208				11,208
102 Fund (Unrestricted Street Revenue)			148,400		148,400
REET 2			119,000		119,000
102 Fund - Federal Grant	432	40,384	59,184		100,000
Total	11,640	40,384	326,584	0	378,608

Estimated Cost (Funds Needed)

Activity	Prior Years	2013 (Actual)	2014	Future Years	Total
Design Engineering - City Costs	11,640	26,974	31,652		70,267
Design Engineering - Consultant Costs		13,410	166		13,576
Design - State Review			1,000		1,000
Construction Estimate			245,765		245,765
Project Contingency			25,000		25,000
Construction Engineering - City Costs			23,000		23,000
Construction Engineering - Consultant Costs				0	0
Total	11,640	40,384	326,584	0	378,608

102 Arterial Street Budget Status

	Prior Years	2013 (Actual)	2014	Future Years	Total
*102 Funds Budgeted ()	(11,640)	(40,384)	(326,584)	0	(378,608)
102 Funds Needed	11,640	40,384	326,584	0	378,608
*102 Fund Project Contingency ()	0	0	(0)	0	(0)
102 Funds Required	0	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.

Bid Tabulation: CP1104, 8th Street NE & 104th Avenue SE Intersection Improvements, Contract 14-05
Schedule: A - Street Improvement
Prepared By: City of Auburn
Bid Date: 6/26/14

					Engineer's Estimate		Valley Electric Company of Mount 1100 Merrill Creek Pkwy Everett, WA 98203		Transportation Systems, Inc 6917 166th Avenue East Sumner, WA 98390		RW Scott Construction 4005 West Valley Hwy E, Suite A Auburn, WA 98001	
Item No.	Sec. No.	Item Description	Qty.	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1-05	One Year Warranty Bond (Not FHWA Eligible)	1	LS	2,500.00	\$ 2,500.00	500.00	\$ 500.00	1,000.00	\$ 1,000.00	3,000.00	\$ 3,000.00
2	1-07	SPCC Plan	1	LS	1,000.00	\$ 1,000.00	500.00	\$ 500.00	3,500.00	\$ 3,500.00	1,500.00	\$ 1,500.00
3	1-07	Utility Polishing	3	EA	250.00	\$ 750.00	150.00	\$ 450.00	750.00	\$ 2,250.00	500.00	\$ 1,500.00
4	1-08	Mobilization	1	LS	22,000.00	\$ 22,000.00	25,000.00	\$ 25,000.00	20,000.00	\$ 20,000.00	36,200.00	\$ 36,200.00
5	1-10	Traffic Control Supervisor	1	LS	15,000.00	\$ 15,000.00	11,168.52	\$ 11,168.52	14,375.00	\$ 14,375.00	10,000.00	\$ 10,000.00
6	1-10	Traffic Control Labor (Min. Bid \$38.00 per hour)	960	HR	50.00	\$ 48,000.00	38.00	\$ 36,480.00	52.00	\$ 49,920.00	52.00	\$ 49,920.00
7	1-10	Sequential Arrow Sign	10	DAY	50.00	\$ 500.00	111.69	\$ 1,116.90	65.00	\$ 650.00	150.00	\$ 1,500.00
8	1-10	Outside Agency Uniformed Police Flagging Labor	1	Est.	2,500.00	\$ 2,500.00	2,500.00	\$ 2,500.00	2,500.00	\$ 2,500.00	2,500.00	\$ 2,500.00
9	2-02	Removal of Structures and Obstructions	1	LS	1,000.00	\$ 1,000.00	1,703.70	\$ 1,703.70	10,000.00	\$ 10,000.00	2,000.00	\$ 2,000.00
10	2-02	Roadway Excavation Incl. Haul	60	CY	135.00	\$ 8,100.00	406.58	\$ 24,394.80	60.00	\$ 3,600.00	60.00	\$ 3,600.00
11	4-04	Crushed Surfacing Top Course	50	TON	50.00	\$ 2,500.00	189.41	\$ 9,470.50	45.00	\$ 2,250.00	50.00	\$ 2,500.00
12	5-04	Commercial HMA	55	TON	250.00	\$ 13,750.00	223.37	\$ 12,285.35	200.00	\$ 11,000.00	250.00	\$ 13,750.00
13	5-04	Asphalt Cold Patch	15	TON	200.00	\$ 3,000.00	211.83	\$ 3,177.45	100.00	\$ 1,500.00	150.00	\$ 2,250.00
14	7-05	Catch Basin Frame and Grate	1	EA	1,000.00	\$ 1,000.00	755.61	\$ 755.61	1,000.00	\$ 1,000.00	1,000.00	\$ 1,000.00
15	7-12	Adjust Valve Box	1	EA	300.00	\$ 300.00	100.00	\$ 100.00	900.00	\$ 900.00	750.00	\$ 750.00
16	8-01	Erosion/Water Pollution Control	1	Est.	2,500.00	\$ 2,500.00	2,500.00	\$ 2,500.00	2,500.00	\$ 2,500.00	2,500.00	\$ 2,500.00
17	8-01	Inlet Protection	3	EA	150.00	\$ 450.00	141.60	\$ 424.80	125.00	\$ 375.00	120.00	\$ 360.00
18	8-01	High Visibility Silt Fence	132	LF	15.00	\$ 1,980.00	12.37	\$ 1,632.84	5.00	\$ 660.00	10.00	\$ 1,320.00
19	8-02	Roadside Restoration	1	Est.	5,000.00	\$ 5,000.00	5,000.00	\$ 5,000.00	5,000.00	\$ 5,000.00	5,000.00	\$ 5,000.00
20	8-04	Cement Conc. Traffic Curb and Gutter	170	LF	30.00	\$ 5,100.00	32.39	\$ 5,506.30	33.50	\$ 5,695.00	30.00	\$ 5,100.00
21	8-04	Cement Conc. Pedestrian Curb	160	LF	45.00	\$ 7,200.00	30.48	\$ 4,876.80	33.50	\$ 5,360.00	30.00	\$ 4,800.00
22	8-12	Coated Chain Link Fence Type 4	56	LF	50.00	\$ 2,800.00	29.92	\$ 1,675.52	58.50	\$ 3,276.00	45.00	\$ 2,520.00
23	8-11	Detectable Warning Surface	46	SF	50.00	\$ 2,300.00	53.61	\$ 2,468.06	69.00	\$ 3,174.00	70.00	\$ 3,220.00
24	8-20	Traffic Signal Modifications, Complete	1	LS	75,000.00	\$ 75,000.00	89,291.36	\$ 89,291.36	93,088.00	\$ 93,088.00	135,000.00	\$ 135,000.00
25	8-20	Induction Loop Vehicle Detector	13	EA	750.00	\$ 9,750.00	689.54	\$ 8,964.02	750.00	\$ 9,750.00	750.00	\$ 9,750.00
26	8-22	Paint Line	60	LF	2.00	\$ 120.00	4.47	\$ 268.20	5.00	\$ 300.00	5.00	\$ 300.00
27	8-22	Plastic Stop Line	33	LF	20.00	\$ 660.00	11.17	\$ 368.61	15.00	\$ 495.00	10.00	\$ 330.00
28	8-22	Plastic Crosswalk Line	420	SF	20.00	\$ 8,400.00	7.26	\$ 3,049.20	10.00	\$ 4,200.00	9.00	\$ 3,780.00
29	8-22	Plastic Traffic Arrow	1	EA	200.00	\$ 200.00	307.13	\$ 307.13	300.00	\$ 300.00	200.00	\$ 200.00
30	8-22	Plastic Traffic Letter	4	EA	100.00	\$ 400.00	89.35	\$ 357.40	100.00	\$ 400.00	100.00	\$ 400.00
31	8-22	Profiled Plastic Line	116	LF	10.00	\$ 1,160.00	13.96	\$ 1,619.36	15.00	\$ 1,740.00	18.00	\$ 2,088.00
32	8-22	Removing Plastic Traffic Marking	5	EA	100.00	\$ 500.00	4.47	\$ 22.35	6.00	\$ 30.00	115.00	\$ 575.00
33	8-22	Removing Paint Line	115	LF	3.00	\$ 345.00	2.23	\$ 256.45	4.00	\$ 460.00	4.00	\$ 460.00
Schedule Subtotal					\$ 245,765.00		\$ 258,189.23		\$ 261,248.00		\$ 309,673.00	
No Tax Applicable												
SCHEDULE TOTAL					\$ 245,765.00		\$ 258,189.23		\$ 261,248.00		\$ 309,673.00	

6/30/2014 (2:13 PM)
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Bid Tabulation: CP1104, 8th Street NE & 104th Avenue SE Intersection Improvements, Contract 14-05
Schedule: A - Street Improvement
Prepared By: City of Auburn
Bid Date: 6/26/14

					Neppel Electrical & Controls, LLC 4703 Kelly Place Moses Lake, WA 98837	
Item No.	Sec. No.	Item Description	Qty.	Unit	Unit Price	Total Price
1	1-05	One Year Warranty Bond (Not FHWA Eligible)	1	LS	3,832.50	\$ 3,832.50
2	1-07	SPCC Plan	1	LS	1,095.00	\$ 1,095.00
3	1-07	Utility Potholing	3	EA	54.75	\$ 164.25
4	1-08	Mobilization	1	LS	32,850.00	\$ 32,850.00
5	1-10	Traffic Control Supervisor	1	LS	21,900.00	\$ 21,900.00
6	1-10	Traffic Control Labor (Min. Bid \$38.00 per hour)	960	HR	45.99	\$ 44,150.40
7	1-10	Sequential Arrow Sign	10	DAY	164.25	\$ 1,642.50
8	1-10	Outside Agency Uniformed Police Flagging Labor	1	Est.	2,500.00	\$ 2,500.00
9	2-02	Removal of Structures and Obstructions	1	LS	5,475.00	\$ 5,475.00
10	2-02	Roadway Excavation Incl. Haul	60	CY	54.75	\$ 3,285.00
11	4-04	Crushed Surfacing Top Course	50	TON	49.28	\$ 2,464.00
12	5-04	Commercial HMA	55	TON	246.38	\$ 13,550.90
13	5-04	Asphalt Cold Patch	15	TON	109.50	\$ 1,642.50
14	7-05	Catch Basin Frame and Grate	1	EA	328.50	\$ 328.50
15	7-12	Adjust Valve Box	1	EA	109.50	\$ 109.50
16	8-01	Erosion/Water Pollution Control	1	Est.	2,500.00	\$ 2,500.00
17	8-01	Inlet Protection	3	EA	120.45	\$ 361.35
18	8-01	High Visibility Silt Fence	132	LF	5.48	\$ 723.36
19	8-02	Roadside Restoration	1	Est.	5,000.00	\$ 5,000.00
20	8-04	Cement Conc. Traffic Curb and Gutter	170	LF	43.80	\$ 7,446.00
21	8-04	Cement Conc. Pedestrian Curb	160	LF	27.38	\$ 4,380.80
22	8-12	Coated Chain Link Fence Type 4	56	LF	38.33	\$ 2,146.48
23	8-11	Detectable Warning Surface	48	SF	43.80	\$ 2,014.80
24	8-20	Traffic Signal Modifications, Complete	1	LS	142,703.20	\$ 142,703.20
25	8-20	Induction Loop Vehicle Detector	13	EA	1,642.50	\$ 21,352.50
26	8-22	Paint Line	60	LF	4.38	\$ 262.80
27	8-22	Plastic Stop Line	33	LF	9.86	\$ 325.38
28	8-22	Plastic Crosswalk Line	420	SF	9.86	\$ 4,141.20
29	8-22	Plastic Traffic Arrow	1	EA	191.63	\$ 191.63
30	8-22	Plastic Traffic Letter	4	EA	136.88	\$ 547.52
31	8-22	Profiled Plastic Line	116	LF	19.71	\$ 2,286.36
32	8-22	Removing Plastic Traffic Marking	5	EA	136.88	\$ 684.40
33	8-22	Removing Paint Line	115	LF	4.38	\$ 503.70

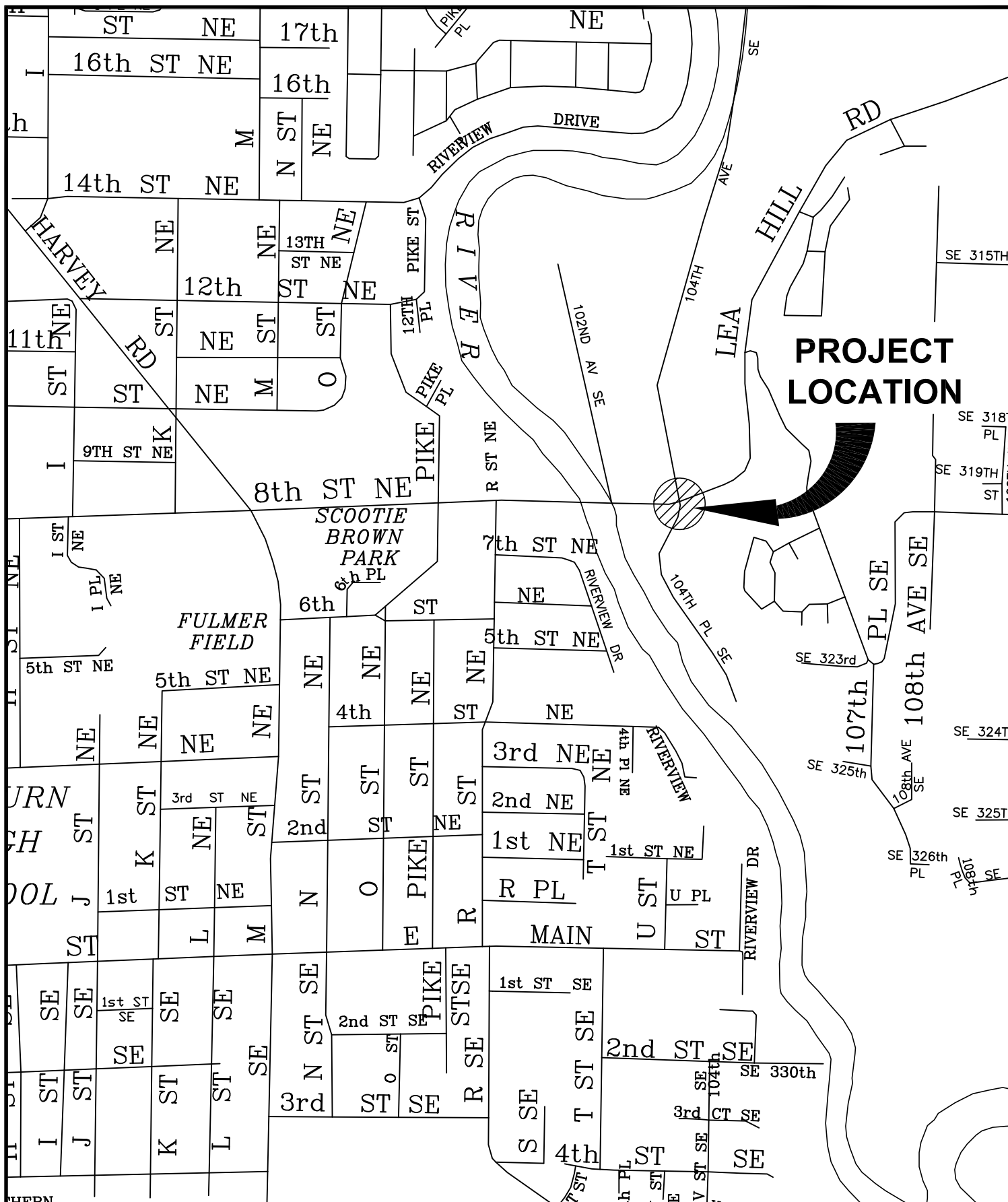
Schedule Subtotal	\$	332,561.53
No Tax Applicable		
SCHEDULE TOTAL	\$	332,561.53

Project Name: CP1104, 8th Street NE & 104th Avenue SE Intersection Improvements, Contract 14-09
 Prepared by: City of Auburn
 Bid Date: 6/26/14

ENGINEER'S ESTIMATE:		\$ 245,765.00		
AVERAGE BASIC BID AMOUNT:		\$ 290,417.94		
BASIC BID SPREAD AMOUNT:		\$ 74,372.30	Basic BID Amount	Spread \$
				Spread %
LOW BIDDER:	Valley Electric Company of Mount Vernon	\$ 258,189.23	\$12,424.23	5.06%
Second Bidder:	Transportation Systems, Inc	\$ 261,248.00	\$15,483.00	6.30%

Basic BID (Tax not Applicable)

Valley Electric Company of Mount Vernon	\$ 258,189.23
Transportation Systems, Inc	\$ 261,248.00
RW Scott Construction	\$ 309,673.00
Neppel Electrical & Controls, LLC	\$ 332,561.53



**PROJECT
LOCATION**

CITY OF
AUBURN
WASHINGTON

CA.H

VICINITY MAP

CP1104, 8TH ST NE/104TH AVE SE
INTERSECTION IMPROVEMENTS



NOT TO SCALE
Page 74 of 196



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1323

Date:

July 1, 2014

Department:

Public Works

Attachments:

[Budget Status Sheet](#)

[Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council approve award of Contract No. 14-11, to the lowest responsible bidder for Project No. CP1323, 2014 Local Street Pavement Reconstruction Project

Background Summary:

The 2014 Local Street Pavement Reconstruction project will reconstruct 0.74 miles of local streets (shown on the attached map) as part of the 2014 Save Our Streets (SOS) program. In addition, storm drainage improvements will also be constructed on the project streets to address local storm drainage issues. This work is funded by the 103 (Local Street) Fund.

This project will also replace deteriorated and undersized water mains and install a sanitary sewer main as shown on the attached map. This work will be funded by the 430 (Water) Fund and 431 (Sewer) Fund respectively.

Construction of this project is anticipated to start in July 2014.

The 2014 SOS program will also overlay 0.44 miles of local streets; however, this work will be done under a separate construction contract.

Because the bid opening was held on July 1, 2014 there was not adequate time for staff to compile the bid tabulation to include in the agenda packet. A revised agenda bill specifying the contractor and contract amount will be distributed to the Committee and Council at their meetings scheduled for July 7, 2014.

Updated information regarding the budget status will be presented with the revised agenda bill.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: CA.I

BUDGET STATUS SHEET

Project No: CP1323 **Project Title:** 2014 Local Street Pavement Reconstruction Project

Project Manager: Jai Carter

Initiation Date: September 16, 2013

Advertisement Date: June 12, 2014

Award Date: July 7, 2014

- ☐ 95% Design Update

☐ 2014 Budget Carry Forward

☐ Permission to Advertise

☒ Contract Award

☐ Contract Final Acceptance

Date: 7/7/14

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2014	Future Years	Total
103 Fund - Local Street		1,929,245		1,929,245
430 Fund - Water (Street Utility Improvements)		500,000		500,000
431 Fund - Sanitary Sewer (Street Utility Improvements)		200,000		200,000
Total	0	2,629,245	0	2,629,245

Estimated Cost (Funds Needed)

Activity	Prior Years	2014	Future Years	Total
Design Engineering - City Costs*		10,000		10,000
Design Engineering - Consultant Costs		285,000		285,000
Construction Estimate		2,103,114		2,103,114
Project Contingency (10%)		210,311		210,311
Construction Engineering - City Costs*		20,000		20,000
Construction Engineering - Consultant Costs		20,000		20,000
Total	0	2,648,425	0	2,648,425

*City staff costs for street design and construction are not charged against the project budget and are not shown here.

103 Local Street Budget Status

	Prior Years	2014	Future Years	Total
**103 Funds Budgeted ()	0	(1,929,245)	0	(1,929,245)
103 Funds Needed	0	1,906,866	0	1,906,866
**103 Fund Project Contingency ()	0	(22,379)	0	(22,379)
103 Funds Required	0	0	0	0

430 Water Budget Status

	Prior Years	2014	Future Years	Total
**430 Funds Budgeted ()	0	(500,000)	0	(500,000)
430 Funds Needed	0	574,104	0	574,104
**430 Fund Project Contingency ()	0	0	0	0
430 Funds Required	0	74,104	0	74,104

431 Sanitary Sewer Budget Status

	Prior Years	2014	Future Years	Total
**431 Funds Budgeted ()	0	(200,000)	0	(200,000)
431 Funds Needed	0	167,456	0	167,456
**431 Fund Project Contingency ()	0	(32,544)	0	(32,544)
431 Funds Required	0	0	0	0

** (#) in the Budget Status Sections indicates Money the City has available.

2014 Local Street Reconstruction Project

Estimated Total Project Cost:
\$2.65 Million

\$1.9 Million for Pavement Reconstruction
\$574 K for Water Main Improvements
\$168 K for Sewer Main Improvements

0.74 Miles of Reconstructed Street Pavement
1265 Linear Feet of Water Main Installation
594 Linear Feet of Sewer Main Installation

K St NE

East Main St to 4th St NE

Work:

Rebuild Street and Improve
Drainage
Improve Sewer
Improve Waterline

Length of Street Reconstruction
4 Blocks - 1,219 feet

H St SE & 19th St SE

21st St SE to 17th St SE

Work:

Rebuild Street and Improve
Drainage

Length of Reconstruction
4 Blocks - 1,368 feet

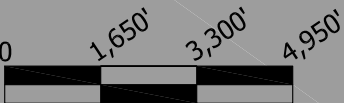
24th St SE

M St SE to R St SE

Work:

Rebuild Street and Improve
Drainage
Replace Waterline

Length of Reconstruction
4 Blocks - 1,314 feet



SCALE: 1 INCH = 3,300 FEET

MAP 1: 2014 Local Street Reconstruction Project



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6509

Date:

June 11, 2014

Department:

Public Works

Attachments:

[Ordinance No. 6509](#)

[Exhibit B](#)

[Staff Report](#)

[Vicinity Map](#)

[Preliminary Plat Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council introduce and adopt Ordinance No. 6509.

Background Summary:

PNW Home Builders North, LLC has applied to the City for vacation of the un-opened right-of-way of South 324th Street located between 46th Place South and 51st Avenue South, south of South 321st Street shown on Exhibit "B". The applicant is in the process of developing the adjacent parcels and is proposing to include the right-of-way in their development.

The application has been reviewed by City staff and utility purveyors who have an interest in this right-of-way. Through this review City staff has determined that the right of way is no longer necessary to meet the needs of the City and could be vacated.

Ordinance No. 6509, if adopted by City Council, approves Vacation No. V2-14 and vacates the right-of-way.

Reviewed by Council Committees:

Public Works

Councilmember: Osborne

Staff: Synder

Meeting Date: July 7, 2014

Item Number: ORD.A

ORDINANCE NO. 6509

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN WASHINGTON, VACATING UN-OPENED RIGHT-OF-WAY OF SOUTH 324TH STREET BETWEEN 46TH PLACE SOUTH AND 51ST AVENUE SOUTH, SOUTH OF SOUTH 321ST STREET, WITHIN THE CITY OF AUBURN, WASHINGTON

WHEREAS, the City of Auburn, Washington ("City"), has received a petition by not less than two-thirds (2/3) of the owners of property adjacent to un-opened right-of-way of South 324th Street between 46th Place South and 51st Avenue South, south of South 321st Street, within the City, requesting vacation of the same; and

WHEREAS, the City Council of the City of Auburn, Washington ("City Council"), has, after a review of its needs for streets and right-of-ways in the vicinity of South 324th Street between 46th Place South and 51st Avenue South, south of South 321st Street, within the City, determined that consideration should be given to the vacation of the same; and

WHEREAS, a public hearing was held in connection with the possible vacation, with notice having been provided pursuant to statute; and

WHEREAS, the City Council has considered all matters presented at the public hearing on the proposed vacation, held on the 7th day of July, 2014, at the Auburn City Council Chambers in Auburn, Washington.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON DO ORDAIN as a non-codified ordinance as follows:

Section 1. Vacation. That the un-opened right of way or South 324th Street

Ordinance No 6509
ROW Vacation V2-14
April 21, 2014
Page 1 of 4

between 46th Place South and 51st Avenue South, south of South 321st Street, located within the City of Auburn, Washington, legally described as follows:

The north 30.00 feet of the southeast quarter of the northeast quarter of Section 15, Township 21 North, Range 4 East, W.M., lying easterly of the east margin of 46th Place South;

EXCEPT the east 30.00 feet thereof;

TOGETHER WITH that portion of the southeast quarter of the northeast quarter of Section 15, Township 21 North, Range 4 East, W.M., described as follows:

COMMENCING at the northeast corner of said southeast quarter; thence N89°06'27"W, along the north line of said southeast quarter, a distance of 30.00 feet to the west line of the east 30.00 feet of said southeast quarter; thence S01°17'02"W, along said west line, 30.00 feet to the south line of the north 30.00 feet of said southeast quarter and the POINT OF BEGINNING of the herein described tract of land; thence continuing S01°17'02"W 25.17 feet to a point of cusp with a 25.00-foot radius curve to the Left, the center of which bears N88°42'58"W; thence northwesterly, along said curve, through a central angle of 90°23'29", a distance of 39.44 feet to a point of tangency with the south line of the north 30.00 feet of said southeast quarter; thence S89°06'27"E, along said south line, a distance of 25.17 feet to the POINT OF BEBINNING;

Contains 33,264± Square Feet (0.7636± Acres)

and as shown on the survey, a copy of which is attached hereto, marked Exhibit "B" and incorporated herein by this reference, the same is hereby vacated and the property lying in said portion of right-of-way described herein above, shall be returned and belong to those persons entitled to receive the property in accordance with RCW 35.79.040.

Ordinance No 6509
ROW Vacation V2-14
April 21, 2014
Page 2 of 4

Section 2. Constitutionality or Invalidity. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provisions to other persons or circumstances shall not be affected.

Section 3. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directives of this location, including but not limited to granting a temporary construction easement over the area to be vacated.

Section 4. Effective Date. This Ordinance shall take effect and be in force upon approval by the City Council and recordation with King County of the Final Plat associated with Preliminary Plat No. PLT13-0006 (Auburn Assemblage), in accordance with ACC Title 17 Land Adjustments and Divisions, as long as that Final Plat contains a dedication of right-of-way providing a network connection parallel and equivalent to the vacated corridor for this Plat.

Section 5. Recordation. The City Clerk is directed to record this Ordinance with the office of the King County Auditor.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

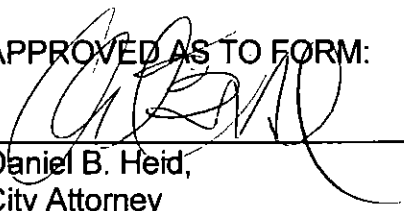
Nancy Backus
MAYOR

Ordinance No 6509
ROW Vacation V2-14
April 21, 2014
Page 3 of 4

ATTEST:

Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

PUBLISHED: _____

Ordinance No 6509
ROW Vacation V2-14
April 21, 2014
Page 4 of 4

CORE DESIGN, INC.
BELLEVUE WA 98007

Core Project No: 13045
02/10/2014

Exhibit "A"

Legal Description – Right-Of-Way Vacation Description

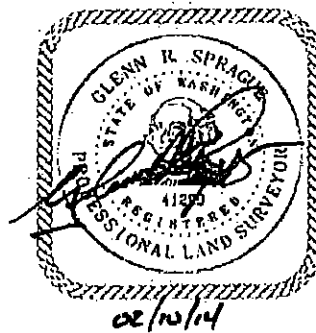
The north 30.00 feet of the southeast quarter of the northeast quarter of Section 15, Township 21 North, Range 4 East, W.M., lying easterly of the east margin of 46th Place South;

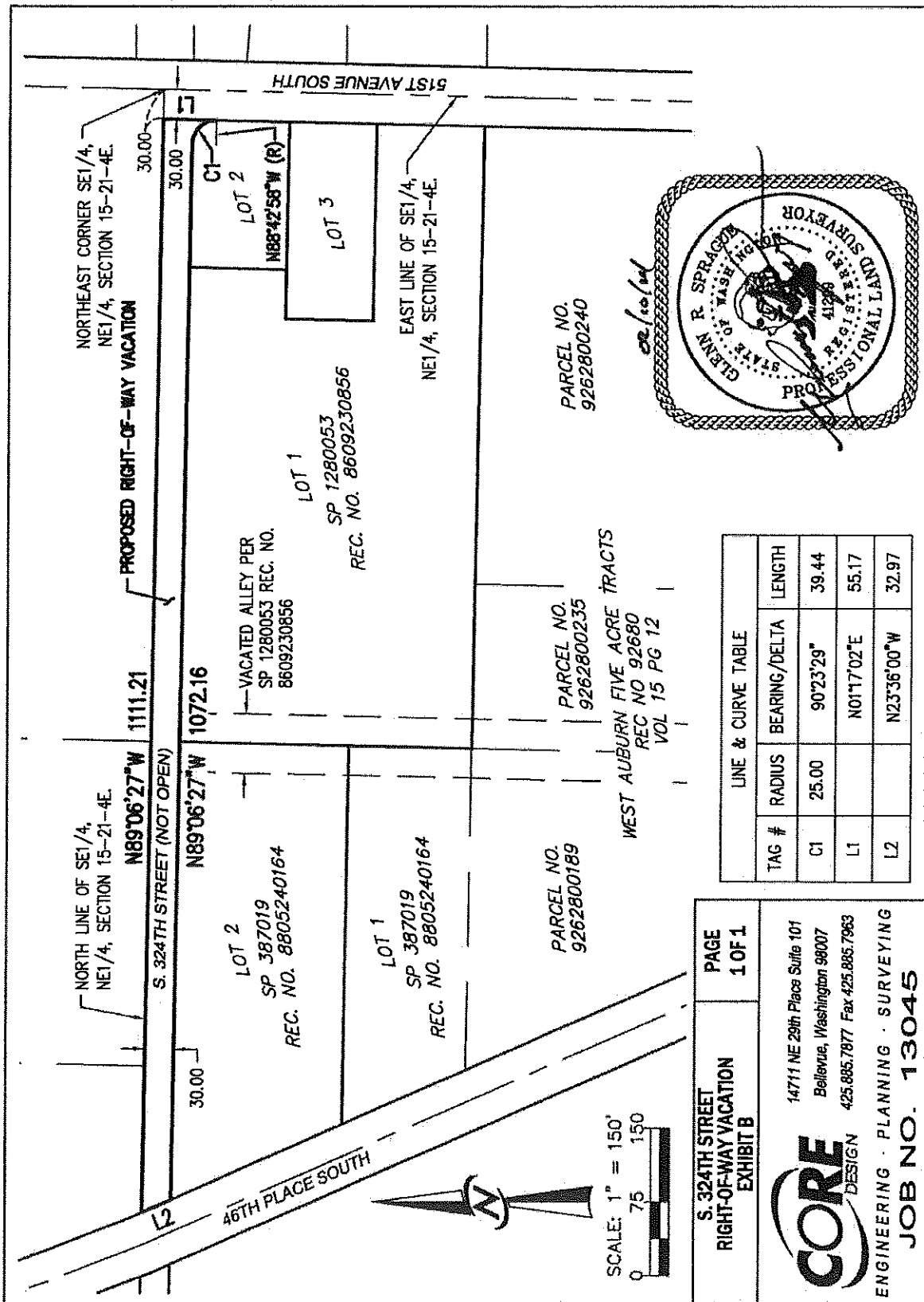
EXCEPT the east 30.00 feet thereof;

TOGETHER WITH that portion of the southeast quarter of the northeast quarter of Section 15, Township 21 North, Range 4 East, W.M., described as follows:

COMMENCING at the northeast corner of said southeast quarter; thence N89°06'27"W, along the north line of said southeast quarter, a distance of 30.00 feet to the west line of the east 30.00 feet of said southeast quarter; thence S01°17'02"W, along said west line, 30.00 feet to the south line of the north 30.00 feet of said southeast quarter and the POINT OF BEGINNING of the herein described tract of land; thence continuing S01°17'02"W 25.17 feet to a point of cusp with a 25.00-foot radius curve to the Left, the center of which bears N88°42'58"W; thence northwesterly, along said curve, through a central angle of 90°23'29", a distance of 39.44 feet to a point of tangency with the south line of the north 30.00 feet of said southeast quarter; thence S89°06'27"E, along said south line, a distance of 25.17 feet to the POINT OF BEGINNING;

Contains 33,264± Square Feet (0.7636± Acres)





LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	25.00	90°23'29"	39.44
L1		N01°17'02"E	55.17
L2		N23°36'00"W	32.97

**S. 324TH STREET
RIGHT-OF-WAY VACATION
EXHIBIT B**

**PAGE
1 OF 1**

CORE
DESIGN

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING · PLANNING · SURVEYING

JOB NO. 13045



RIGHT-OF-WAY VACATION STAFF REPORT

Right-of-Way (ROW) Vacation Number V2-14

Applicant: PNW Home Builders North, LLC

Property Location: Un-opened Right-of-Way of South 324th Street located between 46th Place South and 51st Avenue South, south of South 321st Street.

Description of right-of-way:

This ROW proposed for vacation is un-opened ROW of South 324th Street located between 46th Place South and 51st Avenue South, south of 321st St South. The ROW is adjacent to Parcels 1521049128, 1521049001 and 1521049020 on the north side and Parcels 9262800271, 9262800194 and 9262800201 on the south side. The proposed area of ROW for vacation is 33,264(+/-) square feet.

The ROW was dedicated for street purposes to the public in 1907 by FM Jordan and Ada M Jordan under the plat of West Auburn Five Acre Tracts recorded in Volume 15 of plats, Page 12, in the records of King County. This area was under King County jurisdiction in 1907 and was annexed into the City of Auburn in 2008.

See Exhibits "A" and "B" for legal description and survey.

Proposal:

The Applicant proposes that the City vacate the above described right-of-way so that they can include the area in development of the adjoining parcels under the plat know as Auburn Assemblage shown on the draft preliminary plat map.

Applicable Policies & Regulations:

- RCW's applicable to this situation - meets requirements of RCW 35.79.
- MUTCD standards - not affected by this proposal.
- City Code or Ordinances - meets requirements of ACC 12.48.
- Comprehensive Plan Policy - not affected.
- City Zoning Code - not affected.

Public Benefit:

- The vacated area may be subject to property taxes.

Discussion:

The vacation application was circulated to Puget Sound Energy (PSE), Comcast, CenturyLink, Lakehaven Utility District and City staff.

1. PSE – PSE has no existing electric and gas facilities in the proposed vacation area.
2. Comcast – Comcast does not have any plan or easements in the ROW that is being vacated. We do not oppose the vacation.
3. CenturyLink – CenturyLink had the area located and does not have any existing facilities in the proposed vacation area.
4. Lakehaven Utility District – All facilities are currently located outside of the proposed area for vacation so an easement will not be required. The applicant will provide any necessary easements for new services associated with the development of their project.
5. Water – There are currently no City of Auburn water facilities in the ROW proposed for vacation. This is in the Lakehaven Utility District and they may have existing facilities.

6. Sewer – The area is within Lakehaven Utility District’s sewer service area. The City has no sewer facilities in this area and an easement is not needed.
7. Storm –There are no existing storm facilities in the proposed vacation area. An easement is not needed.
8. Transportation – The alignment of Road E, within the proposed plat by the applicant, may change slightly based on design comments provided to the applicant on 04/01/14. This will not impact the ROW vacation but may impact the ROW dedication through the platting process for the realigned roadway. Otherwise, no comments.
9. Planning – Proposed Road E must align with the centerline of the existing S 324th Street ROW to the east of 51st Avenue South. The plat exhibit provided does not show the appropriate reverse curve and tie in as specified to the Applicant. Other than that planning has no further issue with the request and will default to the expertise of the Traffic Engineer.
10. Fire – No comments
11. Police – No comments
12. Streets – No comments
13. Construction – No comments
14. Innovation and Technology – No comments
15. General Review – While the current alignment of S 324th St un-opened ROW is not necessarily needed and could be vacated, a general network connection in the area between 46th Place South and 51st Avenue South may still be needed in the future. The ROW could be vacated as long as the applicant dedicates ROW providing a network connection parallel and equivalent to the vacated corridor with the proposed plat development that is facilitating this ROW vacation. A temporary construction easement over the area to be vacated should be approved to assist the applicant in achieving final plat prior to the vacation taking effect.

Assessed Value:

ACC 12.48 states “The city council may require as a condition of the ordinance that the city be compensated for the vacated right-of-way in an amount which does not exceed one-half the value of the right-of-way so vacated, except in the event the subject property or portions thereof were acquired at public expense or have been part of a dedicated public right-of-way for 25 years or more, compensation may be required in an amount equal to the full value of the right-of-way being vacated. The city engineer shall estimate the value of the right-of-way to be vacated based on the assessed values of comparable properties in the vicinity. If the value of the right-of-way is determined by the city engineer to be greater than \$2,000, the applicant will be required to provide the city with an appraisal by an MAI appraiser approved by the city engineer, at the expense of the applicant. The city reserves the right to have a second appraisal performed at the city’s expense.” Note: The city engineer has not required an appraisal for the value of this right-of-way since the right-of-way was originally acquired through dedication of a Plat and subsequent annexation at no cost to the City.

RCW 35.79.030 states the vacation “shall not become effective until the owners of property abutting upon the street or alley, or part thereof so vacated, shall compensate such city or town in an amount which does not exceed one-half the appraised value of the area so vacated. If the street or alley has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property or portions thereof were acquired at public expense, the city or town may require the owners of the property abutting the street or alley to compensate the city or town in an amount that does not exceed the full appraised value of the area vacated.”

The right-of-way was acquired through dedication of a Plat on March 28, 1907 under the jurisdiction of King County at no cost and was annexed to the City of Auburn in 2008.

Recommendation:

1. Staff recommends that the street vacation be granted with the condition that the effective date of the vacation be upon approval and recordation of the Final Plat associated with Preliminary Plat No. PLT13-0006 (Auburn Assemblage) in accordance with ACC Title 17, as long as the final plat contains a dedication of right-of-way providing a network connection parallel and equivalent to the vacated corridor.
2. Staff recommends that a temporary construction easement over the area to be vacated be granted to assist the applicant in achieving final plat prior to the vacation taking effect.

2 of 2

6/10/2014

V2-14 Staff Report

PNW Home Builders North LLC - Auburn Assemblage - S 324th St between 46th Pl S and 51st Ave S



Legend

Addresses*

Street Centerlines*

- Private Streets
- Public Streets

Parcels*

Power Vault*

Utility Poles*

Junction Boxes*

Street Lights*

- COA
- Other
- PSE

Electrical Service*

Gas Lines*

Commercial Fiber*

COA Fiber*

- COA Fiber
- INET Fiber
- ITS Fiber

Traffic Signals

- Fire Station Signal
- Pedestrian Signal
- Traffic Signal

Traffic Flashers

- Pedestrian Flasher
- School Zone Flasher

Railroad Signals

Traffic Signal Cabinets*

Power Service Cabinets*

Traffic Signal Heads*

Traffic Signal Mast Arms*

Street Painted Lines*

- Airport
- Bike Lane
- Bike Lane Symbol
- Crosswalk
- Dashed Dividing Line
- Directional Symbols
- Fog Line
- Parking
- HOV Lane
- HOV Symbol
- On Street Parking
- Painted Road Line
- Railroad Crossing
- Solid Dividing Line
- Stop Line
- Corner Interconnects

Printed On: 2/28/2014

Created by City of Auburn eGIS

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

NE 1/4 of the NE 1/4 of SEC. 15, TWP. 21 N., RGE. 4 E., W.M.

KING COUNTY

FEDERAL WAY

CITY OF AUBURN

CITY OF AUBURN

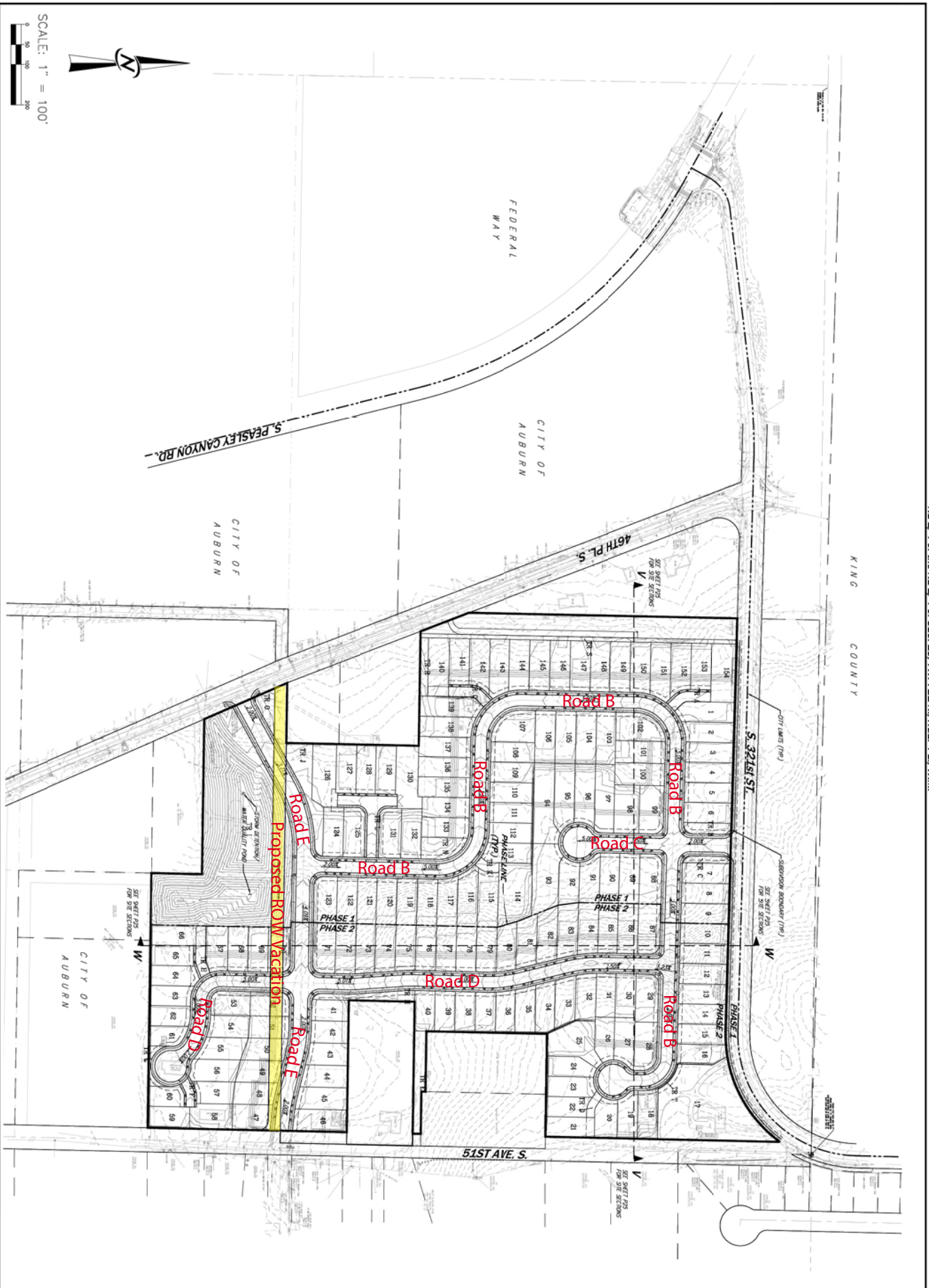
S. PEASLEY CANYON RD.

46TH PL. S.

S. 324th ST.

51ST AVE. S.

SCALE: 1" = 100'



ORD A		OVERALL SITE PLAN		AUBURN ASSEMBLY PRELIMINARY PLAT		PNW HOME BUILDERS NORTH, L.L.C.		CORE DESIGN		Page 89 of 196	
DATE	SEPTEMBER 2013	DESIGNED	V.M. COODING	APPROVED	G.R. SHARNBROOK, P.E.	PROJECT MANAGER	11624 S.E. 51st STREET, SUITE 200 BELLEVUE, WASHINGTON 98075	14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963		REVISIONS	1/10/14
SHEET	27	OF	27							1	REVISED PER CITY REVIEW
										2	REVISED PER AND REVIEW
										3	REVISED PER AND REVIEW



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6510

Date:

June 27, 2014

Department:

Finance

Attachments:

[Memo](#)

[Ordinance No. 6510 with attachments](#)

Budget Impact:

\$20,759,382

Administrative Recommendation:

City Council to introduce and adopt Ordinance No. 6510.

Background Summary:

Ordinance No. 6510 (Budget Amendment #8) represents the eighth budget amendment for the 2013-2014 biennium and the third budget amendment for 2014. For details, see the attached transmittal memorandum and supporting attachments.

Reviewed by Council Committees:

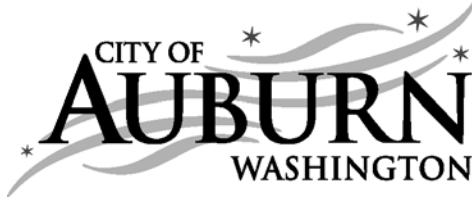
Finance, Public Works

Councilmember: Wales

Staff: Coleman

Meeting Date: July 7, 2014

Item Number: ORD.B



Interoffice Memorandum

To: City Council
From: Shelley Coleman, Finance Director
CC: Nancy Backus, Mayor
Date: June 10, 2014
Re: Ordinance #6510 – 2013-2014 Budget Amendment #8

The City's biennial 2013-2014 budget is approved by Council as two one-year appropriations. Budget Amendments #1 through #5 amended the budget for calendar year 2013 and Budget Amendments #6 through #7 amended the budget for calendar year 2014. This amendment is the 8th budget amendment for the biennium and the 3rd budget amendment for calendar year 2014.

Proposed amendments to the 2014 budget are as follows:

Fund Balance Adjustments: This amendment adjusts citywide 2014 budgeted beginning fund balances to reflect actual ending balances as of the end of 2013. Citywide beginning fund balances are adjusted by a net increase of \$19.7 million.

Revenue Adjustments: This amendment reduces General Fund budgeted revenues by (\$180,000). Revenues are being adjusted to reflect the anticipated reduction in revenue from the Muckleshoot Indian Tribe annual contribution for services rendered. This is consistent with the 2014 services funding agreement between MIT and the City (reduction of \$95,000). This also includes a reduction in anticipated Liquor Excise tax revenues of (\$85,000), which is a result of conflicting legislation in 2013 that was not resolved during the 2014 legislative session. This adjusts liquor revenue to the 'lower revenue view' which the state is now following to calculate the distribution amounts.

FTE Additions: This amendment authorizes 11 new FTE's:

- Project Survey Technician (+1.0 FTE): Establishes a new FTE to assist with meeting the demand for completing capital improvement projects. This position will provide technical support for the survey and design of capital projects. This position will be funded 5% by the General Fund, remaining funding from the Street Funds capital projects (Fund 102 and Fund 105), as well as the Water, Sewer, and Storm Funds.
- Utility Locator (+1.0 FTE): The Utility Locator will be responsible for locating water, sewer, storm and street lighting, traffic signal, and fiber optics throughout the City's infrastructures. This position will be funded equally by the General Fund and the Water, Sewer, and Storm Funds.
- SCADA/Telemetry Specialist (+1.0 FTE): The SCADA/Telemetry Specialist will be responsible to maintain the City's new SCADA system. This position is Funded 40% by the Water Fund, 40% by the Sewer Fund, and 20% by the Storm Fund.

- Storm Water Management Inspectors (+2.0 FTE's): The Storm Water Management Inspectors will be responsible for performing technical work related to implementation of the City's NPDES Phase 2 storm water permit requirements. These positions will be 100% funded by the Storm Fund.
- 5 Supernumerary Police Officer's (+5.0 FTE): Over the past 40 months, the Auburn Police Department has averaged 4.9 vacancies per month. This budget amendment establishes five new Supernumerary Police Officer positions to allow the Police Department to go above authorized staffing levels in anticipation of personnel departures and securing more timely Basic Academy dates. Funded 100% by the General Fund.
- MIT Police Officer (+1.0 FTE): Establishes a new FTE to support additional law enforcement services provided by the Auburn Police Department to the Muckleshoot Indian Tribe (MIT). This officer's primary duties will be on the reservation working with tribal members as well as other citizens on the reservation. Funding will be 100% reimbursed to the City by MIT. Budget of \$76,000 includes salary and benefits for the months of June through December 2014. See Resolution No. 5056.

Project Carryforwards: This amendment authorizes the carryforward of project budgets that were not completed in 2013 to include the following: \$560,000 for Local Revitalization Projects (Fund 330), \$175,000 for the Comprehensive Storm Drainage Plan Update (Fund 432), and \$43,000 for Emergency Management grants (General Fund).

Project Funding Requests: Project funding requests included in this budget amendment establishes spending authority for new projects or additional spending authority for existing projects.

- Municipal Park Construction (Fund 321: \$47,000)
 - o Lea Hill Park (CP1003) - \$47,000 for the completion of the Lea Hill park restroom; funded by Fund 328 REET 2 monies.
- Capital Improvement Projects (Fund 328: \$100,000)
 - o ADA Pedestrian Push Button and Signal Improvements (CP1322). Funded by Transfer In from Fund 102.
- Water Fund (Fund 430: \$105,000)
 - o Water System Comprehensive Plan (CP1403) - \$105,000 increase in funding for project, approved by Council on 11/18/2013.
- Airport Fund (Fund 435: \$468,000)
 - o Asphalt Rehabilitation and Seal Coat Project (CP1324) - \$302,000 additional funding for the project; \$287,000 or 95% is grant funded, 5% is Airport funded.
 - o Enclose 15 Airplane Hangers - \$126,000 funding for new project to enclose 15 existing open hangers with intent to generate additional rental income at the Airport.
 - o Tenant Improvement Project (CP1401) - \$40,000 additional budget for the Tenant Improvement Project at the 506 Building.

Other Requests: Other requests included in this budget amendment establishes spending authority for new items such as contracts for services, receipt of grant revenues, purchase of vehicles and equipment, Innovation and Technology items, etc.

- General Fund (Fund 001: \$549,500)
 - o Police Extra Duty Overtime - \$403,500 budget for extra-duty Police overtime which is reimbursed by contractors. Adjustment is the result of change in accounting methodology.
 - o Muckleshoot Indian Tribe (MIT) - \$84,000 for dedicated Police Officers' vehicle & IT upgrades, vehicle related expenditures and officer supplies; fully reimbursed by the MIT (includes \$50,000 Transfer Out to Fund 550 and \$13,000 Transfer Out to Fund 518).
 - o Transfer In from Fund 437 - \$31,000 to close out the Golf Course Fund.

- o Parks Department Programs - \$27,000 for marketing and professional services related to art programs and the Farmers Market; grant funded by King Conservation grant (\$15,000) and 4Culture grant (\$12,000).
 - o RAMPART grant for Emergency Management (\$4,000).
- Drug Forfeiture Fund (Fund 117: \$15,000)
 - o Alive and Free Program
- Water Fund (Fund 430: \$110,000)
 - o Water Facilities Evaluation Study; increase in funding as approved by Council on 11/4/2013.
- Storm Drainage Fund (Fund 432: \$129,700)
 - o Two vehicles for the each of the Storm Water Management Inspector FTE's (\$70,000).
 - o IT equipment, cubicles, and furniture for the two Storm Water Management Inspector FTE's (\$11,700).
 - o Regional Stormwater Monitoring Program; \$48,000 budget to cover annualized cost of participation in the program.
- Solid Waste Fund (Fund 434: \$24,000)
 - o Recycling outreach; budget for outreach consultant and recycling flyers – 100% grant funded.
- Airport Fund (Fund 435: \$8,000)
 - o MAI Appraisal; \$8,000 for 5 year MAI Appraisal required for Airports with land leases.
- Golf Course Fund (Fund 437: \$31,000)
 - o Transfer-Out from Golf Course Fund to General Fund; result of Golf Course Fund close-out.
- Innovation & Technology Fund (Fund 518: \$19,300)
 - o IT equipment for the police vehicle purchased for the new Police Officer position dedicated to MIT (\$12,600); Transfer In from the General Fund.
 - o IT equipment for the two new Storm Water Management Inspectors (\$6,700); Transfer In from the Storm Fund.
- Equipment Rental Fund (Fund 550: \$238,000)
 - o Purchase of a Trackhoe 6523D (\$118,000).
 - o Purchase of two vehicles for the Storm Water Management Inspectors; Transfer In from the Storm Fund (\$70,000).
 - o Purchase of a police vehicle for dedicated Police Officer dedicated to MIT (\$50,000).

Council approval of proposed Ordinance No. 6510 would amend the 2014 budget as follows:

Table 1: 2014 Budget as Amended

2014 Budget as Amended	\$ 263,451,008
Budget Amendment #8 (Ord #6510)	<u>20,759,382</u>
Revised Budget as Amended	\$284,210,390

Attachments:

- ❖ 1. Proposed Ordinance #6510 (budget adjustment #8).
- ❖ 2. Summary of proposed 2014 budget adjustments by fund and department (Schedule A).
- ❖ 3. Summary of approved changes to adopted 2014 budget by fund (Schedule B).

ORDINANCE NO. 6510

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AMENDING ORDINANCE NO. 6432, THE 2013-2014 BIENNIAL BUDGET ORDINANCE, AS AMENDED BY ORDINANCE NO. 6456, ORDINANCE NO. 6462, ORDINANCE NO. 6472, ORDINANCE NO. 6473, ORDINANCE NO. 6474, ORDINANCE NO. 6481, ORDINANCE NO. 6502, AUTHORIZING AMENDMENT TO THE CITY OF AUBURN 2013-2014 BUDGET AS SET FORTH IN SCHEDULE "A" AND SCHEDULE "B"

WHEREAS, the Auburn City Council at its regular meeting of December 3, 2012, adopted Ordinance No. 6432 which adopted the City of Auburn 2013-2014 Biennial budget; and

WHEREAS, the Auburn City Council at its regular meeting of March 4, 2013, adopted Ordinance No. 6456 (BA#1) which amended Ordinance No. 6432 which adopted the City of Auburn 2013-2014 Biennial budget; and

WHEREAS, the Auburn City Council at its regular meeting of May 28, 2013, adopted Ordinance No. 6462 (BA#2) which amended Ordinance No. 6456 which amended the City of Auburn 2013-2014 Biennial budget; and

WHEREAS, the Auburn City Council at its regular meeting of August 5, 2013, adopted Ordinance No. 6472 (BA#3) which amended Ordinance No. 6462 which amended the City of Auburn 2013-2014 Biennial budget; and

WHEREAS, the Auburn City Council at its regular meeting of September 16, 2013, adopted Ordinance No. 6473 (BA#4) which amended Ordinance No. 6472 which amended the City of Auburn 2013-2014 Biennial budget; and

WHEREAS, the Auburn City Council at its regular meeting of December 2, 2013, adopted Ordinance No. 6481 (BA#5), which amended Ordinance No. 6473 which amended the City of Auburn 2013-2014 Biennial budget; and

WHEREAS, the Auburn City Council at its regular meeting of December 2, 2013, adopted Ordinance No. 6474 (BA#6), which amended Ordinance No. 6481 which amended the City of Auburn 2013-2014 Biennial budget; and

WHEREAS, the Auburn City Council at its regular meeting of March 17, 2014, adopted Ordinance No. 6502 (BA#7), which amended Ordinance No. 6474 which amended the City of Auburn 2013-2014 Biennial budget; and

WHEREAS, the City of Auburn deems it necessary to appropriate additional funds to the various funds of the 2014 budget as outlined in this Ordinance (BA#8); and

WHEREAS, this Ordinance has been approved by one more than the majority of all councilpersons in accordance with RCW 35A.34.200.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. **Amendment of the 2013-2014 Biennial Budget.** The 2013-2014 Biennial Budget of the City of Auburn is amended pursuant to Chapter 35A.34 RCW, to reflect the revenues and expenditures as shown on Schedule "A" attached hereto and incorporated herein by reference. The Mayor of the City of Auburn, Washington is hereby authorized to utilize revenue and expenditure amounts

shown on said Schedule "A" and Schedule "B". A copy of said Schedule "A" and Schedule "B" is on file with the City Clerk and available for public inspection.

Section 2. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held to be invalid, the remainder of such code, ordinance or regulation or the application thereof to other person or circumstance shall not be affected.

Section 3. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 4. Effective Date. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid
City Attorney

PUBLISHED: _____

Schedule A
Summary of 2014 Budget Adjustments by Fund
Budget Amendment #8 Ordinance No. 6510

General Fund (#001)	2014			
	Begin. Fund Balance	Revenues	2014 Expenditures	Ending Fund Balance
General Fund				
2014 Adopted Budget	8,311,010	50,553,102	54,498,330	4,365,782
BA#6 (Ordinance #6474, 12.3.2013)	5,238,890	5,047,826	4,393,501	5,893,015
BA#7 (Ordinance #6502, 3.17.2014)	268,348	(144,228)	589,148	(465,028)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	1,555,136	0	0	1,555,136
General Fund Revenues				
Muckleshoot Indian Tribe Contribution - reimbursement for services.	0	(95,000)	0	(95,000)
Liquor Excise Tax - due to lower revenue distributions as a result of the 2014 Legislative Session.	0	(85,000)	0	(85,000)
Operating Transfer In from Golf Course Fund	0	31,000	0	31,000
Emergency Management				
Carryforward of grant funds approved per Resolution No. 4980.	43,204	0	43,204	0
Recognize RAMPART grant.	0	4,401	4,401	0
Parks Department				
King Conservation District Grant for Farmer's Market.	0	15,000	15,000	0
4Culture Grant for local arts funding.	0	12,000	12,000	0
Police Department				
Increase budget for extra-duty overtime, reimbursed by contractors. Expenditures are no longer netted against revenue.	0	403,500	403,500	0
New FTE - 5.0 Supernumerary Police Officer Positions funded effective November 1, 2014 through December 31, 2014 (Salary & Benefits).	0	0	110,166	(110,166)
Supplies, equipment, and start up costs for Basic Law Enforcement Academy (BLEA) for 5 Supernumerary FTE's.	0	0	43,925	(43,925)
New FTE - 1.0 FTE for dedicated police services at Muckleshoot Indian Tribe (MIT), effective June 2014. Reimbursed by MIT, per Resolution No. 5056.	0	75,564	75,564	0
Vehicle purchase or MIT dedicated police vehicle - to be reimbursed by MIT, per Resolution No. 5056. Transfer Out to ER&R	0	50,000	50,000	0
Technology (DC/Video/Modem) for MIT dedicated police vehicle - to be reimbursed by MIT, per Resolution No. 5056. Transfer Out to IT.	0	12,600	12,600	0
Reimbursement for vehicle replacement, fuel, insurance, repairs and maintenance on police vehicle dedicated to MIT Officer - to be reimbursed by MIT, per Resolution No. 5056.	0	14,934	14,934	0
Supplies for dedicated Police Officer at MIT - to be reimbursed by MIT, per Resolution No. 5056.	0	6,500	6,500	0
Public Works Department				
New FTE - Project Survey Technician, 5% funded by the General Fund.	0	0	3,336	(3,336)
Street Department				
New FTE - Utility Locator, 25% funded by the General Fund.	0	0	10,958	(10,958)
BA#8 Total	1,598,340	445,499	806,088	1,237,751
2014 Revised Budget	15,416,387.51	65,902,199	60,287,066	11,031,520
Memo: Unrestricted GF Ending fund balance				11,031,520
Total Resources / Expenditures		71,318,587		71,318,587
8.0% General Fund Reserve Requirement				4,822,965

Schedule A
Summary of 2014 Budget Adjustments by Fund
Budget Amendment #8 Ordinance No. 6510

Arterial Street Fund (#102)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	856,364	3,849,658	3,892,270	813,752
BA#6 (Ordinance #6474, 12.3.2013)	130,000	1,935,446	2,549,006	(483,560)
BA#7 (Ordinance #6502, 3.17.2014)	961,893	5,873,643	6,871,306	(35,770)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	487,665	0	0	487,665
Reduce budget for the Citywide Pedestrian & Arterial Project to Annual Traffic Signal Improvements (CP1322) to fund the ADA pedestrian push button and signal improvements.	0	0	(100,000)	100,000
Transfer Out from Fund 102 to Fund 328 to fund the ADA pedestrian push button and signal improvements (CP1322 above).	0	0	100,000	(100,000)
New FTE - Project Survey Technician, 30% funded by Fund 102.	0	0	16,265	(16,265)
BA#8 Total	487,665	0	16,265	471,400
2014 Revised Budget	2,435,922	11,658,747	13,328,847	785,822
Total Resources / Expenditures		14,094,669		14,094,669
Local Street Fund (#103)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	270,870	1,447,650	1,444,300	274,020
BA#6 (Ordinance #6474, 12.3.2013)	228,100	265,700	427,921	65,879
BA#7 (Ordinance #6502, 3.17.2014)	701,060	0	701,060	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	717,077	0	0	717,077
BA#8 Total	717,077	0	0	717,077
2014 Revised Budget	1,916,907	1,713,350	2,573,281	1,056,976
Total Resources / Expenditures		3,630,257		3,630,257

Schedule A
Summary of 2014 Budget Adjustments by Fund
Budget Amendment #8 Ordinance No. 6510

Hotel Motel Fund (#104)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	86,181	79,250	85,000	80,431
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	45,670	0	0	45,670
BA#8 Total	45,670	0	0	45,670
2014 Revised Budget	131,851	79,250	85,000	126,101
Total Resources / Expenditures		211,101		211,101

Arterial Street Preservation Fund (#105)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	1,584,937	2,042,723	2,000,000	1,627,660
BA#6 (Ordinance #6474, 12.3.2013)	5,000	0	682,984	(677,984)
BA#7 (Ordinance #6502, 3.17.2014)	623,600	0	623,600	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	(731,022)	0	0	(731,022)
New FTE - Project Survey Technician, 5% funded by Fund 105.	0	0	2,711	(2,711)
BA#8 Total	(731,022)	0	2,711	(733,733)
2014 Revised Budget	1,482,515	2,042,723	3,309,295	216,943
Total Resources / Expenditures		3,525,238		3,525,238

Schedule A
Summary of 2014 Budget Adjustments by Fund
Budget Amendment #8 Ordinance No. 6510

Drug Forfeiture Fund (#117)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	917,468	281,300	280,915	917,853
BA#6 (Ordinance #6474, 12.3.2013)	0	0	1,733	(1,733)
BA#7 (Ordinance #6502, 3.17.2014)	0	0	14,000	(14,000)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	(206,114)	0	0	(206,114)
Increase budget for the Alive & Free Program	0	0	15,000	(15,000)
BA#8 Total	(206,114)	0	15,000	(221,114)
2014 Revised Budget	711,354	281,300	311,648	681,006
Total Resources / Expenditures		992,654		992,654
Housing and Community Development Grant Fund (#119)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	45,647	450,000	460,000	35,647
BA#6 (Ordinance #6474, 12.3.2013)	0	0	152	(152)
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	(8,124)	0	0	(8,124)
BA#8 Total	(8,124)	0	0	(8,124)
2014 Revised Budget	37,523	450,000	460,152	27,371
Total Resources / Expenditures		487,523		487,523

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	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
Recreation Trails Fund (#120)				
2014 Adopted Budget	29,571	7,120	0	36,691
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	16	0	0	16
BA#8 Total	16	0	0	16
2014 Revised Budget	29,587	7,120	0	36,707
Total Resources / Expenditures		36,707		36,707
	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
Business Improvement Area Fund (#121)				
2014 Adopted Budget	21,680	55,040	55,000	21,720
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	19,472	0	0	19,472
BA#8 Total	19,472	0	0	19,472
2014 Revised Budget	41,152	55,040	55,000	41,192
Total Resources / Expenditures		96,192		96,192
	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
Cumulative Reserve Fund (#122)				
2014 Adopted Budget	5,700,796	3,000	1,434,624	4,269,172
BA#6 (Ordinance #6474, 12.3.2013)	2,000,000	0	1,222,084	777,916
BA#7 (Ordinance #6502, 3.17.2014)	0	0	1,540,000	(1,540,000)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	527,332	0	0	527,332
BA#8 Total	527,332	0	0	527,332
2014 Revised Budget	8,228,128	3,000	4,196,708	4,034,420
Total Resources / Expenditures		8,231,128		8,231,128

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Mitigation Fees Fund (#124)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	2,531,402	955,185	426,050	3,060,537
BA#6 (Ordinance #6474, 12.3.2013)	0	1,045,300	1,090,790	(45,490)
BA#7 (Ordinance #6502, 3.17.2014)	0	0	1,103,872	(1,103,872)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	2,109,366	0	0	2,109,366
BA#8 Total	2,109,366	0	0	2,109,366
2014 Revised Budget	4,640,768	2,000,485	2,620,712	4,020,541
Total Resources / Expenditures		6,641,253		6,641,253

1998 Library Bond Debt (#229)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	48,354	284,000	283,700	46,654
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	(46,354)	0	0	(46,354)
BA#8 Total	(46,354)	0	0	(46,354)
2014 Revised Budget	0	284,000	283,700	300
Total Resources / Expenditures		284,000		284,000

2010 Annex A&B Bond Debt Fund (#230)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	158	1,696,520	1,696,520	158
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	(158)	0	0	(158)
BA#8 Total	(158)	0	0	(158)
2014 Revised Budget	0	1,696,520	1,696,520	0
Total Resources / Expenditures		1,696,520		1,696,520

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2010 C&D Local Revitalization Debt Fund (#231)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	200	598,320	598,220	300
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				0
Adjust 2014 Beginning Fund Balance	(200)	0	0	(200)
BA#8 Total	(200)	0	0	(200)
2014 Revised Budget	0	598,320	598,220	100
Total Resources / Expenditures		598,320		598,320
LID Guarantee Fund (#249)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	34,588	100	10,000	24,688
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	(64)	0	0	(64)
BA#8 Total	(64)	0	0	(64)
2014 Revised Budget	34,524	100	10,000	24,624
Total Resources / Expenditures		34,624		34,624
LID #250 (#250)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	369	56,393	56,373	389
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	7	0	0	7
BA#8 Total	7	0	0	7
2014 Revised Budget	376	56,393	56,373	396
Total Resources / Expenditures		56,769		56,769

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LID #350 (#275)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	0	7,246	7,246	0
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	10,888	0	0	10,888
BA#8 Total	10,888	0	0	10,888
2014 Revised Budget	10,888	7,246	7,246	10,888
Total Resources / Expenditures		18,134		18,134
2006 A & T Golf-Cemetery Fund (#237)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	0	0	0	0
BA#6 (Ordinance #6474, 12.3.2013)	0	393,144	393,144	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	0	0	0	0
BA#8 Total	0	0	0	0
2014 Revised Budget	0	393,144	393,144	0
Total Resources / Expenditures		393,144		393,144
Municipal Park Construction Fund (#321)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	325,267	18,171,700	18,438,000	60,967
BA#6 (Ordinance #6474, 12.3.2013)	45,000	(7,983,269)	(7,915,500)	(22,769)
BA#7 (Ordinance #6502, 3.17.2014)	0	1,365,883	1,365,883	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	104,212	0	0	104,212
Lea Hill Park completion of restroom (CP1003). Transfer In from Fund 328, REET 2 monies.	0	47,230	47,230	0
BA#8 Total	104,212	47,230	47,230	104,212
2014 Revised Budget	474,479	11,601,544	11,933,613	142,410
Total Resources / Expenditures		12,076,023		12,076,023

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Capital Improvements Fund (#328)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	4,586,304	1,524,819	1,097,300	5,013,823
BA#6 (Ordinance #6474, 12.3.2013)	1,625,319	1,615,790	6,544,408	(3,303,299)
BA#7 (Ordinance #6502, 3.17.2014)	702,206	79,568	781,774	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	2,189,098	0	0	2,189,098
Transfer In from Fund 102 to fund the ADA pedestrian push button and signal improvements (CP1322).	0	100,000	100,000	0
Lea Hill Park completion of restroom (CP1003). Transfer Out to Fund 321, REET 2 monies.	0	0	47,230	(47,230)
BA#8 Total	2,189,098	100,000	147,230	2,141,868
2014 Revised Budget	9,102,927	3,320,177	8,570,712	3,852,392
Total Resources / Expenditures		12,423,104		12,423,104
Local Revitalization Fund (#330)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	0	0	0	0
BA#6 (Ordinance #6474, 12.3.2013)	0	0	0	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Budget Carryforward for Local Revitalization Projects.	559,070	0	559,070	0
BA#8 Total	559,070	0	559,070	0
2014 Revised Budget	559,070	0	559,070	0
Total Resources / Expenditures		559,070		559,070

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		2014		
		Revenues	2014 Expenditures	Ending Fund Balance
Golf Course Debt Service Fund (#417)		Beg. Fund Balance		
2014 Adopted Budget		0	393,144	393,144
BA#6 (Ordinance #6474, 12.3.2013)		0	(393,144)	(393,144)
BA#7 (Ordinance #6502, 3.17.2014)		0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	This is in process.	(3,326,679)	0	(3,326,679)
Close out Golf Debt Service Fund.		0	0	(3,326,679)
BA#8 Total		(3,326,679)	0	(3,326,679)
2014 Revised Budget		(3,326,679)	0	(3,326,679)
Total Resources / Expenditures			(3,326,679)	(3,326,679)
Water Fund (#430)		Beg. Fund Balance	2014 Revenues	2014 Expenditures
2014 Adopted Budget		6,618,981	13,562,749	16,516,114
BA#6 (Ordinance #6474, 12.3.2013)		3,982,414	1,063,240	6,453,800
BA#7 (Ordinance #6502, 3.17.2014)		4,193,683	0	4,193,683
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance		(605,674)	0	0
Increase funding for Water Facilities Evaluation Study, as approved by Council on 11/4/2013.		0	0	110,291
Increase funding for Water System Comprehensive Plan (CP1403), as approved by Council on 11/18/2013.		0	0	104,643
New FTE - SCADA/Telemetry Specialist, 40% funded by the Water Fund.		0	0	18,572
New FTE - Project Survey Technician, 20% funded by the Water Fund.		0	0	11,468
New FTE - Utility Locator, 25% funded by the Water Fund.		0	0	10,958
BA#8 Total		(605,674)	0	265,932
2014 Revised Budget		14,189,404	14,625,989	28,419,629
Total Resources / Expenditures			28,815,393	28,815,393

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Sewer Fund (#431)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	7,576,717	21,558,701	21,863,847	7,271,571
BA#6 (Ordinance #6474, 12.3.2013)	0	(14,006,575)	(13,911,530)	(95,045)
BA#7 (Ordinance #6502, 3.17.2014)	2,302,627	0	2,373,627	(71,000)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	3,073,453	0	0	3,073,453
New FTE - SCADA/Telemetry Specialist, 40% funded by the Sewer Fund.	0	0	18,572	(18,572)
New FTE - Project Survey Technician, 20% funded by the Sewer Fund.	0	0	11,468	(11,468)
New FTE - Utility Locator, 25% funded by the Sewer Fund.	0	0	10,958	(10,958)
BA#8 Total	3,073,453	0	40,998	3,032,455
2014 Revised Budget	12,952,797	7,552,126	10,366,942	10,137,982
Total Resources / Expenditures		20,604,923		20,504,923

Storm Drainage Fund (#432)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	6,289,114	9,285,843	8,530,856	7,064,101
BA#6 (Ordinance #6474, 12.3.2013)	4,482,588	(5,501)	4,933,557	(456,470)
BA#7 (Ordinance #6502, 3.17.2014)	6,453,350	1,689,400	8,142,750	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	(1,647,113)	0	0	(1,647,113)
Budget Carryforward for Comprehensive Storm Drainage Plan Update (CP1405).	175,000	0	175,000	0
New FTE's - 2.0 Storm Water Management Inspectors - 100% Funded by the Storm Fund.	0	0	108,432	(108,432)
Cubicles and furniture for 2.0 Storm Water Management Inspectors.	0	0	5,000	(5,000)
Two vehicles (one each) for the Storm Water Management Inspectors; Transfer Out to ER&R.	0	0	70,000	(70,000)
Technology equipment for the Storm Water Management Inspectors, including desktop computer, phones, and I-pad Tablet; Transfer Out to IT.	0	0	6,700	(6,700)
Annual payment for participation in the Regional Stormwater Monitoring Program.	0	0	48,000	(48,000)
New FTE - Project Survey Technician, 20% funded by the Storm Fund.	0	0	11,468	(11,468)
New FTE - Utility Locator, 25% funded by the Storm Fund.	0	0	10,958	(10,958)
New FTE - SCADA/Telemetry Specialist, 20% funded by the Storm Fund.	0	0	9,284	(9,284)
BA#8 Total	(1,472,113)	0	444,842	(1,916,955)
2014 Revised Budget	15,762,939	10,979,742	22,052,005	4,690,677
Total Resources / Expenditures		26,742,661		26,742,681

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Sewer Metro Fund (#433)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	0	0	0	0
BA#6 (Ordinance #6474, 12.3.2013)	0	15,000,000	15,000,000	0
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	1,826,811	0	0	1,826,811
BA#8 Total	1,826,811	0	0	1,826,811
2014 Revised Budget	1,826,811	15,000,000	15,000,000	1,826,811
Total Resources / Expenditures		16,826,811		16,826,811
Solid Waste Fund (#434)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	696,362	12,062,904	12,497,894	161,372
BA#6 (Ordinance #6474, 12.3.2013)	0	1,087,595	43,830	1,043,765
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	908,198	0	0	908,198
Budget for Solid Waste outreach consultant and outreach flyers; recognition of grant funding.	0	24,000	24,000	0
BA#8 Total	908,198	24,000	24,000	908,198
2014 Revised Budget	1,504,560	13,174,499	12,565,724	2,113,336
Total Resources / Expenditures		14,679,059		14,679,059

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Airport Fund (#435)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	544,152	808,380	867,903	484,629
BA#6 (Ordinance #6474, 12.3.2013)	103,000	226,750	333,976	(4,226)
BA#7 (Ordinance #6502, 3.17.2014)	7,930	134,256	158,566	(16,380)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	146,202	0	0	146,202
Budget to increase funding for the Asphalt Rehabilitation and Seal Coat Project (CP1324); 90% FAA Grant Funded, 5% State Grant Funded, 5% Airport Funded.	0	286,595	301,679	(15,084)
Budget for Capital Improvement Project to enclose 15 existing open hangers into closed hangers; project is expected to have a 2 year Return on Investment.	0	0	126,000	(126,000)
Increase budget for Tenant Improvement Project at the 506 Building (CP1401).	0	0	40,000	(40,000)
Budget for 5 Year MAI Appraisal, which is required every 5 years for Airports with land leases.	0	0	8,000	(8,000)
BA#8 Total	146,202	286,595	475,679	(42,882)
2014 Revised Budget	801,284	1,455,981	1,836,124	421,141
Total Resources / Expenditures		2,257,265		2,257,265
Cemetery Fund (#436)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	58,852	1,049,010	1,024,384	83,478
BA#6 (Ordinance #6474, 12.3.2013)	0	127,200	(82,995)	210,195
BA#7 (Ordinance #6502, 3.17.2014)	0	0	50,000	(50,000)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	203,082	0	0	203,082
BA#8 Total	203,082	0	0	203,082
2014 Revised Budget	261,934	1,176,210	991,389	446,755
Total Resources / Expenditures		1,438,144		1,438,144

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		2014		
		Beg. Fund Balance	Revenues	2014 Expenditures
				Ending Fund Balance
Golf Course Fund (#437)				
2014 Adopted Budget		91,134	1,521,430	1,537,577
BA#6 (Ordinance #6474, 12.3.2013)		(91,134)	(1,521,430)	(1,537,577)
BA#7 (Ordinance #6502, 3.17.2014)		0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	This is in process.	8,313,777	0	0
Close out Golf Course Fund - move to Fixed Assets		0	0	8,282,777
Transfer Out to General Fund: remaining cash balance.		0	0	31,000
BA#8 Total		8,313,777	0	8,313,777
2014 Revised Budget		8,313,777	0	8,313,777
Total Resources / Expenditures			8,313,777	8,313,777
		2014		
		Beg. Fund Balance	Revenues	2014 Expenditures
				Ending Fund Balance
Insurance Fund (#501)				
2014 Adopted Budget		1,782,479	2,000	204,400
BA#6 (Ordinance #6474, 12.3.2013)		0	0	0
BA#7 (Ordinance #6502, 3.17.2014)		0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance		33,252	0	0
BA#8 Total		33,252	0	33,252
2014 Revised Budget		1,815,731	2,000	204,400
Total Resources / Expenditures			1,817,731	1,817,731

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Facilities Fund (#505)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	972,003	3,432,500	3,447,704	956,799
BA#6 (Ordinance #6474, 12.3.2013)	0	17,675	49,686	(32,011)
BA#7 (Ordinance #6502, 3.17.2014)	248,300	50,000	568,600	(270,300)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	756,209	0	0	756,209
BA#8 Total	756,209	0	0	756,209
2014 Revised Budget	1,976,512	3,500,175	4,065,990	1,410,697
Total Resources / Expenditures		5,476,687		5,476,687
Innovation and Technology Fund (#518)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	1,921,570	4,990,128	5,137,179	1,774,517
BA#6 (Ordinance #6474, 12.3.2013)	0	210,295	339,876	(128,581)
BA#7 (Ordinance #6502, 3.17.2014)	782,000	16,000	782,000	16,000
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	702,442	0	0	702,442
Purchase of technology items that will be installed in the police vehicle used for dedicated police services at Muckleshoot Indian Tribe (MIT). Transfer In from the General Fund. Reimbursed by MIT, per Resolution No. 5056.	0	12,600	12,600	0
Technology Equipment for the Storm Water Management Inspectors, including desktop computer, phones, and I-pad Tablet; Transfer In from Storm Fund (Fund 432).	0	6,700	6,700	0
BA#8 Total	702,442	19,300	19,300	702,442
2014 Revised Budget	3,408,012	5,235,721	6,277,355	2,364,378
Total Resources / Expenditures		8,641,733		8,641,733

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	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
Equipment Rental Fund (#550)				
2014 Adopted Budget	3,235,090	2,992,750	4,095,913	2,131,927
BA#6 (Ordinance #6474, 12.3.2013)	0	50,000	80,759	(30,759)
BA#7 (Ordinance #6502, 3.17.2014)	861,030	280,000	1,301,340	(160,310)
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Working Capital Balance	1,824,324	0	0	1,824,324
Purchase of a Trackhoe 6523D in lieu of a Backhoe - which was up for replacement in 2010 but was not purchased. The Trackhoe will have greater usage than replacing it with a Backhoe.	0	0	117,833	(117,833)
Two vehicles for the Storm Water Management Inspectors; Transfer In from the Storm Fund (Fund 432).	0	70,000	70,000	0
Purchase of police vehicle for dedicated police services at Muckleshoot Indian Tribe (MIT). Transfer In from the General Fund. Reimbursed by MIT, per Resolution No. 5056.	0	50,000	50,000	0
BA#8 Total	1,824,324	120,000	237,833	1,706,491
2014 Revised Budget	5,920,444	3,442,750	5,715,845	3,647,349
Total Resources / Expenditures		9,363,194		9,363,194
	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
Fire Pension Fund (#611)				
2014 Adopted Budget	2,482,786	73,000	180,860	2,374,926
BA#6 (Ordinance #6474, 12.3.2013)	0	231,000	207	230,793
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	(35,795)	0	0	(35,795)
BA#8 Total	(35,795)	0	0	(35,795)
2014 Revised Budget	2,446,991	304,000	181,067	2,569,924
Total Resources / Expenditures		2,750,991		2,750,991

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Cemetery Endowment Fund (#701)	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	1,547,220	139,351	1,595,220	91,351
BA#6 (Ordinance #6474, 12.3.2013)	0	(16,000)	0	(16,000)
BA#7 (Ordinance #6502, 3.17.2014)	0	0	0	0
BA#8 (Proposed Ordinance #6510)				
Adjust 2014 Beginning Fund Balance	(6,907)	0	0	(6,907)
BA#8 Total	(6,907)	0	0	(6,907)
2014 Revised Budget	1,540,313	123,351	1,595,220	68,444
Total Resources / Expenditures		1,663,664		1,663,664
Grand Total - All Funds	Beg. Fund Balance	2014 Revenues	2014 Expenditures	Ending Fund Balance
2014 Adopted Budget	59,075,426	153,945,014	164,654,843	48,365,597
BA#6 (Ordinance #6474, 12.3.2013)	17,748,977	5,231,042	20,436,667	2,543,352
BA#7 (Ordinance #6502, 3.17.2014)	18,106,027	9,344,622	31,161,209	(3,710,660)
BA#8 (Proposed Ordinance #6510)	19,716,758	1,042,624	8,079,276	12,680,106
2014 Revised Budget	114,647,188	169,563,202	224,331,995	59,878,395
Total Resources / Expenditures		284,210,390		284,210,390
June 10, 2014				
Prepared by City of Auburn Financial Planning Department				

Schedule B
2014 Appropriations by Fund

Fund	2014 Adopted Budget	BA#6 (Ord 6474)	BA#7 (Ord 6502)	BA#8 (Ord 6510)	Total Amendments	2014 Revised Budget
General Fund (#001)	58,864,112	10,286,516	124,120	2,043,839	12,454,475	71,318,587
Arterial Street Fund (#102)	4,706,022	2,065,446	6,835,536	487,665	9,388,647	14,094,669
Local Street Fund (#103)	1,718,320	493,800	701,060	717,077	1,911,937	3,630,257
Hotel Motel Fund (#104)	165,431	-	-	45,670	45,670	211,101
Arterial Street Preservation Fund (#105)	3,627,660	5,000	623,600	(731,022)	(102,422)	3,525,238
Drug Forfeiture Fund (#117)	1,198,768	-	-	(206,114)	(206,114)	992,654
Housing and Community Development Grant Fund (#119)	495,647	-	-	(8,124)	(8,124)	487,523
Recreation Trails Fund (#120)	36,691	-	-	16	16	36,707
Business Improvement Area Fund (#121)	76,720	-	-	19,472	19,472	96,192
Cumulative Reserve Fund (#122)	5,703,796	2,000,000	-	527,332	2,527,332	8,231,128
Mitigation Fees Fund (#124)	3,486,587	1,045,300	-	2,109,366	3,154,666	6,641,253
1998 Library Fund (#229)	330,354	-	-	(46,354)	(46,354)	284,000
2010 Annex A&B Bond Debt Fund (#230)	1,696,678	-	-	(158)	(158)	1,696,520
2010 C&D Local Revitalization Debt Fund (#231)	598,520	-	-	(200)	(200)	598,320
LID Guarantee Fund (#249)	34,688	-	-	(64)	(64)	34,624
LID #250 (#250)	56,762	-	-	7	7	56,769
LID #350 (#275)	7,246	-	-	10,888	10,888	18,134
Golf Course Debt Service Fund (#237)	-	393,144	-	-	393,144	393,144
Municipal Park Construction Fund (#321)	18,496,967	(7,938,269)	1,365,883	151,442	(6,420,944)	12,076,023
Capital Improvements Fund (#328)	6,111,123	3,241,109	781,774	2,289,098	6,311,981	12,423,104
Local Revitalization Fund (#330)	-	-	-	559,070	559,070	559,070
Golf Course Debt Service Fund (#417)	393,144	(393,144)	-	(3,326,679)	(3,719,623)	(3,326,679)
Water Fund (#430)	20,181,730	5,045,654	4,193,683	(605,674)	8,633,663	28,815,393
Sewer Fund (#431)	29,135,418	(14,006,575)	2,302,627	3,073,453	(8,630,495)	20,504,923
Storm Drainage Fund (#432)	15,594,957	4,477,087	8,142,750	(1,472,113)	11,147,724	26,742,681
Sewer Metro Fund (#433)	-	15,000,000	-	1,826,811	16,826,811	16,826,811
Solid Waste Fund (#434)	12,659,266	1,087,595	-	932,198	2,019,793	14,679,059
Airport Fund (#435)	1,352,532	329,750	142,186	432,797	904,733	2,257,265
Cemetery Fund (#436)	1,107,862	127,200	-	203,082	330,282	1,438,144
Golf Course Fund (#437)	1,612,564	(1,612,564)	-	8,313,777	6,701,213	8,313,777
Insurance Fund (#501)	1,784,479	-	-	33,252	33,252	1,817,731
Workers Compensation Self Insurance Fund (#503)	-	840,000	-	-	840,000	840,000
Facilities Fund (#505)	4,404,503	17,675	298,300	756,209	1,072,184	5,476,687
Innovation and Technology Fund (#518)	6,911,696	210,295	798,000	721,742	1,730,037	8,641,733
Equipment Rental Fund (#550)	6,227,840	50,000	1,141,030	1,944,324	3,135,354	9,363,194
Fire Pension Fund (#611)	2,555,786	231,000	-	(35,795)	195,205	2,750,991
Cemetery Endowment Fund (#701)	1,586,571	(16,000)	-	(6,907)	(22,907)	1,663,664
Total	213,020,440	22,980,019	27,450,549	20,759,382	71,189,950	284,210,390

June 10, 2014
Prepared by City of Auburn Financial Planning Department



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6514

Date:

June 11, 2014

Department:

City Attorney

Attachments:

[Ordinance No. 6514](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council introduce and adopt Ordinance No. 6514.

Background Summary:

This ordinance would allow the city - police and prosecution - to pursue cases where actual conduct may not constitute current violations of city ordinance, such as prostitution or indecent exposure. It is my understanding that the police have had to respond to conduct that could constitute Lewd conduct violations. This is certainly not the type of activity we would want to occur in public or within view of the public. It is another law enforcement tool.

Reviewed by Council Committees:

Finance, Municipal Services

Councilmember: Peloza

Staff: Heid

Meeting Date: July 7, 2014

Item Number: ORD.C

ORDINANCE NO. 6 5 1 4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF AUBURN, WASHINGTON, CREATING A NEW
CHAPTER 9.84 OF THE AUBURN CITY CODE RELATING
TO LEWD CONDUCT

WHEREAS, the current provisions of the Auburn City Code (ACC) include provisions dealing with a variety of criminal conducts, including violations relating to public indecency and prostitution; and

WHEREAS, in addition to the violations of public indecency and prostitution, it is also appropriate for the City Code to prohibit lewd conduct in public, and for law enforcement officers to enforce, laws relating to lewd conduct in public.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. Creation of new Chapter to City Code. That a new Chapter 9.84 of the Auburn City Code be, and the same hereby is, created to read as follows:

Chapter 9.84
Lewd Conduct and Related Offenses

Sections

- 9.84.010 Definitions.
- 9.84.020 Lewd conduct.

9.84.010 Definitions.

As used in this chapter, the following definitions shall apply:

- A. A "lewd act" is:
 - 1. An exposure of one's genitals, anus, or any portion of the areola or nipple of the female breast; or
 - 2. The touching, caressing or fondling of the genitals or female breasts; or
 - 3. Masturbation; or
 - 4. Sexual conduct.
- B. "Public place" means an area generally visible to public view, and includes streets, sidewalks, bridges, alleys, plazas, parks, driveways, parking lots, automobiles (whether moving or not), and buildings open to the general public, including those which

serve food or drink or provide entertainment, and the doorways and entrances to buildings or dwellings and the grounds enclosing them, and businesses contained in structures which can serve customers who remain in their vehicles, by means of a drive-up window.

C. "Sexual conduct" means sexual intercourse or any touching of the sexual or other intimate parts of a person done for the purpose of gratifying sexual desire of either party, whether such persons are the same or opposite sex.

D. For purposes of this chapter, any activity is obscene:

1. Which the average person, applying contemporary community standards, would find, when considered as a whole, appeals to the prurient interest; and

2. Which explicitly depicts or describes patently offensive representations or descriptions of:

a. Ultimate sexual acts, normal or perverted, actual or simulated; or

b. Masturbation, fellatio, cunnilingus, bestiality, excretory functions or lewd exhibition of the genitals or genital area; or

c. Violent or destructive sexual acts including but not limited to human or animal mutilation, dismemberment, rape or torture; and

3. Which, when considered as a whole, and in the context in which it is used, lacks serious literary, artistic, political or scientific value. For purposes of this chapter, an activity is dramatic if the activity is of, relating to, devoted to, or concerned specifically or professionally with current drama or the contemporary theater.

9.84.020 Lewd conduct.

A. A person is guilty of lewd conduct if he or she intentionally performs any lewd act in a public place or under circumstances where such act is likely to be observed by any member of the public. The act of breastfeeding or expressing breast milk is not lewd conduct.

B. Lewd conduct is a misdemeanor.

C. This section shall not be construed to prohibit:

1. Plays, operas, musicals or other dramatic works which are not obscene;

2. Classes, seminars and lectures held for serious scientific or educational purposes;

3. Exhibitions, performances or dances which are not obscene; or

4. Adult entertainment activities operating pursuant to and in accordance with Chapter 5.30 of the City Code.

Section 2. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Ordinance No. 6514

June 9, 2014

Page 2 of 3

Section 3. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 4. Effective date. This Ordinance shall take effect and be in force five days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

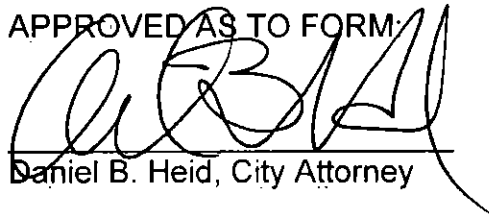
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____

Ordinance No. 6514
June 9, 2014
Page 3 of 3



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6516

Date:

June 24, 2014

Department:

Community Development
and Public Works

Attachments:

[Ordinance No. 6516](#)
[Exhibit 2 - Resolution No. 4116](#)
[Exhibit 3 - Cert. of Imp.](#)
[Exhibit 4 - Final Plat LLE](#)
[Exhibit 5 - Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council introduce and adopt Ordinance No. 6516.

Background Summary:

Dave Sanson, of DeNova Northwest, LLC has made application for the Final Plat of "Lakeland Hills Estates". This Final Plat includes the creation of 66 lots, the dedication of public right-of-way and eight tracts.

The property is located on the west side of Kersey Way SE, in the 5000 block in the City of Auburn. The preliminary plat of Lakeland Hill Estates received preliminary plat approval under City Resolution No. 4116 (PLT05-0004) as a single phase on December 4, 2006 to subdivide the 22.97-acre site (Parcel # 3221059009, 3221059020, 3221059043, and 3221059059) into 66 single-family lots, the dedication of public right-of-way, and eight tracts.

The plat has been developed in accordance with the R1, Residential zoning as defined by ACC, Section 18.12, (subsequently amended to R5, Residential Five Dwelling Units per Acre ACC 18.07 by Ord. O245 in 2009), Title 17, Final Plats, ACC 17.06, (subsequently amended by Ord. O239 in 2009) and the conditions of the preliminary plat.

A Certificate of Improvements has been issued by the City Engineer, accepting completion of required plat improvements and accepting financial security for the improvements that have been approved and remain to be constructed.

Attached are the following Exhibits:

Exhibit 1 - Proposed Ordinance No. 6516 to approve the Final Plat of Lakeland Hills Estates

Exhibit 2 - Resolution No. 4116, previously approving the Preliminary Plat of Lakeland Hill Estates

Exhibit 3 - The City Engineer's Signed Certificate of Improvements

Exhibit 4 - Final Plat Lakeland Hills Estates (Map, 9 pages)

Exhibit 5 - Vicinity Map

Reviewed by Council Committees:

Other: HE, Legal, Fire, Building, Parks, CD & PW

Councilmember: Holman

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: ORD.D

ORDINANCE NO. 6 5 1 6

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, APPROVING THE FINAL PLAT OF LAKELAND HILLS ESTATES

WHEREAS, the City of Auburn received a final plat application for the Plat of Lakeland Hills Estates, Application No. PLT14-0002, the final approval of which is appropriate for City Council Action; and

WHEREAS, based on the review given this Plat by the City, the City Council hereby makes and enters the following:

FINDINGS OF FACT

1. Dave Sanson of Denova Northwest LLC has made application for the Final Plat of "Lakeland Hills Estates".
2. The preliminary plat (PLT05-0004) was approved by the City Council on December 4, 2006 by Resolution No. 4116 as a single phase.
3. The preliminary plat of "Lakeland Hill Estates" has been developed in accordance with all applicable conditions of the preliminary plat.
4. A Certificate of Improvements has been issued by the City Engineer, accepting completion of all required plat improvements and accepting financial security for those improvements that remain to be completed.
5. Tract G is a storm drainage tract proposed to be dedicated to the City of Auburn for ownership and maintenance purposes, except for the perimeter landscaping that will be maintained by the homeowner's organization.

CONCLUSIONS OF LAW

1. The Final Plat is in compliance and in conformity with applicable Zoning and Land Division Ordinances and other applicable land use controls.
2. The Plat is consistent with the Comprehensive Plan.
3. The Plat meets the requirements of Chapter 58.17 RCW.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Approval. Lakeland Hills Estates, a subdivision involving property located within the City of Auburn, Washington, which plat is legally described on Sheet 1 of 9 of the Final Plat and set forth in Exhibit "A," attached hereto and incorporated herein by reference, is hereby approved, and deemed to conform to the requirements for Plat approval pursuant to State and local law and Chapter 58.17 of the Revised Code of Washington and Section 58.17.140 thereof.

Section 2. Constitutionality or Invalidity. If any section, subsection clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance, as it is being hereby expressly declared that this Ordinance and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, adopted and approved and ratified irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared invalid or unconstitutional.

Section 3. Recordation. Upon the passage, approval and publication of this Ordinance as provided by law, the City Clerk of the City of Auburn shall cause this Ordinance to be recorded in the office of the King County Records, Elections and Licensing Services Division.

Section 4. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 5. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication, as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

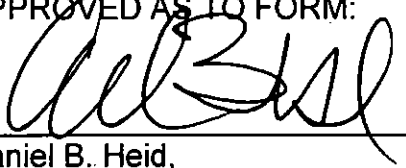
CITY OF AUBURN

NANCY BACKUS
MAYOR

ATTEST:

Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

Published: _____

EXHIBIT A

PARCEL A:

THAT PORTION OF LOT 2, AS DESCRIBED AND DELINEATED ON CITY OF AUBURN SHORT PLAT NUMBER SP-22-77 REVISION, RECORDED UNDER KING COUNTY RECORDING NUMBER 7905301012, IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST PROPERTY LINE OF SAID LOT 2 AND THE SOUTHERLY MARGIN OF ORAVETZ ROAD (KERSEY WAY S.E.); THENCE NORTHWESTERLY ALONG THE SOUTHERLY MARGIN OF SAID ORAVETZ ROAD (KERSEY WAY S.E.), A DISTANCE OF 99.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39°19'58" WESTERLY ALONG THE SOUTHERLY MARGIN OF ORAVETZ ROAD 513.39 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE WEST BOUNDARY LINE OF LOT 2 WITH SAID ORAVETZ ROAD; THENCE SOUTH 01°21'03" WEST A DISTANCE OF 579 FEET TO A POINT ON THE SAID WEST BOUNDARY LINE OF LOT 2; THENCE SOUTH 88°38'57" EAST 235 FEET; THENCE NORTH 01°21'03" EAST 86.08 FEET; THENCE NORTH 45°22'31" EAST TO THE TRUE POINT OF BEGINNING.

PARCEL B:

LOT 2, AS DESCRIBED AND DELINEATED ON CITY OF AUBURN SHORT PLAT NUMBER SP-22-77 REVISION, RECORDED UNDER KING COUNTY RECORDING NUMBER 7905301012, IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST PROPERTY LINE OF SAID LOT 2 AND THE SOUTHERLY MARGIN OF ORAVETZ ROAD (KERSEY WAY S.E.); THENCE NORTHWESTERLY ALONG THE SOUTHERLY MARGIN OF SAID ORAVETZ ROAD (KERSEY WAY S.E.), A DISTANCE OF 99.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39°19'58" WESTERLY ALONG THE SOUTHERLY MARGIN OF ORAVETZ ROAD 513.39 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE WEST BOUNDARY LINE OF LOT 2 WITH SAID ORAVETZ ROAD; THENCE SOUTH 01°21'03" WEST A DISTANCE OF 579 FEET TO A POINT ON THE SAID WEST BOUNDARY LINE OF LOT 2; THENCE SOUTH 88°38'57" EAST 235 FEET; THENCE NORTH 01°21'03" EAST 86.08 FEET; THENCE NORTH 45°22'31" EAST TO THE TRUE POINT OF BEGINNING.

PARCEL C:

LOT 1, AUBURN CORRECTION SHORT PLAT NO. SP8-78 RECORDED UNDER KING COUNTY RECORDING NUMBER 7806200355 AND AMENDED BY KING COUNTY RECORDING NUMBER 8003110673, SAID SHORT PLAT BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

PARCEL D:

LOT 4, AUBURN CORRECTION SHORT PLAT NO. SP8-78 RECORDED UNDER KING COUNTY RECORDING NUMBER 7806200355 AND AMENDED BY KING COUNTY RECORDING NUMBER 8003110673, SAID SHORT PLAT BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

RESOLUTION NO. 4116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, APPROVING A PRELIMINARY PLAT APPLICATION TO SUBDIVIDE 22.97 ACRES INTO 70 LOTS AND TWO TRACTS, WITHIN THE CITY OF AUBURN, WASHINGTON

WHEREAS, Application No. PLT05-0004, dated December 1, 2005, has been submitted to the City of Auburn, Washington, by Lakeland Hills Estates, LLC, requesting approval of a preliminary plat application to subdivide 22.97 acres into 70 lots for future residential development known as "Lakeland Hill Estates" and two tracts for storm drainage and protection of a sensitive area, within the City of Auburn, Washington; and

WHEREAS, said request above was referred to the Hearing Examiner for study and public hearing thereon; and

WHEREAS, following staff review, the Hearing Examiner conducted a public hearing to consider said petition in the Council Chambers of the Auburn City Hall on November 7, 2006, after which, on November 22, 2006, the Hearing Examiner made Findings of Fact, Conclusions of Law and Recommendations in which the Hearing Examiner recommended approval of the preliminary plat subject to conditions; and

WHEREAS, the City Council, at its meeting of December 4, 2006, considered and affirmed the Hearing Examiner's recommendation for preliminary plat based upon said Findings, Conclusions and Recommendations.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON HEREBY RESOLVES as follows:

Section 1. The Hearing Examiner's Revised Findings, Conclusions and Recommendations attached hereto as Exhibit "A" incorporated in this Resolution by this reference, are hereby approved and adopted, with the following additional condition:

The final plat shall include provisions that grant the City the right, but not the obligation, to enforce the Homeowners Association's obligations to maintain the stormwater detention and wetland/open space tracts and utility easements. This enforcement right shall also include the right of the City to lien all of the lots of the plat to pay for action taken by the City, or by others on behalf of the City, in performing any maintenance of these tracts or enforcing maintenance of these tracts where such work is a maintenance responsibility of the Homeowners Association in the plat.

Section 2. The request for preliminary plat approval to subdivide 22.97 acres into 70 lots for future residential development and two tracts for storm drainage and protection of a sensitive area, within the City of Auburn, legally described in Exhibit "B" attached hereto and incorporated herein by this reference, is hereby approved subject to the following conditions:

1. Prior to final plat approval, the construction of a gravity sewer system is required to serve the property per the 2001 Comprehensive Sewer Plan along Kersey Way and along the White River to the Lakeland hills (King County Metro) Pump Station; **OR**
 - 1A. An alternative, a single sewer pump station, if feasible, may be constructed to temporarily serve the proposed development until such time as the permanent gravity sewer is in place. Some of the feasibility issues to consider involve the ability to bypass pump the system, providing safe working pressures within the pumping system, and available downstream capacity of the existing gravity

system. The pump station shall be designed and constructed to serve the sewer basin determined by the City. In addition, the interim pump station shall be located such that it provides adequate space to meet the design requirements for the interim pump station, access to the pump station and access to the storm drainage ponds. Meeting this requirement may impact the configuration and total number of lots proposed, particularly lots 65 through 69.

2. Prior to final plat, the development is required to construct the following offsite improvements as identified in the 2001 Water Comp Plan to bring water from the valley system to the zone four pressure zone to serve the site.
 - a. BP-112; a booster pump facility located along Kersey Way between Oravetz Road and Stuck River Road
 - b. DS – 213-1211, 1411; A 16-inch pipeline within Kersey Way, from 37th Way SE through BP-112, to and through the site frontage (approximately 4000 linear feet).
3. An alternative to the completion of the Kersey Way booster pump station and Kersey Way waterline improvements would require completion of the following as identified in the 2001 Water Comprehensive Plan:
 - a. BP-111; A booster pump facility located along East Valley Highway (EVH) near 8th St E.
 - b. DS-208-1408, 1508; A 16-inch pipeline within EVH extending from the existing 12-inch line south of Lakeland Hills Way to 8th St E (approximately 3000 linear feet).
 - c. DS-649-1509, 1510; A 12-inch pipeline within Elizabeth Ave SE extending from the existing stub in Elizabeth Ave SE (north of 58th Pl SE) to the northern entrance to Elizabeth Loop SE (approximately 800 linear feet).
4. Construction activities within the southern portion of the plat (lots 1-19) shall not commence until the connecting streets within Kersey III Division 1 have been constructed and dedicated as public streets.
5. Internal plat streets and utilities shall be extended to the adjoining property as depicted on the preliminary plat. Easements shall be granted to the City for the temporary cul-de-sac turnarounds where plat roads terminate at adjacent properties. These easements shall allow for the City and/or its authorized agents to remove the cul-de-sacs at the time the roads are extended to serve the adjoining property. Building setback requirements shall be measured from the permanent lot boundary, not the easement edge.
6. In order to avoid negatively impacting Lot 1, the temporary cul-de-sac on Road B shall be centered on the street alignment and equally intrude onto both Lots 1 and 9. Alternatively, Lot 1 shall be designated as "unbuildable" until such time the temporary cul-de-sac is removed.

7. A dedicated southbound right turn lane on Kersey Way SE to proposed Road E shall be constructed as directed by the City Engineer, prior to final plat approval. The applicant shall dedicate sufficient right-of-way to accommodate the turn lane.
8. A dedicated northbound left turn lane on Kersey Way SE to proposed Road E shall be constructed as directed by the City Engineer, prior to final plat approval. The applicant shall dedicate sufficient right-of-way to accommodate the turn lane.
9. Prior to final plat approval, appropriate advance warning devices shall be placed to the satisfaction of the City Engineer along Kersey Way approaching the site intersection warning drivers of an intersection ahead.
10. Prior to final plat approval, vegetation shall be removed along both the easterly and westerly edges of Kersey Way SE, approximately 500 feet north and south of the site entrance, to provide and preserve site distance.
11. Prior to issuance of construction permits, the applicant shall submit a haul route plan explaining: roads to be traveled on, type of material to be hauled, total quantity of material to be hauled, total number of expected days of the haul, expected daily start and end time of the haul, total number of trips, total number of expected trips per day estimated start and completion date. A traffic control plan shall be submitted showing intended methods and placement of traffic control and clearly showing the site entrance used for hauling. Based on the haul route plan, the City Engineer may condition hauling operations to mitigate impacts to streets. Such measures may include road repair or reconstruction, limitations to days and times of the haul, and installation of traffic control measures.
12. Applicant shall construct the street frontage improvements along Kersey Way to include a 10 foot wide paved trail separated from the road travel way by a 5 foot wide landscape strip and a vertical curb.
13. Applicant shall provide adequate facilities within the plat to allow drop off and pick up opportunities for school bus access along roads with grades less than 6% to the satisfaction of the Auburn School District and the City Engineer.
14. The boulevard median shall be designed to accommodate sight distance and maintenance requirements and shall include street trees in tree pits with grates and a solid decorative surface finish for the remainder of the median as approved by the City Engineer.
15. A park fee of \$152,716.15 shall be paid to the City prior to final plat approval unless the City adopts a park impact fee prior to that time. In that event, park

impact fees shall be required in lieu of the aforementioned fee at the time of building permit issue.

16. Prior to issuance of clearing or grading permits, a plan for grading and clearing necessary for both the construction of infrastructure (roads and utilities) and lot grading shall be approved by the City Engineer. The objective of the plan should be to accomplish the desired amount of grading during one construction period, while limiting the extent of exposed ground, and to limit or avoid the need for subsequent grading and disturbance, including grading of individual lots during home construction. The geotechnical engineer shall develop specific recommendations to mitigate grading activities, with particular attention to developing a plan to minimize the extent and time soils are exposed and also to address grading and related activities during wet weather periods (the period of greatest concern is October 1 through March 31).
17. Upon completion of rough grading and excavation, the applicant shall have a geotechnical engineer re-analyze the site and determine if new or additional mitigation measures are necessary. A revised geo-technical report shall be submitted for approval by the City Engineer. Recommendations for areas where subsurface water is known or discovered shall be given particular attention by the geotechnical engineer and coordinated with the project engineer responsible for the storm drainage system design
18. Prior to commencing site clearing or grading activities, the applicant shall submit a proposed dust control plan for review and approval. This plan shall show methods of preventing dust from impacting adjacent properties, natural and public storm drainage systems, and right-of-ways. Control measures shall be implemented prior to the beginning and in conjunction with on-site clearing, filling, grading or other construction activities.
19. Storm drainage facilities shall incorporate high standards of design to enhance the appearance of the site and serve as an amenity. The design of above ground storage and conveyance facilities shall incorporate landscaping utilizing native vegetation, minimal side slopes, safety, maintenance needs, and function. Prior to final plan approval, a landscaping plan with applicable cross-sections shall be provided to demonstrate that storm drainage pond aesthetic requirements consistent with City standards can be accommodated on-site.
20. To enhance the water quality of the discharge leaving the site, appropriately designed aeration shall be provided within the storm pond.
21. The applicant or a future Homeowners Association shall maintain those portions of the stormwater tract, including landscaping and walls, located

outside the fenced pond boundary at the 10-year storm water surface elevation, as determined by the City Engineer.

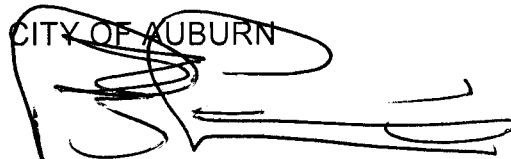
22. The design of the storm drainage conveyance lines shall consider upstream bypass surface flows, and route them appropriately through the project site, as approved by the City Engineer.
23. Maintenance access shall be provided to all structures proposed to be in public ownership and to the proposed storm ponds. The remaining portions (as applicable) of this system shall be placed within a tract dedicated to the Homeowners Association for maintenance and operation.
24. Public storm drainage facilities shall be constructed to adequately manage the storm water quantity and quality impacts from the proposed public street improvements associated with the project including Kersey Way. Storm drainage from the public street improvements shall not be allowed to drain into any private storm drainage facilities.
25. In order to alert potential lot purchasers of the presence of adjacent surface mining operations, the following note shall be placed on the final plat and within the deed for each home offered for sale: "NOTICE: This property is near designated mineral resource lands on which a variety of commercial activities occur that may not be compatible with residential development, including, but not limited to, mining, extraction, washing, crushing, stockpiling, transporting, concrete and asphalt production, recycling of materials, and their related and supporting activities."
26. Residential streets that are 28 feet in width, face of curb to face of curb, shall allow parking on one side of the street only. "No Parking this Side" signs, in accordance with City of Auburn standard details, shall be installed on the same side of the street where fire hydrants are located, prior final plat approval. Failure to provide the "No Parking" signs will result in the street being declared a Fire Lane and additional signage and painting will be required by the Fire Marshal in order to meet Auburn City Code 10.36.075, Fire Lanes Marking.
27. No direct lot access shall be allowed to 49th St SE, Kersey Way SE or Evergreen Way SE. Access to the storm drainage pond may be provided from 49th St. SE, upon approval by the City Engineer.
28. The applicant shall install a solid wood fence constructed five (5) feet from the rear property lines of proposed Lots 35-37 and 68-70. Evergreen shrubs that will attain the same height shall be planted between the fence and the edge of the right-of-way. This requirement shall be completed consistent with city design and construction standards.

29. Prior to issuance of construction permits, the applicant shall submit the proposed retaining wall design and its aesthetic treatment for the wall to be located between the upper and lower portions of the plat. The intent of the design shall be to mitigate the visual impact of this wall for those lots located on the downhill (northern) side of the wall.
30. The final plat drawing shall contain the address of all lots as assigned by the City of Auburn.
31. A final mitigation plan, monitoring schedule, and contingency plan for the wetland/stream corridor shall be submitted for review and approval by the Planning Director prior to the commencement of any construction activities. The mitigation plan shall include measures to prevent human activities within the buffer area. The mitigation plan shall be prepared consistent with the City's Critical Areas Ordinance.
32. The Applicant shall design the public facilities, including but not limited to the location of structures and appurtenances, to facilitate their future maintenance and operations such that the impact of the steeper road grades are reduced, as approved by the City Engineer.
33. Where retaining walls are used adjacent to public roads or within a public facility, the applicant shall provide either mechanically stabilized earth or cement concrete retaining walls, as approved by the City Engineer.
34. Permanent gravity sanitary sewer service for the development is to be provided through a connection to the future Kersey Way gravity line by routing flows down Road E (from the manhole at the intersection of Road A and Road F) to Kersey Way. Permanent gravity service to the Road A cul-de-sac may be routed through Tract D and then to the future Kersey Way gravity line. Should the interim lift station be acceptable, the developer will need to provide a temporary gravity line from the Kersey Way line to the proposed lift station.
35. Site disturbing activities should be monitored by the Applicant to determine the presence, if any, of archaeological resources within the proposed subdivision site boundaries. Evidence of the presence of archaeological resources shall be promptly reported to the City of Auburn.

Section 3. The Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 4. This Resolution shall take effect and be in full force upon passage and signatures hereon.

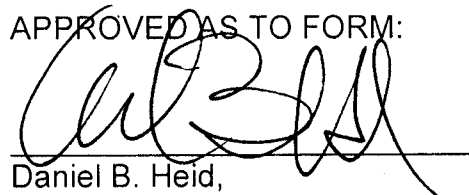
Dated and Signed this 20th day of December, 2006.

CITY OF AUBURN

PETER B. LEWIS,
MAYOR

ATTEST:


Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:


Daniel B. Heid,
City Attorney

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF AUBURN**

In the Matter of the Application of	)	NO. PLT05-0004
	)	
	)	
LAKELAND HILLS ESTATES, LLC	)	FINDINGS, CONCLUSIONS
	)	AND RECOMMENDATION
	)	
<u>For Approval of a Preliminary Plat</u>	)	LAKELAND HILLS ESTATES

SUMMARY OF RECOMMENDATION

The Hearing Examiner for the City of Auburn recommends to the Auburn City Council that the Lakeland Hills Estates preliminary plat be **APPROVED**, subject to conditions.

SUMMARY OF RECORD

Request:

Lakeland Hills Estates, LLC requests approval of a preliminary plat application to subdivide four parcels of land, 22.97 acres in total area, into 70 lots for single-family residential development, a storm drainage tract and a wetland tract. The subject property is located in Auburn, Washington on the west side of Kersey Way SE.

Hearing Date:

The Hearing Examiner for the City of Auburn held an open record hearing on the request on November 7, 2006.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

Steve Pilcher
Dan Repp
Joe Welsh
Lou Larsen
Scott Finch, for the Applicant
Mark Hancock, for Segale Properties

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report
2. Vicinity Map
3. Completed Preliminary Plat Application Form
4. Preliminary Plat Map, Pacific Engineering, dated September 28, 2006

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5. Lakeland Hills Conceptual Mitigation Plan, Sewall Wetland Consulting, Inc., received October 9, 2006
6. Notice of Application
7. Notice of Public Hearing
8. Affidavit of Posting
9. Affidavit of Mailing
10. Confirmation of Publication of Legal Notice
11. SEPA Determination, SEP05-0039
12. Final Staff Evaluation for Environmental Checklist SEP05-0039, dated August 17, 2006
13. Environmental Checklist for Lakeland Hill Estates Residential Subdivision, dated November 30, 2005
14. Slope Stability and Setback Recommendations report prepared by Geotech Consultants, Inc., dated November 10, 2005
15. Lakeland Hill Estates Preliminary Drainage Report, Pacific Engineering Design, LLC, dated November 11, 2005
16. Lakeland Hill Estates Transportation Impact Analysis, TSI, Inc., dated November 2005
17. Finch – Lakeland Hills Wetland and Stream Analysis Report and Concept Mitigation, B-12 Wetland Consulting, Inc., dated November 10, 2005
18. Letter from Stephenie Kramer, Washington State Department of Archaeology & Historic Preservation to David Osaki, Interim Director, City of Auburn, dated September 5, 2006
19. Letter to Stephenie Kramer from Steve Pilcher, City of Auburn, dated September 12, 2006
20. Letter from Amber Santiago, Puyallup Tribe of Indians, to David Osaki, Interim Director, City of Auburn, dated September 8, 2006
21. Letter to Amber Santiago from Steve Pilcher, City of Auburn, September 19, 2006
22. E-mail from Karen Walter, Muckleshoot Indian Tribe Fisheries Division, dated September 5, 2006, with attached E-mail response from Steve Pilcher, City of Auburn
23. Letter from Mark Hancock, Segale Properties, to City of Auburn, dated August 30, 2006
24. Letter from Scott Finch, Lakeland Hill Estates, to Steve Pilcher, City of Auburn, re: sewer issues, dated October 2, 2006
25. Letter from Lou Larsen, Pacific Engineering Design, LLC, to Steve Pilcher, City of Auburn, re: revised civil plans (dated 9/28/06), TSI addendum memorandum (dated 6/28/06), and Concept Mitigation plan (dated 10/02/06), dated October 3, 2006
26. Letter from Aaron Will, Sewall Wetland Consulting, Inc., to Scott Finch, Dreamworks Construction, re: Lakeland Hills Concept Mitigation, dated October 3, 2006
27. Letter from Richard Hutchinson, TSI, Inc., to Joe Welsh, City of Auburn, re: Lakeland Hills Estates Traffic Impact Analysis Supplement, dated June 28, 2006

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28. Letter from Lou Larsen, Pacific Engineering Design, LLC, to Steve Pilcher, City of Auburn, re: request for modification to intersection spacing between Kersey III and interior plat Road A, dated August 8, 2006
29. Letter from Lou Larsen, Pacific Engineering Design, LLC, to Steve Pilcher, City of Auburn, re: request to reduce lot widths, dated June 28, 2006
30. Letter from Lou Larsen, Pacific Engineering Design, LLC, to Steve Pilcher, City of Auburn, re: request for modification for two horizontal curves to interior plat roads, dated June 28, 2006
31. Letter from Lou Larsen, Pacific Engineering Design, LLC, to Steve Pilcher, City of Auburn, re: request for modification for interior plat road grades, dated October 30, 2006
32. Letter from Lou Larsen, Pacific Engineering Design, LLC to Steve Pilcher, City of Auburn, re: request for modification to City of Auburn plat standards, for singular access to the upper portion of the proposed Lakeland Hills Estates subdivision, dated November 2, 2006
33. Letter from Lou Larsen, Pacific Engineering Design, LLC, to Steve Pilcher, City of Auburn, re: request for modification to City of Auburn plat standards, for a boulevard entrance to the lower portion of the proposed subdivision from Kersey Way, dated November 2, 2006
34. Letter from Lou Larsen, Pacific Engineering Design, LLC, to Steve Pilcher, City of Auburn, re: proposed storm ponds around the proposed sewer lift station, with attached proposed sewer location exhibit, dated November 2, 2006
35. Revised Proposed Conditions of Approval for Lakeland Hills Estates, dated November 7, 2006
36. Aerial photograph of the proposed subdivision site, labeled with proposed plat location and nearby gravel mine location

The Hearing Examiner enters the following Findings and Conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

1. Lakeland Hills Estates, LLC (the Applicant) requested approval of a preliminary plat to subdivide four parcels of land, 22.97 total acres (1,000,696 square feet), into 70 single-family residential lots, a storm drainage tract (62,954 square feet.), and a wetland/open space tract (131,997 square feet).¹ The parcels are located on the west side of Kersey Way SE in Auburn, Washington, in King County. *Exhibit 3; Exhibit 4; Exhibit 16.*
2. The City of Auburn (City) deemed the application for subdivision and plat modification approval complete on August 15, 2006. *Exhibit 6.*

¹ The parcels are identified by the following King County Parcel Numbers: 3221059009 (Parcel A), 3221059059 (Parcel B), 3221059043 (Parcel C), 3221059020 (Parcel D). *Exhibit 3.* The legal descriptions of Parcels A, B, C, and D may be found on the Lakeland Hills Estates preliminary plat map, dated September 28, 2006. *Exhibit 4.*

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3. The City gave notice of the preliminary plat application and plat modification requests on August 14, 2006. The City published notice of the November 7, 2006 public hearing on the application and the requests on October 27, 2006, by posting notice of the hearing at the proposed subdivision site, by publishing notice in the *King County Journal*, and by mailing notice of the hearing to owners of property within 300 feet of the proposed subdivision site. Auburn City Code (ACC) 17.06.030 requires the City give notice of a public hearing on a complete application, and publish notice not less than 10 days prior to the hearing in a newspaper of general circulation within the county where the real property proposed for subdivision is located. ACC 17.06.030; *Exhibit 6; Exhibit 7; Exhibit 8; Exhibit 9; Exhibit 10.*
4. The City of Auburn analyzed the environmental impacts of the subdivision proposal, as required by the State Environmental Policy Act (SEPA). The City determined that the proposal would not have a probable significant adverse impact on the environment, and issued a Determination of Nonsignificance (DNS) on October 10, 2006. No DNS appeals were filed by the close of the appeal period, October 24, 2006. *Exhibit 11.*
5. The Washington State Department of Archaeology & Historic Preservation (Department) reported that a recorded archaeological site, the Williams Farmstead Site (45KI549), is located on or adjacent to the proposed subdivision site. The Department requested performance of a professional archaeological survey of the proposed subdivision site, prior to ground disturbing activities on the site. The City of Auburn noted that a December 8, 2004 *Archaeological Resources and Traditional Cultural Places Assessment* prepared by Larson Anthropological Archaeological Services Limited (LAAS) concluded the Williams Farmstead Site was "probably not significant".² Given the results of the *Assessment*, City staff recommended that a condition of preliminary plat application approval for the Lakeland Hills Estates Subdivision be monitoring of site disturbing activities on the proposed subdivision site to determine the presence, if any, of archaeological resources on the proposed subdivision site. At the public hearing on the subdivision application, Mr. Scott Finch, representing the Applicant, requested that subdivision approval be conditioned on this monitoring. *Exhibit 18; Testimony of Mr. Finch.*

² The City noted that the contractor prepared the *Assessment* as part of Environmental Impact Statement (EIS) preparation for the Kersey III development, located directly south of the proposed Lakeland Hills Estates subdivision. The City of Auburn issued the final EIS (FEIS) in February 2005. LAAS also concluded that most of the Kersey III development area had "low probability for significant hunter-fisher-gatherer, ethnographic period, and historic Indian archaeological resources because of the project's steep gradient and a lack of a constant water source..." The FEIS for the Kersey III project concluded that site disturbing activities should be monitored to determine the presence of archaeological resources. City staff noted that similar to the Kersey III development, the proposed Lakeland Hills estates subdivision site has a steep gradient and no constant water source. *Exhibit 19.*

6. The proposed subdivision site is located on the west side of Kersey Way SE, a Minor Arterial street, at 49th Street SE. The proposed subdivision would extend south along the west side of Kersey Way SE, to a proposed road, Evergreen Way SE.³ Evergreen Way would extend to the east of the proposed subdivision, extending through the Kersey III Division 1 development, currently under construction. The Kersey III Division 1 development would border the proposed Lakeland Hills Estates subdivision, sharing a common boundary on the eastern edge of the proposed subdivision. *Exhibit 1, Staff Report, page 3; Exhibit 2; Exhibit 4.*
7. The proposed subdivision site is located within the City's R1 Single Family Residential zoning district. The R1 district provides for the development of single-family detached dwellings, not more than one such dwelling on each lot, and for such accessory uses as are related, incidental and not detrimental to the residential environment. *ACC 18.12.010.* Two single-family residences currently exist on a portion of the proposed subdivision site. Both residences would be removed from the site as part of proposed subdivision construction. The remainder of the proposed subdivision site is currently vacant, forested land. *Exhibit 1, Staff Report, pages 1, 2, and 3.*
8. The minimum lot size in the R1 zoning district is 8000 sq. ft., and the minimum lot width is 75 ft. *ACC 18.12.040(A), ACC 18.12.040(B).* But a maximum of 20 percent of the lots within a plat of 50 lots or more may reduce the lot width to 60 feet. *ACC 18.12.040(B)(1).* This reduction shall only be approved simultaneously with a preliminary plat. This provision may only be used when it is necessary to accommodate a proper lot or street layout due to physical constraints of the subdivision. *ACC 18.12.040(B)(1).* City staff interprets this provision to allow any lot width between 60 and 80 feet. The Applicant's proposed subdivision includes 7 of 70 lots with reduced lot widths: three lots at 60 feet wide, and four lots at approximately 64 feet wide. The Applicant requested a modification from City standards to allow for the 7 lots with reduced lot widths. Aside from the planned detention tract and wetland/open space tract, 805,745 sq. ft. would be available within the proposed subdivision site for lot and subdivision internal road development. The Applicant proposed a development density of 3.1 dwelling units per acre. *ACC 18.12.040(A); ACC 18.12.040(B); Exhibit 1, Staff Report, page 7; Exhibit 4; Exhibit 29.*
9. The proposed subdivision site is designated Single Family Residential by the City's Comprehensive Plan. City staff noted that Comprehensive Plan Policy LU-25 is relevant to the proposed subdivision. Policy LU-25 of the Comprehensive Plan calls for the careful planning of areas abutting major arterials, so that potential conflict between arterial development and single family uses can be avoided. Policy LU-25 notes that single family uses in such areas should be platted in a manner which orients

³ Evergreen Way SE will be constructed as a Collector Arterial. *Exhibit 1, Staff Report, page 3.*

the units away from the arterial, though "non-motorized access between the residential area and the arterial should be provided." *Exhibit 1, Staff Report, pages 2 and 7; City Comprehensive Plan, Land Use Element, page 3-16 (last revised December 2005).*

10. The general goals of the City's Comprehensive Plan are: to manage growth to enhance community quality and values by actively coordinating land use type and intensity with City facility and service provision and development; to provide predictability in land use regulation but flexibility for development through performance standards to protect and enhance natural resources and critical lands; to promote coordinated regional growth; and to maintain and enhance Auburn's character as a family community while providing needed services and opportunities for a wide array of housing types and sizes. *City Comprehensive Plan, General Goals 1-4 (last revised December 2005).*
11. Area surrounding the proposed subdivision site, in all directions, is part of the City's R1 Single Family Residential zoning district, and is designated Single Family Residential under the City's Comprehensive Plan. Land to the north and west of the proposed subdivision site is currently vacant, forested land. Land to the south of the site is vacant land that is part of the Kersey III development project, currently under development. Land to the east of the site, across Kersey Way SE, is the site of an operating 664-acre gravel mine. Asphalt and concrete manufacturing facilities are also located on the mine site. The mine will likely operate for the next 25 years. *Exhibit 1, Staff Report, page 2; Exhibit 23.*
12. The proposed subdivision site consists of land that slopes steeply uphill, from the north to the south, overlooking the gravel mine site to the northeast and east across Kersey Way SE. The proposed subdivision site also consists of land that slopes uphill, from the west and northwest, to the east and southeast. The point lowest in elevation is located in the northwest corner of the site, at approximately 230 feet of elevation. The proposed subdivision site's slopes are generally at a 15-20 percent grade, though the steepest slope in the northwest section of the site approaches a 35-40 percent grade. No slopes over 40 percent are found on the proposed subdivision site. *Exhibit 1, Staff Report, pages 3 and 8; Exhibit 4; Exhibit 15; Exhibit 23.*
13. A wetland/stream complex is located in the western and southwestern portion of the proposed subdivision site. The Applicant's wetland consultant delineated one stream, Stream A, and two wetlands, Wetland A and Wetland B, on the proposed subdivision site, as of November 10, 2005. The consultant determined that Stream A is a Class 3 stream, pursuant to ACC Section 16.10.080 (D). The stream is approximately two to four feet wide, 0.5 to 10 inches deep. The stream flows from the western portion of the proposed subdivision site, angling to the northwest. Wetland A is a slope wetland with scrub-shrub vegetation located along portions of Stream A near the western site boundary. Wetland B is a slope wetland with scrub-shrub vegetation located in the

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southwest corner of the site. The consultant determined that both Wetland A and Wetland B qualify as a Category 4 wetland, pursuant to ACC Section 16.10.080. *Exhibit 4; Exhibit 17.*

14. City critical areas ordinances generally require a minimum 25 foot wide buffer around Category 4 wetlands, and a minimum 25 foot wide buffer around Class 3 streams. *ACC 16.10.090(E)(1); ACC 16.10.090(E)(2).*
15. Following the consultant determination, Karen Walters, Muckleshoot Indian Tribe Fisheries Division Watersheds and Land Use Team Leader, raised a concern regarding the impacts of proposed subdivision construction on the on-site stream. An October 3, 2006 letter to Scott Finch, Dreamworks Construction, from Sewall Wetland Consulting, Inc., mentioned Walters's concern and noted the classification of the on-site stream was unclear, in contrast to the consultant delineation. The letter noted that the proposed subdivision application was modified to comply with the 75-foot buffer associated with a Class 2 stream. The modification is reflected in the Applicant's October 2006 Conceptual Mitigation Plan Map. *Exhibit 1, Staff Report, page 9; Exhibit 5; Exhibit 22; Exhibit 26.*
16. The Applicant would fill a portion of Wetland B, approximately 3,154 sq. ft., and would mitigate for the wetland loss as required by ACC Chapter 16.10. The fill would result from alignment of an access road for the Kersey III development to the south of the proposed subdivision. The alignment is proposed as part of the Lakeland Hills Estates subdivision application. The Applicant would impact 2,745 sq. ft. of stream buffer to ensure proposed subdivision Lots 53-56 meet the 8,000 sq. ft. minimum lot size requirement for the R1 zoning district. The Applicant would also impact 11,181 sq. ft. of stream buffer to allow for construction of the subdivision's stormwater detention facility. The Applicant would mitigate the wetland impact through enhancement of 8,016 sq. ft. of Wetland A. Planned enhancement would occur through native tree and shrub plantings. The Applicant would mitigate the buffer impact through enhancement of 8,396 sq. ft. of buffer, including removal of non-native material and planting with native tree and shrub species. A split-rail fence would be placed on the western border of Lots 53-56 to separate the lots from the stream buffer. The City's Environmental Protection manager reviewed the conceptual mitigation plan presented by the Applicant, and determined the plan was acceptable. A proposed condition of preliminary plat application approval would require the Applicant to submit a final mitigation plan and monitoring schedule that complies with the City's Critical Areas Ordinance prior to the start of construction. *Exhibit 1, Staff Report, pages 3 and 12; Exhibit 5; Exhibit 17.*
17. Pursuant to ACC Section 16.10.120 and 16.10.110, Category 4 scrub/shrub wetland enhancement must occur in a 2.5:1 ratio, for 2.5 acres of wetland enhanced for every one acre of wetland impacted. *ACC 16.10.120, ACC 16.10.110.* The Applicant would enhance 8,016 sq. ft. of Wetland A for 3,154 sq. ft of impact to Wetland B, a

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ratio of 2.54:1. Stream buffer widths may be reduced by the City on a case-by-case basis by up to 35 percent if an applicant demonstrates that a reduction will not result in any adverse impact to the stream. Further, if an existing buffer is vegetated, a buffer enhancement plan may be required to demonstrate how the function and values of the buffer and stream will be improved. ACC 16.10.090(2)(e).

18. Aside from impacted areas, the Applicant would protect the wetland/stream complex within a 131,997 sq. ft. open space tract, located in the western portion of the proposed subdivision site. The tract would be set off from adjoining proposed subdivision lots by sensitive area signs and split-rail fencing. *Exhibit 1, Staff Report, page 3; Exhibit 4; Exhibit 5.*
19. The owner of the gravel mine neighboring the proposed subdivision, Segale Properties, raised a concern about stormwater draining from the proposed subdivision site. Construction of the proposed subdivision would result in increased stormwater runoff from the proposed subdivision site, and decreased quality of the stormwater leaving the site, as on-site grading occurs. Stormwater would be collected on-site through roof drains and sanitary sewers, and directed to a stormwater detention pond, to be constructed in the northwest corner of the proposed subdivision site. The pond would be contained within a 62, 954 sq. ft. detention tract. The detention tract would be adjacent to the proposed open space tract containing the wetland/stream complex. *Exhibit 1, Staff Report, page 5; Exhibit 4; Exhibit 23.*
20. Segale Properties also raised a concern that future owners of property within the proposed subdivision be notified of the proximity of their property to an active mining operation, and of the stricture of RCW Section 36.70A.060, which ensures, among other things, that the use of land adjacent to mineral resource lands shall not interfere with the continued, customary use of the land for mineral extraction. Segale Properties proposed a condition of preliminary plat application approval that the deed for each individual lot within the proposed subdivision. In addition, RCW Section 36.70A.060 requires that the final subdivision plat and building permits within 500 feet of mineral resources lands contain notice to subdivision home buyers of nearby mining operations. *Exhibit 1, Staff Report, page 6; Exhibit 23; Testimony of Mr. Hancock; Testimony of Mr. Welsh.*
21. Vehicles may access the gravel mine site via Kersey Way SE. Kersey Way SE would also provide access to the proposed subdivision. The street has one lane in each direction for its entire length, with a posted speed limit of 35 MPH, gravel shoulders, curbs, gutters and sidewalks. The Applicant's traffic consultant observed speeds considerably higher than 35 MPH on the street. City staff characterized Kersey Way SE as a high speed arterial. The City would require dedicated lanes for turns and merging and advance warning signs on Kersey Way SE, to prevent rear end collisions and to provide sufficient merging opportunities. The City would also require

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vegetation removal to maintain sight distance along the street. *Exhibit 1, Staff Report, pages 3 and 4; Exhibit 36; Testimony of Mr. Welsh.*

22. The proposed subdivision will add right-turn entering traffic and left-turn entering and exiting traffic to Kersey Way SE. The Applicant's traffic consultant estimated that the proposed subdivision would generate 641 net new traffic trips in and out of the subdivision, including 50 net new weekday AM peak hour trips, and 68 net new weekday PM peak hour trips. 45% of those net new trips will travel outbound from the proposed subdivision on Kersey Way SE, and 54% of those net new trips will travel inbound to the subdivision on Kersey Way SE. The Applicant's traffic consultant reported that all available sight distances would exceed the minimum standards for design speed of 50 MPH, including the stopping sight distances for northbound traffic on Kersey Way NE approaching the proposed subdivision access point. The Applicant proposed placement of the access point so that this sight distance would be 555 feet, which exceeds the 510 feet estimated by the Applicant's traffic consultant. *Exhibit 1, Staff Report, page 4; Exhibit 4; Exhibit 16; Exhibit 27.*
23. The Applicant would improve Kersey Way SE to provide safe access into and exiting the proposed subdivision, and would widen the roadway consistent with City road standards established for the site. The improvements would include: a right-of-way dedication from the proposed subdivision site; construction of a 10-foot wide sidewalk/trail along the west side of Kersey Way SE; landscaping along the west side of Kersey Way SE; curb and gutter; installation of a northbound left turn lane for entry into the proposed subdivision, and construction of a southbound deceleration and right-turn lane, into the proposed subdivision. The sidewalk/trail would provide pedestrian access to the proposed subdivision. Similar non-motorized improvements are planned for the Kersey III Division 1 development to the south of the proposed subdivision. Proposed conditions of preliminary plat application approval would require the construction of Kersey Way SE and subdivision internal roads in compliance with City standards. *Exhibit 1, Staff Report, pages 4, 10, 12; Exhibit 4; Exhibit 16.*
24. Following improvements to Kersey Way SE, the R Street SE/Kersey Way SE arterial corridor and the Evergreen Way SE (Lakeland Hills Way SE to Kersey Way SE) corridor would provide a level of service⁴ above the City's minimum level of service threshold, in both directions, through 2008. The Growth Management Act, Chapter 36.70A RCW, requires that all jurisdictions within the state ensure that transportation facilities have enough capacity to meet current and future traffic demand, or "traffic concurrency". The City measures concurrency in terms of arterial level of service. *Exhibit 16.*

⁴ Level of Service (LOS) is a road intersection criteria ranging from LOS A (little/no delay ≤ 10 seconds) to LOS D (very long delays ≤ 50 seconds for un-signalized intersections and ≤ 80 seconds for signalized intersections) with LOS F signifying jammed conditions on all approached with excessively long delays and vehicles unable to move at times.

25. The Applicant proposed development of the proposed subdivision in two sections, due to steep slopes on the proposed subdivision site and the difficulty of constructing a north-south road grade in compliance with City regulations. Lots 1-19 in the southern, upper portion of the proposed subdivision would be developed separately from Lots 20-70 in the northern, lower portion of the proposed subdivision. Lots 1-19 abut the Kersey III development, which lies to the east of the lots. *Exhibit 1, Staff Report, page 3; Exhibit 4; Exhibit 31.*
26. The southern portion of the proposed subdivision would be accessed from two public streets within the Kersey III Division 1 preliminary plat, previously approved by the City. These two public streets would be parallel to the proposed Evergreen Way, located directly to the south of proposed subdivision Lots 1-5. Lots 1-19 cannot be directly accessed from the proposed Evergreen Way due to the on-site slopes, which create an elevation difference between the lots and the proposed Evergreen Way. According to the Hearing Examiner's decision approving the Kersey III Division 1 preliminary plat, Evergreen Way would be extended east to meet Kersey Way SE.⁵ A proposed condition of preliminary plat application approval would require extension of proposed subdivision internal streets to meet Kersey III Division 1 internal streets, in the southern portion of the proposed subdivision. *Exhibit 1, Staff Report, pages 3 and 10; Exhibit 4.*
27. The northern portion of the proposed subdivision lots would be accessed from Kersey Way SE by a public road, Road E, from which a north-south road through the subdivision would branch, Road A. Road E extends southwest past the intersection with Road A, where it becomes Road F. Road F will terminate in a temporary cul-de-sac where the proposed subdivision site abuts the property to the south. Because the property to the south is under the same ownership as the proposed subdivision site, Road F will eventually extend south, through the southern property, to the proposed Evergreen Way, providing another point of access to the proposed subdivision. *Exhibit 1, Staff Report, page 4; Exhibit 4.*
28. Developing the proposed subdivision in two sections would require the installation of a tall retaining wall between the two areas, located along the lot lines of Lots 16-19, 20-22, and 38. The retaining wall would support the grade differential between the two portions of the proposed subdivision site, but the wall would prevent vehicle and pedestrian passage between the two portions of the site. The Applicant has proposed a 10-foot retaining wall maintenance easement along the lot lines of Lots 16-19, 20-22, and 38. A retaining wall would also lie along the margin of Lots 23, 24, 29, and 30. *Exhibit 1, Staff Report, page 4; Exhibit 4.*

⁵ See Finding 16 of Findings, Conclusions, and Recommendation, Hearings Examiner for the City of Auburn, Kersey III Rezone/PUD/Preliminary Plat, No. PLT05-0001, PLT05-0002, issued September 2005.

29. The Applicant also requested approval of four modifications of standards set by Chapter 17.12 ACC, Subdivision Improvements. The Applicant made the following requests:

- a. Reduction in the required intersection spacing between Kersey Way SE and plat Road A (Modification A);
- b. Reduction in lot width for proposed Lots 48, 54, 55, 56, 60, and 61 (Modification B);
- c. Reduction in the horizontal centerline radius for Road F near Lot 59 and Road A near Lot 68 (Modification C);
- d. Allowance to exceed the standard maximum road grade of 6% to allow grades up to 7.5% for Roads A, B, C, F, and cul-de-sacs A and B (Modification D);
- e. Approval of the boulevard design of the site entrance (Modification E);
- f. Approval to allow Lots 1 through 19 without a secondary emergency access when 25 residential units are exceeded and are being served by the single road connection (Modification F).

The City's Transportation Planner, Joe Welsh, testified that all modifications would be necessary, and thus, would have to be approved by the City Council, to permit connection between lots via an internal road network. Mr. Lou Larsen, Applicant's engineer, testified that the preliminary plat layout depended on approval of all modification requests. Mr. Welsh testified that the requested modifications are acceptable to the City Engineering Department, and necessary to accomplish appropriate road engineering within the proposed subdivision. *Exhibit 28; Exhibit 29; Exhibit 30; Exhibit 31; Exhibit 32; Exhibit 33; Testimony of Mr. Welsh; Testimony of Mr. Larsen.*

30. The Applicant requested Modification A after the City determined that the Applicant's initial proposal to connect Kersey Way SE with the Kersey III development's road infrastructure, via a road through the proposed subdivision, would call for an unacceptable road grade. Following the City's determination, the Applicant redesigned the proposed subdivision road layout to remove the connection through the proposed subdivision, and provide entry to the 55 lots in the northern section of the proposed subdivision via Public Road E and Public Road A. The Applicant stated a landscaped boulevard connection would be required to provide dual access to Kersey Way for the 55 lots. The Applicant proposed a reduced intersection spacing of 185 ft between Road E/Road A and Kersey Way SE, to allow for a road layout in which all lots could access Road A directly. The Applicant reported that lots are not allowed to access directly onto a boulevard, and that denial of the modification would result in access tracts being used to access lots between Road A and Kersey Way SE, reducing the number of possible lots. *Exhibit 28.*

31. The Applicant requested Modification B to provide for width modifications on lots 48, 54, 55, 56, 60, and 61. The Applicant noted the lesser widths were necessary to

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accommodate the road connection points with the Kersey III development and the wetland and stream buffer on the property. The Applicant stated that denial of the modification would result in the loss of at least three lots, and the Kersey III development to the east of the proposed subdivision would have lots smaller than any lot in the proposed subdivision. *Exhibit 29.*

32. The Applicant requested Modification C to accommodate the road connection points with the Kersey III development and Kersey Way SE. The Applicant stated the width of the proposed subdivision would not be great enough to accommodate a 375-foot road curve radius, without eliminating many lots from the proposed subdivision. The two curves proposed by the Applicant would have 100-foot and 150-foot radii. The Applicant proposed a four-way intersection near the two curves controlled by two-way stop signs. The Applicant noted that the Kersey III development and the Lakeland Hills development north of the proposed subdivision would have horizontal curves below a 375-foot radius. *Exhibit 30.*
33. The Applicant proposed Modification D to minimize the height of the vertical cut that would be made to cut the plat in two sections, cutting off vehicle and pedestrian access. The Applicant noted that nearby Kersey III and Terrace View Apartments developments employ 12% maximum road grades. The Applicant proposed a 7.5% maximum road grade for the proposed subdivision. *Exhibit 31.*
34. The Applicant proposed Modification E to permit the splitting of the proposed subdivision site into two portions, the northern and the southern portion, necessitated by the City's road grade limits. The splitting of the site would permit only singular access to the proposed subdivision's northern 51 lots. The Applicant reported that denial of the request could mean the proposed subdivision's southern 19 lots would remain undeveloped. *Exhibit 32.*
35. The Applicant requested Modification F to permit a split "boulevard-style" entry from Kersey Way SE into the proposed subdivision, at Road E. The Applicant reported the boulevard entry would be developed instead of a second access point for the proposed subdivision's northern 51 lots, since the split of the site to accommodate grading requirements would only allow for singular access to the lots. The Applicant would satisfy secondary emergency access requirements through boulevard construction. *Exhibit 33.*
36. No transit service is provided adjacent to the proposed subdivision. The nearest transit service available is King County METRO Route 151, which provides service along Mill Pond Drive SE, approximately 1.9 miles to the west of the proposed subdivision. *Exhibit 4; Exhibit 16.*
37. The Applicant does not propose to create parks or recreational areas within the proposed subdivision. The Applicant would pay the City a park impact fee in-lieu-of

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park or recreational area creation.⁶ *Exhibit 1, Staff Report, page 7; Testimony of Mr. Pilcher.*

38. The proposed subdivision site is located within the Auburn School District. The City collects a school impact fee for subdivision development's impact on District infrastructure. *Exhibit 1, Staff Report, page 6.*
39. Dan Repp, City Public Works, testified that water and sewer service is available for the proposed subdivision. *Testimony of Mr. Repp.*
40. Mr. Repp explained that the method used to make the water service available to the subdivision is currently in question. If the Kersey III development is fully developed (Divisions 1 and 2), water lines would be installed to the northern portion of the proposed subdivision site. The lines would then be extended north to serve the rest of the site. If the Kersey III development is not built, the Applicant would need to explore other options, construction of one or more of which would then become a condition of approval. The other options include the following improvements required by the City's 2001 Water Comprehensive Plan, either (a) and (b) or (c) and (d) of which must be completed prior to final plat approval:
- a. BP-112: a booster pump facility located along Kersey Way between Oravetz Road and Stuck River Road;
 - b. DS-213-1211, 1411: a 16-inch pipeline within Kersey Way, from 37th Way SE through BP-112, to and through the site into the Zone Four pressure zone;
 - c. BP-111: a booster pump facility located along East Valley Highway near 8th Street E;
 - d. DS-208-1408, 1508: a 16-inch pipeline within East Valley Highway extending from Oravetz to 8th Street E and DS-649-1509, 1510: a 12-inch pipeline within Elizabeth Avenue SE extending from the existing stub in Elizabeth Loop SE to Lakeland Hills Loop SE.

Exhibit 1, Staff Report, page 5; Testimony of Mr. Repp.

41. Mr. Pilcher, City Planner, testified that though the City has not yet approved the Applicant's proposal for delivering sanitary sewer service to the proposed subdivision, the details of sanitary sewer service provision can be worked out prior to

⁶ The City did not pass a park impact fee ordinance until after the Applicant filed his application, but the ordinance had been passed by the City at the time of the public hearing on the project. Had the ordinance not been passed, the Applicant would have been called to adhere to his earlier agreement to pay \$152, 716.15 to the City Parks Department for City parks projects. By the earlier ordinance, ACC 17.12.260, an applicant for a preliminary plat of greater than 50 lots would usually be required to provide on-site recreational facilities. In this case, the Parks Department would have been willing to accept a fee-in-lieu, due to the steep slopes on site. *Exhibit 1, Staff Report, pages 6 and 7; Testimony of Mr. Pilcher.*

final plat approval. Options for providing sanitary sewer service to the proposed subdivision include: a) a gravity sewer system, in step with the 2001 City Comprehensive Sanitary Sewer Plan, routed south along Kersey Way SE down the White River to the Lakeland Hills (King County) Pump Station; b) a single sewer pump station to serve the proposed subdivision, until a permanent gravity sewer system is constructed. Mr. Pilcher added that the City is currently evaluating the pump station option to determine its feasibility. Regardless, the City would require the Applicant to extend a gravity sewer line along the proposed subdivision's frontage along Kersey Way SE. Tract D would be a sewer easement in the northwest corner of the proposed subdivision. *Exhibit 1 Staff Report, pages 4 – 6; Testimony of Mr. Pilcher.*

42. In a letter to the City, Scott Finch, on behalf of Lakeland Hills Estates LLC, expressed a commitment to participate in the cost of constructing either the sanitary sewer lift station or the gravity system that would be located along Kersey Way SE. *Exhibit 24.*
43. Scott Finch, on behalf of the Applicant, testified that the Applicant supports all proposed revised conditions listed in the Revised Proposed Conditions of Approval for Lakeland Hills Estates, dated November 7, 2006. *Testimony of Mr. Finch.*

CONCLUSIONS

Jurisdiction

Pursuant to Auburn City Code (ACC) Chapter 18.66, Section 14.03.040(A) and Section 17.06.050, the Hearings Examiner is granted jurisdiction to conduct a public hearing on a preliminary plat application, and to make a recommendation to the City Council for application approval, approval with conditions, or disapproval.

Pursuant to ACC Section 17.18.010, the Hearing Examiner is granted jurisdiction to make a recommendation on the Applicant's request for a modification of any standard or specification established or referenced by Chapter 17.12 ACC. The Hearing Examiner must make the findings of fact listed in ACC Section 17.18.030 to approve, approve with conditions, or deny the modification. *ACC 17.18.010(A); ACC 17.18.040.* The Hearing Examiner shall make a recommendation on the Applicant's request for modification simultaneously with a preliminary plat application recommendation. *ACC 17.18.010(B).*

Criteria for Review

Pursuant to ACC 17.06.070, preliminary plats shall only be approved if findings of fact are drawn to support the following:

- A. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, playgrounds and sites for schools and school grounds;

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- B. Conformance of the proposed subdivision to the general purposes of the comprehensive plan;
- C. Conformance of the proposed subdivision to the general purposes of any other applicable policies or plans which have been adopted by the city council;
- D. Conformance of the proposed subdivision to the general purposes of this title, as enumerated in ACC 17.02.030;⁷
- E. Conformance of the proposed subdivision to the Auburn zoning ordinance and any other applicable planning or engineering standards and specifications as adopted by the city, or as modified and approved as part of a PUD pursuant to Chapter 18.69 ACC;
- F. The potential environmental impacts of the proposed subdivision are mitigated such that the preliminary plat will not have an unacceptable adverse effect upon the quality of the environment;
- G. Adequate provisions are made so the preliminary plat will prevent or abate public nuisances.

Pursuant to ACC 17.18.030, the hearing examiner may recommend approval of a request for modification of any Chapter 17.12 ACC standard or specification, upon making the following findings of fact:

- A. Such modification is necessary because of special circumstances related to the size, shape, topography, location or surroundings of the subject property, to provide the owner with development rights and privileges permitted to other properties in the vicinity and in the zoning district in which the subject property is located;
- B. That, because of such special circumstances, the development of the property in strict conformity with the provisions of this title will not allow a reasonable and harmonious use of the property;
- C. That the modification, if granted, will not alter the character of the neighborhood, or be detrimental to surrounding properties in which the property is located;

⁷ ACC 17.02.030 establishes that the purpose of this title is to regulate the division of land lying within the corporate limits of the city, and to promote the public health, safety and general welfare and prevent or abate public nuisances in accordance with standards established by the state and the city, and to: (A) prevent the overcrowding of land; (B) lessen congestion and promote safe and convenient travel by the public on streets and highways; (C) promote the effective use of land; (D) provide for adequate light and air; (E) facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, sites for schools and school grounds, and other public requirements; provide for proper ingress and egress; provide for the expeditious review and approval of proposed land divisions which comply with this title, the Auburn zoning ordinance, other city plans, policies, and land use controls, and Chapter 58.17 RCW; (H) adequately provide for the housing and commercial needs of the citizens of the state and city; (I) require uniform monumenting of land divisions and conveyance by accurate legal description; (J) implement the goals, objectives and policies of the Auburn comprehensive plan; (K) prevent or abate public nuisances.

- D. Such modification will not be materially detrimental to the implementation of the policies and objectives of the comprehensive land use, circulation and utility plans of the city;
- E. Literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district;
- F. The approval of the modification will be consistent with the purpose of this title;
- G. The modification cannot lessen the requirements of the zoning ordinance.⁸

Conclusions Based on Findings

I. Preliminary Plat Application

- A. **With conditions, adequate provisions will be made for the public health, safety and general welfare and for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, parks, and sites for schools and school grounds.** The City provided adequate notice of the public hearing associated with the application and opportunity for public comment. The proposed subdivision's internal street system will be public and will provide adequate vehicular and pedestrian transportation routes for subdivision residents. The Applicant will pay a fee in-lieu-of providing park space within the proposed subdivision. Stormwater will be collected on-site and routed to a stormwater detention facility for treatment and dispersal. The Applicant will construct improvements to Kersey Way SE, to ensure motorist safety and to construct a pedestrian path along the street. The Applicant will mitigate the impact of the proposed subdivision on Auburn School District schools by payment of a school impact fee. Water and sewer service will be available to the proposed subdivision. Retaining walls will be built within the proposed subdivision to protect steeper slopes.

Conditions of approval are necessary to ensure that a means of providing sewer and water service to the proposed subdivision is constructed. Conditions of approval are also necessary to ensure that internal subdivision streets connect to streets of a neighboring development, to provide drop-off and pick-up opportunities for school bus access along internal subdivision roads, and to provide for construction of adequate public storm drainage facilities. *Findings 1, 2, 3, 6, 12, 19, 21 - 28, 37 - 43.*

⁸ Any such modification must be processed as a variance pursuant to ACC Section 18.70.010. ACC 17.18.030(G).

- B. **With conditions, the proposed project conforms to the general purposes of the City of Auburn's Comprehensive Plan, Title 17.02 (Subdivisions), and to the general purposes of any other applicable policies or plan which have been adopted by the City Council.** The proposed subdivision would provide single-family residential housing and would be consistent with the purposes and regulations of the subdivision title, consistent with the general purposes and policies of the City Comprehensive Plan, and would be consistent with the City's 2001 City Comprehensive Sanitary Sewer Plan. Should the Kersey III Division 1 development not be completed, the subdivision's water service provision will be required to conform to the City's 2001 Water Comprehensive Plan. Proposed subdivision lots would be oriented away from Kersey Way SE, a minor arterial, in step with Policy LU-25 of the City Comprehensive Plan. The proposed subdivision's development will be coordinated with the construction of water and sewer service provision facilities in the area of the proposed subdivision. Subdivision development would provide for the enhancement of critical lands, including wetlands, streams, and wetland/stream buffer areas, through a City-approved conceptual mitigation plan. The Applicant will construct improvements to Kersey Way SE, to ensure motorist safety and to construct a pedestrian path along the street. The improvements will not diminish level of service along the R Street SE/Kersey Way SE and Evergreen Way SE arterial corridors. The Applicant will provide for open space within the proposed subdivision via a wetland/open space tract. The request to reduce 7 lot widths within the proposed subdivision will promote the effective use of land, by allowing space for development of internal subdivision roads and wetland and stream buffers. The proposed subdivision's internal street system will be public and will provide adequate vehicular and pedestrian transportation routes for subdivision residents. The Applicant will pay a fee in-lieu-of providing park space within the proposed subdivision. Stormwater will be collected on-site and routed to a stormwater detention facility for treatment and dispersal. The Applicant will mitigate the impact of the proposed subdivision on Auburn School District schools by payment of a school impact fee. Water and sewer service will be available to the proposed subdivision. Retaining walls will be built within the proposed subdivision to protect steeper slopes.

Conditions of approval are necessary to ensure that future subdivision home buyers have notice of neighboring gravel mine operations prior to purchasing a subdivision home, and to ensure that a means of providing sewer and water service to the proposed subdivision is constructed. Conditions of approval are also necessary to ensure that internal subdivision streets connect to streets of a neighboring development, to provide drop-off and pick-up opportunities for school bus access along internal subdivision roads, to provide for construction of adequate public storm drainage facilities, and to ensure wetland mitigation

and monitoring complies with the City's Critical Areas Ordinance. *Findings 1, 6, 9, 10 - 28, 37 - 43.*

- C. **The plat conforms to the City of Auburn's zoning ordinance, Title 18, and any other applicable planning or engineering standard and specifications.** The proposed subdivision will contain single-family residential housing at a development density of 3.1 dwelling units per acre. No lot will be less than 8,000 sq. ft. in area, in compliance with the R1 zoning district minimum lot size requirement. Seven of the 70 proposed lots, or 10% of the proposed lots, will have widths less than 75 feet to accommodate the subdivision's internal road system and wetland/stream buffer areas. This lot width reduction complies with ACC Section 18.12.040(B)(1) requirements for lot width reduction. *Findings 1 and 8.*
- D. **With conditions, potential environmental impacts of the proposal have been mitigated such that the proposal will not have an unacceptable adverse effect upon the quality of the environment.** The City determined that the proposed subdivision would not have a probable significant adverse impact on the environment, and issued a Determination of Nonsignificance (DNS).

Conditions of approval are necessary to ensure that site disturbing activities on the proposed subdivision site are monitored to determine the presence, if any, of archaeological resources on the proposed subdivision site. Conditions of approval are also necessary to ensure that on-site wetlands, stream, and buffer areas are protected in compliance with City Critical Areas Ordinances. *Findings 4, 5, 13 - 18.*

- E. **With conditions, adequate provisions have been made so that the preliminary plat will prevent or abate public nuisances.** Public Nuisances are addressed generally throughout the ACC and are addressed directly in Chapter 8.12 ACC. A public nuisance affects public health and property values by creating visual blight, harboring rodents and/or beasts, or creating unsafe pedestrian and traffic situations. Potentially unsafe pedestrian and traffic situations will be alleviated by the construction of Kersey Way SE street and pedestrian improvements, and by the construction of the subdivision internal road system.

Conditions of approval are necessary to ensure that connections to public sewer and water will limit potential negative impacts to public health, to ensure that street improvements are constructed in compliance with City standards, and to ensure that proposed subdivision home buyers have notice of neighboring mine operations prior to purchasing subdivision homes. *Findings 1, 20 - 23, 26, 27, 39 - 43.*

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II. Modification Requests⁹

- A. **Special circumstances make modification necessary in this case, and because of such special circumstances, development of the proposed subdivision site in strict conformity with Title 17, Auburn City Code will not allow reasonable and harmonious use of the property.** The steep slopes present on site and the site's proximity to a minor arterial make all the modifications requested necessary in this case. Development of the proposed subdivision in strict conformity with Title 17 would mean: development of an internal road system with inappropriate road engineering and grades inconsistent with City standards; inappropriate vehicular entry from and onto Kersey Way SE, a minor arterial; loss of area dedicated to wetland/stream buffer areas in step with the City Critical Areas Ordinance; and elimination of some subdivision lots for single family residential development similar to development in neighboring subdivisions. *Findings 1, 6, 7, 8, 11 - 18, 21 - 23, 25 - 27, 29 - 35.*
- B. **Modification approval will not alter the character of the neighborhood, or be detrimental to surrounding properties.** Approval of all requested modifications will result in the development of a single-family residential subdivision, consistent with the single-family residential subdivisions that surround the proposed subdivision. Approval of all modifications will be beneficial to the neighboring Kersey III Division 1 subdivision development, because the requested modifications will provide for connecting proposed subdivision internal roads with Kersey III Division 1 development internal roads. *Findings 1, 6 - 9, 11, 21 - 23, 25 - 27, 29 - 35.*
- C. **Modification approval will not be materially detrimental to the implementation of city policies, objectives, and plans.** Modification approval will be consistent with City Comprehensive plan goals and policies. Approval of all the modifications will permit orienting proposed subdivision dwelling units away from Kersey Way SE, a minor arterial, and provide for a proposed subdivision internal road system with pedestrian access from the residential area to Kersey Way SE. Modification approval will allow for coordination of single-family residential development with nearby transportation infrastructure, promote coordinated regional growth by constructing street connections between the proposed subdivision and the Kersey III Division 1 development, and to ensure critical wetland/stream buffer areas are protected. *Findings 1, 8 - 10, 12 - 18, 21 - 23, 25 - 27, 29 - 35.*

⁹ The Hearing Examiner will make a single recommendation regarding the Applicant's modification requests, since all the modifications would be necessary, and thus, would have to be approved by the City Council, to permit connection between lots via an internal road network. *Finding 28.*

- D. **Literal interpretation of Title 17, Auburn City Code, would deprive the Applicant of rights commonly enjoyed by other properties in the R1 zoning district.** The Applicant requests modifications consistent with development parameters in subdivisions surrounding the proposed subdivision. Modification denial would result in elimination of subdivision lots that would otherwise be permitted within the R1 zoning district, according to R1 zoning district minimum lot size and minimum lot width requirements. *Findings 1, 6 - 8, 11, 12, 21- 23, 25 - 27, 29 - 35.*
- E. **Modification approval will be consistent with the purpose of Title 17, Auburn City Code and will not lessen the requirements of the Auburn zoning ordinance.** Approval of all the modifications will result in subdivision lots that meet the minimum lot size and minimum lot width requirements of the R1 zoning district. Modification approval will allow the Applicant to coordinate proposed subdivision internal road system development with improvements to Kersey Way SE. The improvements will ensure motorist safety and provide a pedestrian path along streets. The improvements will not diminish level of service along the R Street SE/Kersey Way SE and Evergreen Way SE arterial corridors. The request to reduce 7 lot widths within the proposed subdivision will promote the effective use of land, by allowing space for development of internal subdivision roads, wetland/stream buffer areas, and single-family residential lots. The proposed subdivision's internal street system will be public and will provide adequate vehicular and pedestrian transportation routes for subdivision residents. Modification approval would also be consistent with the goals and policies of the City Comprehensive Plan (*see* Conclusion II (C), above). *Findings 1, 6 - 10, 12, 13 - 18, 21 - 27, 29 - 35.*

RECOMMENDATION

Based upon the preceding Findings and Conclusions, the Hearing Examiner for the City of Auburn recommends to the Auburn City Council that the request for approval of a preliminary plat application to subdivide four parcels of land, 22.97 total acres, into 70 single-family residential lots, a storm drainage tract and a wetland tract, and the related requests for modifications be **APPROVED**, with preliminary plat approval subject to the following conditions:¹⁰

1. Prior to final plat approval, the construction of a gravity sewer system is required to serve the property per the 2001 Comprehensive Sewer Plan along Kersey Way and along the White River to the Lakeland hills (King County Metro) Pump Station; **OR**
 - 1A. An alternative, a single sewer pump station, if feasible, may be constructed to temporarily serve the proposed development until such time as the permanent gravity sewer is in place. Some of the feasibility issues to consider involve the

¹⁰ Conditions include both legal requirements applicable to all developments and conditions to mitigate the specific impacts of this development.

ability to bypass pump the system, providing safe working pressures within the pumping system, and available downstream capacity of the existing gravity system. The pump station shall be designed and constructed to serve the sewer basin determined by the City. In addition, the interim pump station shall be located such that it provides adequate space to meet the design requirements for the interim pump station, access to the pump station and access to the storm drainage ponds. Meeting this requirement may impact the configuration and total number of lots proposed, particularly lots 65 through 69.

2. Prior to final plat, the development is required to construct the following offsite improvements as identified in the 2001 Water Comp Plan to bring water from the valley system to the zone four pressure zone to serve the site.
 - a. BP-112; a booster pump facility located along Kersey Way between Oravetz Road and Stuck River Road
 - b. DS - 213-1211, 1411; A 16-inch pipeline within Kersey Way, from 37th Way SE through BP-112, to and through the site frontage (approximately 4000 linear feet).
3. An alternative to the completion of the Kersey Way booster pump station and Kersey Way waterline improvements would require completion of the following as identified in the 2001 Water Comprehensive Plan:
 - a. BP-111; A booster pump facility located along East Valley Highway (EVH) near 8th St E.
 - b. DS-208-1408, 1508; A 16-inch pipeline within EVH extending from the existing 12-inch line south of Lakeland Hills Way to 8th St E (approximately 3000 linear feet).
 - c. DS-649-1509, 1510; A 12-inch pipeline within Elizabeth Ave SE extending from the existing stub in Elizabeth Ave SE (north of 58th Pl SE) to the northern entrance to Elizabeth Loop SE (approximately 800 linear feet).
4. Construction activities within the southern portion of the plat (lots 1-19) shall not commence until the connecting streets within Kersey III Division 1 have been constructed and dedicated as public streets.
5. Internal plat streets and utilities shall be extended to the adjoining property as depicted on the preliminary plat. Easements shall be granted to the City for the temporary cul-de-sac turnarounds where plat roads terminate at adjacent properties. These easements shall allow for the City and/or its authorized agents to remove the cul-de-sacs at the time the roads are extended to serve the adjoining property. Building setback requirements shall be measured from the permanent lot boundary, not the easement edge.
6. In order to avoid negatively impacting Lot 1, the temporary cul-de-sac on Road B shall be centered on the street alignment and equally intrude onto both Lots 1 and 9. Alternatively, Lot 1 shall be designated as "unbuildable" until such time the temporary cul-de-sac is removed.
7. A dedicated southbound right turn lane on Kersey Way SE to proposed Road E shall be constructed as directed by the City Engineer, prior to final plat approval. The applicant shall dedicate sufficient right-of-way to accommodate the turn lane.

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8. A dedicated northbound left turn lane on Kersey Way SE to proposed Road E shall be constructed as directed by the City Engineer, prior to final plat approval. The applicant shall dedicate sufficient right-of-way to accommodate the turn lane.
9. Prior to final plat approval, appropriate advance warning devices shall be placed to the satisfaction of the City Engineer along Kersey Way approaching the site intersection warning drivers of an intersection ahead.
10. Prior to final plat approval, vegetation shall be removed along both the easterly and westerly edges of Kersey Way SE, approximately 500 feet north and south of the site entrance, to provide and preserve site distance.
11. Prior to issuance of construction permits, the applicant shall submit a haul route plan explaining: roads to be traveled on, type of material to be hauled, total quantity of material to be hauled, total number of expected days of the haul, expected daily start and end time of the haul, total number of trips, total number of expected trips per day estimated start and completion date. A traffic control plan shall be submitted showing intended methods and placement of traffic control and clearly showing the site entrance used for hauling. Based on the haul route plan, the City Engineer may condition hauling operations to mitigate impacts to streets. Such measures may include road repair or reconstruction, limitations to days and times of the haul, and installation of traffic control measures.
12. Applicant shall construct the street frontage improvements along Kersey Way to include a 10 foot wide paved trail separated from the road travel way by a 5 foot wide landscape strip and a vertical curb.
13. Applicant shall provide adequate facilities within the plat to allow drop off and pick up opportunities for school bus access along roads with grades less than 6% to the satisfaction of the Auburn School District and the City Engineer.
14. The boulevard median shall be designed to accommodate sight distance and maintenance requirements and shall include street trees in tree pits with grates and a solid decorative surface finish for the remainder of the median as approved by the City Engineer.
15. A park fee of \$152,716.15 shall be paid to the City prior to final plat approval unless the City adopts a park impact fee prior to that time. In that event, park impact fees shall be required in lieu of the aforementioned fee at the time of building permit issue.
16. Prior to issuance of clearing or grading permits, a plan for grading and clearing necessary for both the construction of infrastructure (roads and utilities) and lot grading shall be approved by the City Engineer. The objective of the plan should be to accomplish the desired amount of grading during one construction period, while limiting the extent of exposed ground, and to limit or avoid the need for subsequent grading and disturbance, including grading of individual lots during home construction. The geotechnical engineer shall develop specific recommendations to mitigate grading activities, with particular attention to developing a plan to minimize the extent and time soils are exposed and also to address grading and related activities during wet weather periods (the period of greatest concern is October 1 through March 31).

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17. Upon completion of rough grading and excavation, the applicant shall have a geotechnical engineer re-analyze the site and determine if new or additional mitigation measures are necessary. A revised geo-technical report shall be submitted for approval by the City Engineer. Recommendations for areas where subsurface water is known or discovered shall be given particular attention by the geotechnical engineer and coordinated with the project engineer responsible for the storm drainage system design
18. Prior to commencing site clearing or grading activities, the applicant shall submit a proposed dust control plan for review and approval. This plan shall show methods of preventing dust from impacting adjacent properties, natural and public storm drainage systems, and right-of-ways. Control measures shall be implemented prior to the beginning and in conjunction with on-site clearing, filling, grading or other construction activities.
19. Storm drainage facilities shall incorporate high standards of design to enhance the appearance of the site and serve as an amenity. The design of above ground storage and conveyance facilities shall incorporate landscaping utilizing native vegetation, minimal side slopes, safety, maintenance needs, and function. Prior to final plan approval, a landscaping plan with applicable cross-sections shall be provided to demonstrate that storm drainage pond aesthetic requirements consistent with City standards can be accommodated on-site.
20. To enhance the water quality of the discharge leaving the site, appropriately designed aeration shall be provided within the storm pond.
21. The applicant or a future Homeowners Association shall maintain those portions of the stormwater tract, including landscaping and walls, located outside the fenced pond boundary at the 10-year storm water surface elevation, as determined by the City Engineer.
22. The design of the storm drainage conveyance lines shall consider upstream bypass surface flows, and route them appropriately through the project site, as approved by the City Engineer.
23. Maintenance access shall be provided to all structures proposed to be in public ownership and to the proposed storm ponds. The remaining portions (as applicable) of this system shall be placed within a tract dedicated to the Homeowners Association for maintenance and operation.
24. Public storm drainage facilities shall be constructed to adequately manage the storm water quantity and quality impacts from the proposed public street improvements associated with the project including Kersey Way. Storm drainage from the public street improvements shall not be allowed to drain into any private storm drainage facilities.
25. In order to alert potential lot purchasers of the presence of adjacent surface mining operations, the following note shall be placed on the final plat and within the deed for each home offered for sale: "NOTICE: This property is near designated mineral resource lands on which a variety of commercial activities occur that may not be compatible with residential development, including, but not limited to, mining, extraction, washing, crushing,

*Findings, Conclusions, and Recommendation
Hearing Examiner for the City of Auburn
Lakeland Hills Estates Preliminary Plat PLT05-0004*

stockpiling, transporting, concrete and asphalt production, recycling of materials, and their related and supporting activities.”

26. Residential streets that are 28 feet in width, face of curb to face of curb, shall allow parking on one side of the street only. “No Parking this Side” signs, in accordance with City of Auburn standard details, shall be installed on the same side of the street where fire hydrants are located, prior final plat approval. Failure to provide the “No Parking” signs will result in the street being declared a Fire Lane and additional signage and painting will be required by the Fire Marshal in order to meet Auburn City Code 10.36.075, Fire Lanes Marking.
27. No direct lot access shall be allowed to 49th St SE, Kersey Way SE or Evergreen Way SE. Access to the storm drainage pond may be provided from 49th St. SE, upon approval by the City Engineer.
28. The applicant shall install a solid wood fence constructed five (5) feet from the rear property lines of proposed Lots 35-37 and 68-70. Evergreen shrubs that will attain the same height shall be planted between the fence and the edge of the right-of-way. This requirement shall be completed consistent with city design and construction standards.
29. Prior to issuance of construction permits, the applicant shall submit the proposed retaining wall design and its aesthetic treatment for the wall to be located between the upper and lower portions of the plat. The intent of the design shall be to mitigate the visual impact of this wall for those lots located on the downhill (northern) side of the wall.
30. The final plat drawing shall contain the address of all lots as assigned by the City of Auburn.
31. A final mitigation plan, monitoring schedule, and contingency plan for the wetland/stream corridor shall be submitted for review and approval by the Planning Director prior to the commencement of any construction activities. The mitigation plan shall include measures to prevent human activities within the buffer area. The mitigation plan shall be prepared consistent with the City’s Critical Areas Ordinance.
32. The Applicant shall design the public facilities, including but not limited to the location of structures and appurtenances, to facilitate their future maintenance and operations such that the impact of the steeper road grades are reduced, as approved by the City Engineer.
33. Where retaining walls are used adjacent to public roads or within a public facility, the applicant shall provide either mechanically stabilized earth or cement concrete retaining walls, as approved by the City Engineer.
34. Permanent gravity sanitary sewer service for the development is to be provided through a connection to the future Kersey Way gravity line by routing flows down Road E (from the manhole at the intersection of Road A and Road F) to Kersey Way. Permanent gravity service to the Road A cul-de-sac may be routed through Tract D and then to the future Kersey Way gravity line. Should the interim lift station be acceptable, the developer will need to provide a temporary gravity line from the Kersey Way line to the proposed lift station.

*Findings, Conclusions, and Recommendation
Hearing Examiner for the City of Auburn
Lakeland Hills Estates Preliminary Plat PLT05-0004*

35. Site disturbing activities should be monitored by the Applicant to determine the presence, if any, of archaeological resources within the proposed subdivision site boundaries. Evidence of the presence of archaeological resources shall be promptly reported to the City of Auburn.

Dated this 21st day of November, 2006.


THEODORE PAUL HUNTER
Hearing Examiner

*Findings, Conclusions, and Recommendation
Hearing Examiner for the City of Auburn
Lakeland Hills Estates Preliminary Plat PLT05-0004*

LEGAL DESCRIPTION

PARCEL A:

LOT 1, AUBURN CORRECTION SHORT PLAT NUMBER SP-8-78, RECORDED UNDER RECORDING NUMBER 8003110673, BEING A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NUMBER 7805230335 AND 7806200355, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

PARCEL B:

LOT 4, AUBURN CORRECTION SHORT PLAT NUMBER SP-8-78, RECORDED UNDER RECORDING NUMBER 8003110673, BEING A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NUMBER 7805230335 AND 7806200355, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PARCEL C:

THAT PORTION OF LOT 2, CITY OF AUBURN SHORT PLAT NUMBER SP-22-77 REVISION, RECORDED UNDER RECORDING NUMBER 7905301012 IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21, NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 2 WITH THE SOUTHWESTERLY MARGIN OF KERSEY WAY SOUTHEAST (ORAVETZ ROAD);

THENCE NORTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF ORAVETZ ROAD A DISTANCE OF 99.70 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 39°19'58" WESTERLY ALONG THE SOUTH BOUNDARY OF ORAVETZ ROAD 513.39 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE WEST BOUNDARY LINE OF LOT 2, WITH THE SAID ORAVETZ ROAD;

THENCE SOUTH 01°21'03" WEST A DISTANCE OF 579 FEET TO A POINT ON THE SAID WEST BOUNDARY LINE OF LOT 2;

THENCE SOUTH 58°28'57" EAST 235 FEET;

THENCE NORTH 01°21'03" EAST 86.08 FEET;

THENCE NORTH 45°22'31" EAST TO THE TRUE POINT OF BEGINNING.

PARCEL D:

LOT 2, CITY OF AUBURN SHORT PLAT NUMBER SP-22-77 REVISION, RECORDED UNDER RECORDING NUMBER 7905301012 IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21, NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 2 WITH THE SOUTHWESTERLY MARGIN OF KERSEY WAY SOUTHEAST (ORAVETZ ROAD);

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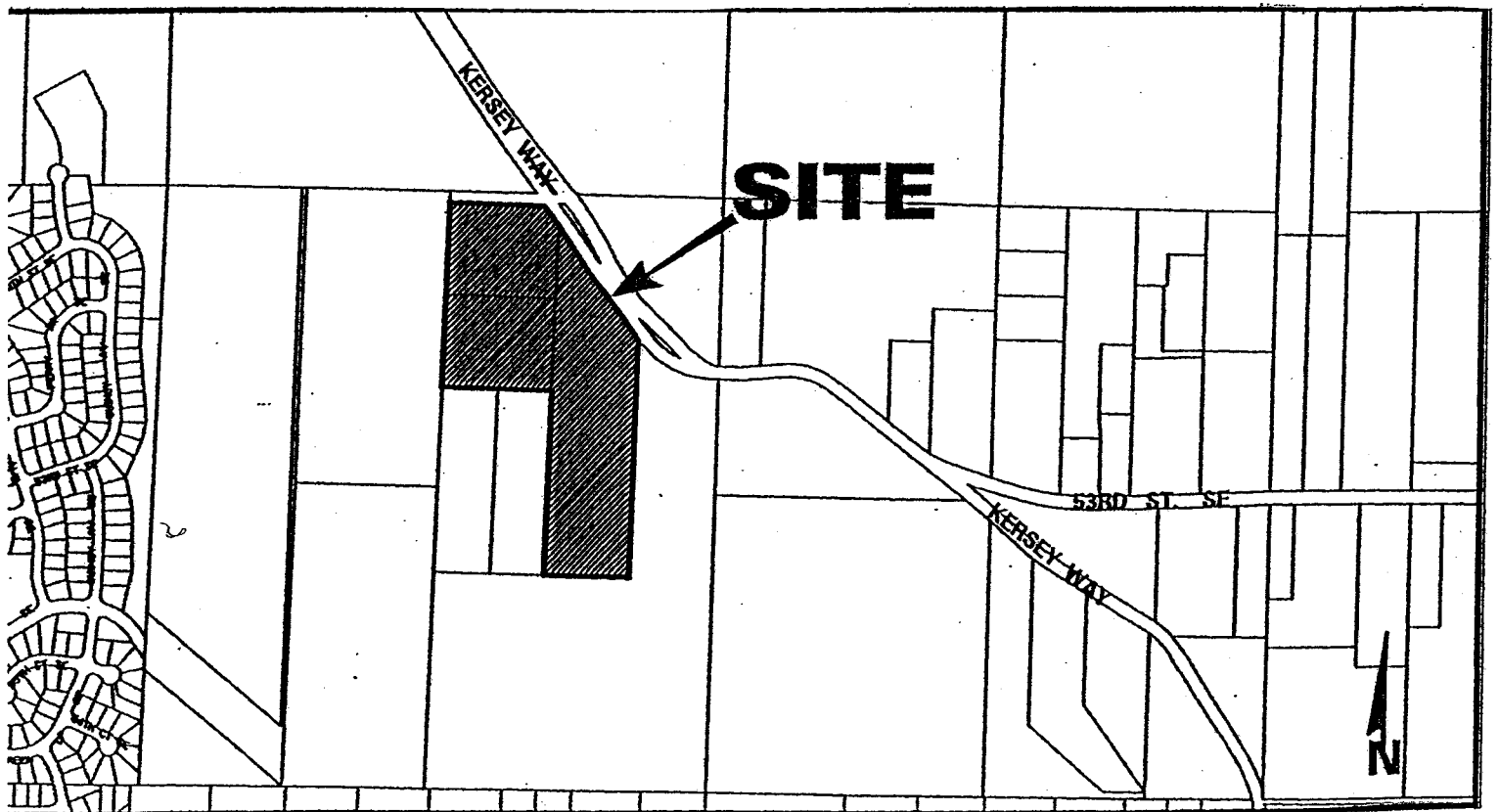
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LEGAL DESCRIPTION
FOR LAKELAND HILL ESTATES

PARCEL A:

LOT 1, AUBURN CORRECTION SHORT PLAT NUMBER SP-8-78, RECORDED UNDER RECORDING NUMBER 8003110673, BEING A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NUMBER 7805230335 AND 7806200355, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 21 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

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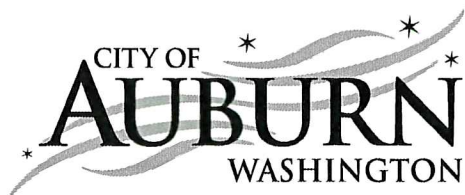
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THAT PORTION OF LOT 2, CITY OF AUBURN SHORT PLAT NUMBER SP-22-77 REVISION, RECORDED UNDER RECORDING NUMBER 7905301012 IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21, NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 2 WITH THE SOUTHWESTERLY MARGIN OF KERSEY WAY SOUTHEAST (ORAVETZ ROAD);
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THENCE SOUTH 58°38'57" EAST 235 FEET;
THENCE NORTH 01°21'03" EAST 86.08 FEET;
THENCE NORTH 45°22'31" EAST TO THE TRUE POINT OF BEGINNING.



CERTIFICATE OF IMPROVEMENTS

FINAL PLAT APPLICATION
FAC07-0016
PLT14-0002

COMPLETION OF IMPROVEMENTS

The required improvements for the Final Plat of _____ have been completed in accordance with the Land Division Ordinance and the City of Auburn's standards and specifications.

 City Engineer

 Date

SECURITY IN LIEU OF COMPLETION

In lieu of the required public improvements for the Final Plat of:
LAKELAND HILLS ESTATES, an approved security PLAT SECURITY BOND for
\$269,459.77 (150% of the estimated costs of improvements) has been submitted and
 approved by the City Engineer.

 City Engineer

 Date

1. The developer has provided references and demonstrated a minimum of 3 years successful, non-defaulted plat development experience in the Puget Sound region.
2. The bond/security is based on the following costs:

PHASE 1:

- | | |
|--|---------------------|
| • TOP LIFT of ASPHALT and RAISING UTILITIES TO GRADE | \$147,400.97 |
| • MONUMENT INSTALLATION | <u>\$ 20,695.00</u> |
| | \$168,095.97 |

PHASE 2:

- | | |
|--------------------|--------------|
| • LANDSCAPE STRIPS | \$101,363.80 |
|--------------------|--------------|

Total	\$269,459.77
--------------	---------------------

cc: File: FAC07-0016
 Jeff Dixon, Planning Manager
 Todd McKittrick, DeNova Northwest LLC

SHEET 1 OF 9

VOL./PAGE

LAKELAND HILLS ESTATES

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., CITY OF AUBURN, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF LOT 2, AS DESCRIBED AND DELINEATED ON CITY OF AUBURN SHORT PLAT NUMBER SP-22-77 REVISION, RECORDED UNDER KING COUNTY RECORDING NUMBER 7905301012, IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST PROPERTY LINE OF SAID LOT 2 AND THE SOUTHERLY MARGIN OF ORAVETZ ROAD (KERSEY WAY S.E.); THENCE NORTHWESTERLY ALONG THE SOUTHERLY MARGIN OF SAID ORAVETZ ROAD (KERSEY WAY S.E.), A DISTANCE OF 99.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39°19'58" WESTERLY ALONG THE SOUTHERLY MARGIN OF ORAVETZ ROAD 513.39 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE WEST BOUNDARY LINE OF LOT 2 WITH SAID ORAVETZ ROAD; THENCE SOUTH 01°21'03" WEST A DISTANCE OF 579 FEET TO A POINT ON THE SAID WEST BOUNDARY LINE OF LOT 2; THENCE SOUTH 88°38'57" EAST 235 FEET; THENCE NORTH 01°21'03" EAST 86.08 FEET; THENCE NORTH 45°22'31" EAST TO THE TRUE POINT OF BEGINNING.

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EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST PROPERTY LINE OF SAID LOT 2 AND THE SOUTHERLY MARGIN OF ORAVETZ ROAD (KERSEY WAY S.E.); THENCE NORTHWESTERLY ALONG THE SOUTHERLY MARGIN OF SAID ORAVETZ ROAD (KERSEY WAY S.E.), A DISTANCE OF 99.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39°19'58" WESTERLY ALONG THE SOUTHERLY MARGIN OF ORAVETZ ROAD 513.39 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF THE WEST BOUNDARY LINE OF LOT 2 WITH SAID ORAVETZ ROAD; THENCE SOUTH 01°21'03" WEST A DISTANCE OF 579 FEET TO A POINT ON THE SAID WEST BOUNDARY LINE OF LOT 2; THENCE SOUTH 88°38'57" EAST 235 FEET; THENCE NORTH 01°21'03" EAST 86.08 FEET; THENCE NORTH 45°22'31" EAST TO THE TRUE POINT OF BEGINNING.

PARCEL C:

LOT 1, AUBURN CORRECTION SHORT PLAT NO. SP8-78 RECORDED UNDER KING COUNTY RECORDING NUMBER 7806200355 AND AMENDED BY KING COUNTY RECORDING NUMBER 8003110673, SAID SHORT PLAT BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

PARCEL D:

LOT 4, AUBURN CORRECTION SHORT PLAT NO. SP8-78 RECORDED UNDER KING COUNTY RECORDING NUMBER 7806200355 AND AMENDED BY KING COUNTY RECORDING NUMBER 8003110673, SAID SHORT PLAT BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF AUBURN.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING THE COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF AUBURN, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF AUBURN, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

DENOVA NORTHWEST, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

U.S. BANK NATIONAL ASSOCIATION,
D/B/A HOUSING CAPITAL COMPANY BANK

BY:
ITS:

BY:
ITS:

ACKNOWLEDGMENTS

STATE OF CALIFORNIA)
) SS
COUNTY OF)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF DENOVA NORTHWEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

PRINTED NAME _____

COMMISSION EXPIRES _____

STATE OF CALIFORNIA)
) SS
COUNTY OF)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

PRINTED NAME _____

COMMISSION EXPIRES _____

CITY OF AUBURN FILE NO. PLT-14-0002

APPROVALS

FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY SUBJECT TO THIS SUBDIVISION MAY BE LIABLE TO THE CITY, AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED,

THIS _____ DAY OF _____, 20____.

AUBURN DIRECTOR OF FINANCE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO ACC 17.14.015, AND IS CONSISTENT WITH ALL APPLICABLE CITY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY PLAT APPROVAL,

THIS _____ DAY OF _____, 20____.

AUBURN CITY ENGINEER

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2014, THAT THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH PRELIMINARY PLAT WAS APPROVED BY RESOLUTION NO. 4116 ON THE 20TH DAY OF DECEMBER 2006.

AUBURN PLANNING DIRECTOR

APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____, PURSUANT TO ORDINANCE NUMBER

_____, ADOPTED BY THE AUBURN COUNCIL ON THE _____ DAY OF _____, 20____.

MAYOR

AUBURN CITY CLERK

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS ____ DAY OF _____, 20____.

MANAGER

DEPUTY

ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

KING COUNTY ASSESSOR

DEPUTY COUNTY ASSESSOR

KING COUNTY PARCEL NO'S. 3221059009, 3221059020, 3221059043 AND 3221059059

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF LAKELAND HILLS ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

STEPHEN J. SCHERZL, PROFESSIONAL LAND SURVEYOR.
CERTIFICATE NO. 37555
D.R. STRONG CONSULTING ENGINEERS
620 7TH AVE
KIRKLAND, WASHINGTON 98033
PHONE: (425) 827-3063

DATE

RECORDING CERTIFICATE

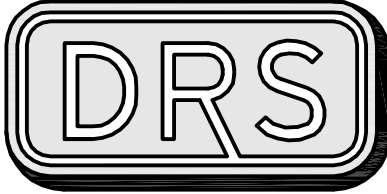
FILED FOR RECORD AT THE REQUEST OF DENOVA NORTHWEST, LLC, THIS _____ DAY OF _____, 20__ ,

AT _____ MINUTES PAST ____M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S)

_____, AFN _____ RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

JOB NO. 12122

LAKELAND HILLS ESTATES

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

PRIVATE EASEMENT PROVISIONS

1. A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, CENTURY LINK, COMCAST AND ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT A, TRACT C, TRACT E AND THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES, SIDEWALKS AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES AND SIDEWALKS, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNAL OR FOR OTHER PURPOSES, SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
2. THE 10 FOOT BY 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 1 IS FOR THE BENEFIT OF LOT 2 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 1 AND 2 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
3. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 3 AND 4 IS FOR THE BENEFIT OF LOTS 4 AND 5 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 3, 4 AND 5 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
4. THE PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 7, 8, 12, AND TRACT A IS FOR THE BENEFIT OF LOTS 6, 7, AND 8 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 6, 7 AND 8 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
5. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON THE EAST 10.00 FEET OF LOTS 10 AND 11 AND THE NORTH 10.00 FEET OF TRACT A IS FOR THE BENEFIT OF LOTS 9 AND 10 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 9, 10 AND 11 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
6. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON THE NORTH 10.00 FEET OF TRACT A IS FOR THE BENEFIT OF LOT 12 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 12 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
7. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 13 AND 14 IS FOR THE BENEFIT OF LOTS 14 AND 15 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 13, 14 AND 15 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
8. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 17, 18, TRACT C AND TRACT D IS FOR THE BENEFIT OF LOTS 16, 17 AND 18 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 16, 17 AND 18 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
9. THE 14.50 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON TRACT C IS FOR THE BENEFIT OF LOT 19 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 19 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
10. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 21, 22 AND 23 IS FOR THE BENEFIT OF LOT 20 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 20 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
11. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 22 AND 23 IS FOR THE BENEFIT OF LOTS 21, 22 AND 23 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 21, 22 AND 23 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
12. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 24, 25 AND 26 IS FOR THE BENEFIT OF LOTS 25, 26 AND 27 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 24, 25, 26 AND 27 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
13. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 28, 29 AND 30 IS FOR THE BENEFIT OF LOT 27 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 27 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
14. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 29, 30, 32, 33, 34 AND TRACT E IS FOR THE BENEFIT OF LOTS 28, 29, 30, 32 AND 33 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 28, 29, 30, 32, 33 AND 34 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
15. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON TRACT F IS FOR THE BENEFIT OF LOT 43 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOT 43 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE DRAINAGE FACILITIES WITHIN SAID EASEMENT.
16. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 44 IS FOR THE BENEFIT OF LOT 45 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 44 AND 45 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
17. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 46 AND 47 IS FOR THE BENEFIT OF LOTS 47 AND 48 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 46, 47 AND 48 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
18. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 58 AND 59 IS FOR THE BENEFIT OF LOTS 57 AND 58 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 57, 58 AND 59 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
19. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOT 56 IS FOR THE BENEFIT OF LOT 60 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 56 AND 60 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
20. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 62, 63, 64 AND 65 IS FOR THE BENEFIT OF LOTS 61, 62, 63 AND 64 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 61, 62, 63, 64 AND 65 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
21. WHEN IT BECOMES NECESSARY TO INSTALL A TEMPORARY CUL-DE-SAC PER CITY OF AUBURN DESIGN STANDARDS, THE PORTION OF THE TEMPORARY CUL-DE-SAC ENCRDACHING ON THE ADJACENT PRIVATE PROPERTY SHALL BE PLACED IN A TEMPORARY EASEMENT DEDICATED TO THE CITY OF AUBURN. THE TEMPORARY EASEMENT SHOWN ON LOTS 1, 9, 11, AND 19 IS HEREBY RESERVED, GRANTED AND CONVEYED TO THE CITY OF AUBURN FOR TEMPORARY PUBLIC ROADWAY PURPOSE, UPON THE RECORDING OF THIS PLAT. THE CITY OF AUBURN IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE TEMPORARY PUBLIC ROADWAY FACILITIES WITHIN SAID EASEMENT. UPON THE CONSTRUCTION OF AN EXTENSION OF THE STREET, AND WHEN DETERMINED BY THE CITY OF AUBURN THAT THE TEMPORARY CUL-DE-SAC IS NO LONGER REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER EXTENDING THE PUBLIC STREET IMPROVEMENTS, TO REMOVE THE TEMPORARY CUL-DE-SAC AT THEIR EXPENSE. IN CONJUNCTION WITH TEMPORARY CUL-DE-SAC REMOVAL, THE DEVELOPER SHALL ALSO FINISH CONSTRUCTION OF THE PUBLIC STREET WITHIN THE TEMPORARY CUL-DE-SAC AREA IN ACCORDANCE WITH THE CITY OF AUBURN DESIGN STANDARDS APPLICABLE TO THE STREET CLASSIFICATION AS WELL AS ANY PRIVATE IMPROVEMENTS AND PROPERTY RESTORATION THAT MAY BE NECESSARY ON ADJACENT LOTS AFFECTED BY THE REMOVAL OF THE TEMPORARY CUL-DE-SAC. THE TEMPORARY EASEMENT SHALL AUTOMATICALLY TERMINATE UPON REMOVAL OF THE TEMPORARY CUL-DE-SAC IMPROVEMENTS, AS APPROVED BY THE CITY OF AUBURN.
22. THE 10 FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN ON LOTS 36, 37, 38, 39, 40, 41, 42, 43 AND 44 IS FOR THE BENEFIT OF LOTS 35, 36, 37, 38, 39, 40, 41, 42, AND 43 FOR PRIVATE STORM DRAINAGE FACILITIES. THE OWNERS OF SAID LOTS 35, 36, 37, 38, 39, 40, 41, 42, 43 AND 44 ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

CITY OF AUBURN PUBLIC EASEMENT PROVISION

ALL PUBLIC WATER, SANITARY SEWER AND STORM DRAINAGE EASEMENTS AS SHOWN ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF AUBURN, A MUNICIPAL CORPORATION OF KING AND PIERCE COUNTIES, WASHINGTON, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL NONEXCLUSIVE EASEMENT UNDER, OVER, THROUGH AND ACROSS THE REAL PROPERTY AS DESCRIBED HEREIN FOR THE PURPOSE OF LAYING, MAINTAINING, INSTALLING, AND CONVEYING WATER AND SANITARY SEWER, AND APPURTENANCES THEREOF, AND LAYING, MAINTAINING INSTALLING, CONVEYING, STORING, MANAGING, AND FACILITATING STORM AND SURFACE WATER, PER THE ENGINEERING PLANS APPROVED BY THE CITY OF AUBURN FOR THIS PLAT, TOGETHER WITH THE ABSOLUTE RIGHT, AT ALL TIMES AS NECESSARY FOR IMMEDIATE ACCESS (INGRESS AND EGRESS), TO ENTER SAID EASEMENT FOR THE PURPOSE OF INSPECTING, OPERATING, MAINTAINING, REPAIRING, RECONSTRUCTING, AND IMPROVING THE WATER, SANITARY SEWER AND STORM DRAINAGE FACILITIES CONTAINED THEREIN WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE.

THE CITY OF AUBURN SHALL HAVE THE ABSOLUTE RIGHT TO PLACE ANY TYPE OF DRIVING SURFACE WITHIN SAID EASEMENT AREA DEEMED NECESSARY BY THE CITY OF AUBURN.

THE OWNERS OF SAID PRIVATE PROPERTY SHALL NOT IN ANY WAY BLOCK, RESTRICT OR IMPEDE ACCESS AND EGRESS TO OR FROM SAID EASEMENT AREA, AND/OR IN ANY WAY BLOCK, RESTRICT OR IMPEDE FULL USE OF THE REAL PROPERTY WITHIN THE ABOVE DESCRIBED EASEMENT AREA BY THE CITY OF AUBURN FOR THE ABOVE DESCRIBED PURPOSES. NO BUILDING, WALL, ROCKERY, FENCE, TREES, OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OR PLANTED, NOR SHALL ANY FILL MATERIAL BE PLACED WITHIN THE BOUNDARIES OF SAID EASEMENT AREA, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF AUBURN. WITH CITY OF AUBURN PERMISSION, THE OWNERS OF SAID PRIVATE PROPERTY MAY FENCE ACROSS SAID EASEMENT AREA AND/OR ALONG THE BOUNDARIES OF SAID EASEMENT AREA, PROVIDED THAT A GATE IS CONSTRUCTED IN SAID FENCE. SAID GATE SHALL BE OF SUFFICIENT LENGTH AND LOCATION TO ALLOW THE GRANTEE FULL USE OF, AND ACCESS AND EGRESS TO AND FROM THE REAL PROPERTY WITHIN THE EASEMENT AREA. IF SAID GATE IS TO BE LOCKED, KEYS SHALL BE PROVIDED TO THE CITY OF AUBURN.

NO EXCAVATION SHALL BE MADE WITHIN THREE (3) FEET OF SAID WATER, SANITARY SEWER AND STORM DRAINAGE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATIONS AS CURRENTLY EXISTING.

THE OWNERS OF SAID PRIVATE PROPERTY GRANTS TO THE CITY OF AUBURN THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENT AREA OVER AND ACROSS ALL PAVED, GRAVELED, OR OTHERWISE IMPROVED DRIVEWAYS OR PARKING LOTS WITHIN THE PARENT PARCEL. IF DIRECT ACCESS TO THE EASEMENT AREA IS NOT AVAILABLE FROM SUCH DRIVEWAYS OR PARKING LOTS, THE CITY OF AUBURN'S RIGHT OF INGRESS AND EGRESS SHALL INCLUDE SUCH OTHER AREAS OF THE PARENT PARCEL AS THE CITY OF AUBURN DETERMINES ARE NECESSARY TO ACCESS THE EASEMENT AREA FROM SUCH DRIVEWAYS AND PARKING LOTS OR FROM THE PARENT PARCELS BOUNDARIES. IN THE CASE OF ANY DAMAGE OR DISRUPTION OF THE PARENT PARCEL, THE CITY OF AUBURN SHALL RETURN THE PROPERTY TO A CONDITION REASONABLY COMPARABLE TO ITS CONDITION AS IT EXISTED IMMEDIATELY BEFORE ENTRY AND/OR WORK WAS MADE THEREON BY THE CITY OF AUBURN OR ITS AGENTS.

THE OWNERS OF SAID PRIVATE PROPERTY ADDITIONALLY GRANTS TO THE CITY OF AUBURN, THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AREA AS SHALL BE REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID WATER, SANITARY SEWER AND STORM DRAINAGE FACILITIES. THE USE OF SUCH ADDITIONAL AREA SHALL BE HELD TO REASONABLE MINIMUM AND IN THE CASE OF ANY DAMAGE OR DISRUPTION OF THE PARENT PARCEL, THE CITY OF AUBURN SHALL RETURN THE PROPERTY TO A CONDITION REASONABLY COMPARABLE TO ITS CONDITION AS IT EXISTED IMMEDIATELY BEFORE ENTRY AND/OR WORK WAS MADE THEREON BY THE CITY OF AUBURN OR ITS AGENTS. IN ADDITION TO THE OTHER RESTRICTIONS HEREIN, THE OWNERS OF SAID PRIVATE PROPERTY SHALL NOT CONVEY TO A THIRD PARTY ANY EASEMENT OR OTHER RIGHT OF THE EASEMENT AREA.

THIS EASEMENT AND COVENANT SHALL RUN WITH THE PARENT PARCEL AND IS BINDING ON THE OWNERS OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

PRIVATE DRAINAGE EASEMENT COVENANT

THE OWNERS OF PRIVATE PROPERTY WITHIN THIS PLAT ENCUMBERED WITH DRAINAGE EASEMENTS SHOWN AS "PRIVATE" HEREBY GRANT AND CONVEY TO THE CITY OF AUBURN, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, THE RIGHT BUT NOT THE OBLIGATION TO CONVEY OR STORE STORM AND SURFACE WATER PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF AUBURN, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS) TO ENTER SAID DRAINAGE EASEMENT FOR THE PURPOSE OF OBSERVING THAT THE OWNER(S) ARE PROPERLY OPERATING AND MAINTAINING THE DRAINAGE FACILITIES CONTAINED THEREIN.

THE OWNERS OF SAID PRIVATE PROPERTY ARE RESPONSIBLE FOR OPERATING, MAINTAINING, AND REPAIRING THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT AND ARE HEREBY REQUIRED TO OBTAIN ANY REQUIRED PERMITS FROM THE CITY OF AUBURN PRIOR TO FILLING, PIPING, CUTTING OR REMOVING VEGETATION (EXCEPT FOR ROUTINE LANDSCAPE MAINTENANCE SUCH AS LAWN MOWING) IN OPEN VEGETATED DRAINAGE FACILITIES (SUCH AS SWALES, CHANNELS, DITCHES PONDS, ETC.) OR PERFORMING ANY ALTERATIONS OR MODIFICATIONS TO THE DRAINAGE FACILITIES CONTAINED WITHIN SAID DRAINAGE EASEMENT.

THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNER(S) OF SAID PRIVATE PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

SENSITIVE AREA TRACT AND EASEMENT

DEDICATION OF A SENSITIVE AREA TRACT CONTAINING A SENSITIVE AREA EASEMENT AND DEDICATION OF A SENSITIVE AREA BUFFER EASEMENT CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND SENSITIVE AREA BUFFER EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF WATER QUALITY, PLANT ECOLOGY AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF AUBURN, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT. THE VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF AUBURN OR ITS SUCCESSOR AGENCY, UNLESS OTHERWISE PROVIDED BY LAW.

THE COMMON BOUNDARY BETWEEN THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY OF AUBURN PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER AND/OR SENSITIVE AREA BUFFER EASEMENT. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.

THE CITY SHALL BE ALLOWED TO ENTER UPON THE SUBJECT PROPERTY FOR THE PURPOSES OF MONITORING, MAINTAINING, PRESERVING, AND ENHANCING FUNCTIONS RELATED TO THE ON-SITE MITIGATION AREAS LOCATED WITHIN TRACT H AND THOSE PORTIONS OF LOTS 49, 50, 51, 52 AND 53 IDENTIFIED ON SHEET 9 HEREOF AS SENSITIVE AREA BUFFER EASEMENT. THE CITY SHALL BE PERMITTED TO ENTER ONTO THE SUBJECT PROPERTY AT ALL REASONABLE TIMES TO MONITOR AND MAINTAIN THE ON-SITE WETLAND AND STREAM AREAS OR WETLAND AND STREAM FUNCTIONS SUCH AS RECHARGE, CONVEYANCE OR STORAGE OF STORM WATER. THE PERMISSION FOR ACCESS HOWEVER DOES NOT ESTABLISH AN OBLIGATION ON THE PART OF THE CITY FOR MAINTENANCE.





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LAKELAND HILLS ESTATES
A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

HOMEOWNERS ASSOCIATION COVENANT

THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION RECORDED UNDER KING COUNTY RECORDING NUMBER _____, RECORDS OF KING COUNTY, WASHINGTON. SAID HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE TRACTS AND EASEMENTS AS INDICATED AND CONVEYED HEREIN, UNLESS OTHERWISE APPROVED BY THE CITY OF AUBURN OR ITS SUCCESSOR AGENCY. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS OF LOTS 1 THROUGH 66 INCLUSIVE, THEIR HEIRS, SUCCESSORS AND ASSIGNS. SHOULD THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION BE DISSOLVED OR OTHERWISE CEASE TO FUNCTION, OWNERSHIP OF LOTS 1 THROUGH 66, INCLUSIVE WILL INCLUDE AN EQUAL AND UNDIVIDED INTEREST IN TRACTS A, B, C, D, E, F AND H, TOGETHER WITH AN EQUAL RESPONSIBILITY FOR THE MAINTENANCE RESPONSIBILITIES FOR SAID TRACTS.

CITY OF AUBURN STREET ADDRESS

LOT NO.	HOUSE NUMBER	STREET NAME	LOT NO.	HOUSE NUMBER	STREET NAME
1	2262	54TH ST SE	34	5020	WESLEY AVE SE
2	2282	54TH ST SE	35	5253	WESLEY AVE SE
3	2304	54TH ST SE	36	5233	WESLEY AVE SE
4	2310	54TH ST SE	37	5213	WESLEY AVE SE
5	2316	54TH ST SE	38	5191	WESLEY AVE SE
6	2317	54TH ST SE	39	5153	WESLEY AVE SE
7	2311	54TH ST SE	40	5137	WESLEY AVE SE
8	2305	54TH ST SE	41	5119	WESLEY AVE SE
9	2271	54TH ST SE	42	5077	WESLEY AVE SE
10	2298	53RD ST SE	43	2238	50TH ST SE
11	2286	53RD ST SE	44	5072	VICTORIA AVE SE
12	2304	53RD ST SE	45	5108	VICTORIA AVE SE
13	2310	53RD ST SE	46	5126	VICTORIA AVE SE
14	2314	53RD ST SE	47	5158	VICTORIA AVE SE
15	2318	53RD ST SE	48	5186	VICTORIA AVE SE
16	2319	53RD ST SE	49	5179	VICTORIA AVE SE
17	2313	53RD ST SE	50	5157	VICTORIA AVE SE
18	2307	53RD ST SE	51	5135	VICTORIA AVE SE
19	2289	53RD ST SE	52	5113	VICTORIA AVE SE
20	2399	52ND CT SE	53	5079	VICTORIA AVE SE
21	2373	52ND CT SE	54	5053	VICTORIA AVE SE
22	2339	52ND CT SE	55	2213	50TH ST SE
23	2305	52ND CT SE	56	4929	WESLEY CT SE
24	2308 (TO NORTH)	51ST CT SE	57	2231	50TH ST SE
25	2332	51ST CT SE	58	2249	50TH ST SE
26	2364	51ST CT SE	59	4961	WESLEY CT SE
27	2380	51ST CT SE	60	4943	WESLEY CT SE
28	2365	51ST CT SE	61	4992	WESLEY CT SE
29	2333	51ST CT SE	62	4980	WESLEY CT SE
30	2309 (TO SOUTH)	51ST CT SE	63	4968	WESLEY CT SE
31	5070	WESLEY AVE SE	64	4956	WESLEY CT SE
32	5090	WESLEY AVE SE	65	4944	WESLEY CT SE
33	5050	WESLEY AVE SE	66	4932	WESLEY CT SE

NOTES/RESTRICTIONS

1. THIS PROPERTY IS NEAR DESIGNATED MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES OCCUR THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT, INCLUDING, BUT NOT LIMITED TO MINING, EXTRACTION, WASHING, CRUSHING, STOCKPILING, TRANSPORTING, CONCRETE AND ASPHALT PRODUCTION, RECYCLING OF MATERIALS AND THEIR RELATED SUPPORTING ACTIVITIES.
2. NO DIRECT LOT ACCESS SHALL BE ALLOWED TO 49TH STREET SE., SE. KERSEY WAY OR EVERGREEN WAY SE.
3. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. FAC07-0016 ON FILE WITH THE CITY OF AUBURN. ANY DEVIATION FROM THE APPROVED PLAN WILL REQUIRE WRITTEN APPROVAL FROM THE CITY.
4. IN CONJUNCTION WITH OR UPON COMPLETION OF RESIDENTIAL BUILDING CONSTRUCTION, BEST MANAGEMENT PRACTICE (BMP) C126: TOPSOILING REQUIREMENTS PER THE SURFACE WATER MANAGEMENT MANUAL (SWMM), SHALL BE INCORPORATED WITH LANDSCAPE PLANTINGS IN PERVIOUS AREAS OF EACH INDIVIDUAL LOT.
5. PRIOR TO BUILDING CONSTRUCTION ON ALL LOTS, TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES, PER THE CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP) WILL BE CONSTRUCTED AND MAINTAINED THROUGH FINAL LOT STABILIZATION. PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURE(S) ON ALL LOTS, ROOF DOWNSPOUTS, FOOTING DRAINS, AND ALL LANDSCAPED AREAS NOT DESIGNATED FOR SHEET FLOW TO THE ADJACENT SENSITIVE AREAS, OR ALLOWED TO BE TREATED ONSITE, SHALL BE TIGHTLINED TO THE PUBLIC ROADWAY DRAINAGE SYSTEM AND SHALL BE INSPECTED BY CITY OF AUBURN FOR COMPLIANCE WITH THE CSWPPP PRIOR TO FINAL APPROVAL.
6. STORM DRAINAGE SYSTEMS CONSTRUCTED ON THE INDIVIDUAL LOTS MUST BE MAINTAINED BY THE PROPERTY OWNER FOR THAT LOT. AN EXCEPTION TO THIS REQUIREMENT IS WHERE THE PRIVATE STORM COLLECTION SYSTEM CROSSES LOT LINES. IN THIS CASE PRIVATE STORM DRAINAGE EASEMENTS AND THE MAINTENANCE RESPONSIBILITIES RELATED THERETO HAVE BEEN IDENTIFIED HEREIN.
7. THE DEPARTMENT OF ECOLOGY CONSTRUCTION STORMWATER GENERAL PERMIT IS LINKED TO THE PROJECT SITE. ANY TRANSFER OF OWNERSHIP, PARTIAL OR COMPLETE, REQUIRES A TRANSFER OF COVERAGE THROUGH THE DEPARTMENT OF ECOLOGY AND IS APPLICABLE UNTIL COMPLETE PROJECT FINALIZATION.

TRACT SCHEDULE

TRACT	SIZE	OWNERSHIP	PURPOSE
A	6,900 SQ. FT.	THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION	PRIVATE ACCESS AND UTILITY
B	6,268 SQ. FT.	THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION	OPEN SPACE
C	5,400 SQ. FT.	THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION	PRIVATE ACCESS AND UTILITY
D	22,058 SQ. FT.	THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION	OPEN SPACE
E	2,236 SQ. FT.	THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION	PRIVATE ACCESS AND UTILITY
F	756 SQ. FT.	THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION	ENTRY MONUMENT TRACT
G	65,602 SQ. FT.	THE CITY OF AUBURN	PUBLIC STORM DRAINAGE AND PUBLIC WATER
H	139,829 SQ. FT.	THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION	SENSITIVE AREA TRACT

TRACT NOTES

1. TRACTS A, C AND E ARE PRIVATE ACCESS AND UTILITY TRACTS AND ARE HEREBY CONVEYED TO THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS FACILITIES WITHIN SAID TRACTS.
2. TRACTS B AND D ARE OPEN SPACE TRACTS AND ARE HEREBY CONVEYED TO THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACTS.
3. TRACT F IS AN ENTRY MONUMENT TRACT AND IS HEREBY CONVEYED TO THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.
4. TRACT G IS A PUBLIC STORM DRAINAGE AND PUBLIC WATER FACILITY TRACT AND IS CONVEYED TO THE CITY OF AUBURN OR ITS SUCCESSOR AGENCY FOR PUBLIC DRAINAGE AND PUBLIC WATER FACILITY PURPOSES UPON THE RECORDING OF THIS PLAT. EXCEPT AS NOTED HEREIN THE CITY OF AUBURN IS HEREBY RESPONSIBLE FOR THE PUBLIC STORM DRAIN FACILITIES AND PUBLIC WATER FACILITIES WITHIN SAID TRACT. THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THOSE PORTIONS OF SAID TRACT, INCLUDING LANDSCAPING AND WALLS, LOCATED OUTSIDE THE AREA SHOWN ON SHEET 8, HEREOF AS "CITY TO MAINTAIN". AN EASEMENT OVER SAID TRACT IS HEREBY GRANTED AND CONVEYED TO SAID HOMEOWNERS ASSOCIATION FOR THE PURPOSES ACCESS AND MAINTENANCE, AS OUTLINED ABOVE.
5. TRACT H IS A SENSITIVE AREA TRACT AND IS HEREBY CONVEYED TO THE LAKELAND HILLS ESTATES HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SAID HOMEOWNERS ASSOCIATION IS HEREBY RESPONSIBLE FOR THE MAINTENANCE ASSOCIATED WITH SAID TRACT.



LAKELAND HILLS ESTATES

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., CITY OF AUBURN, KING COUNTY, WASHINGTON

SURVEYOR'S NOTES

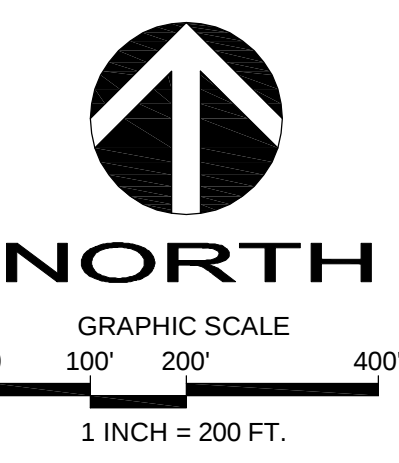
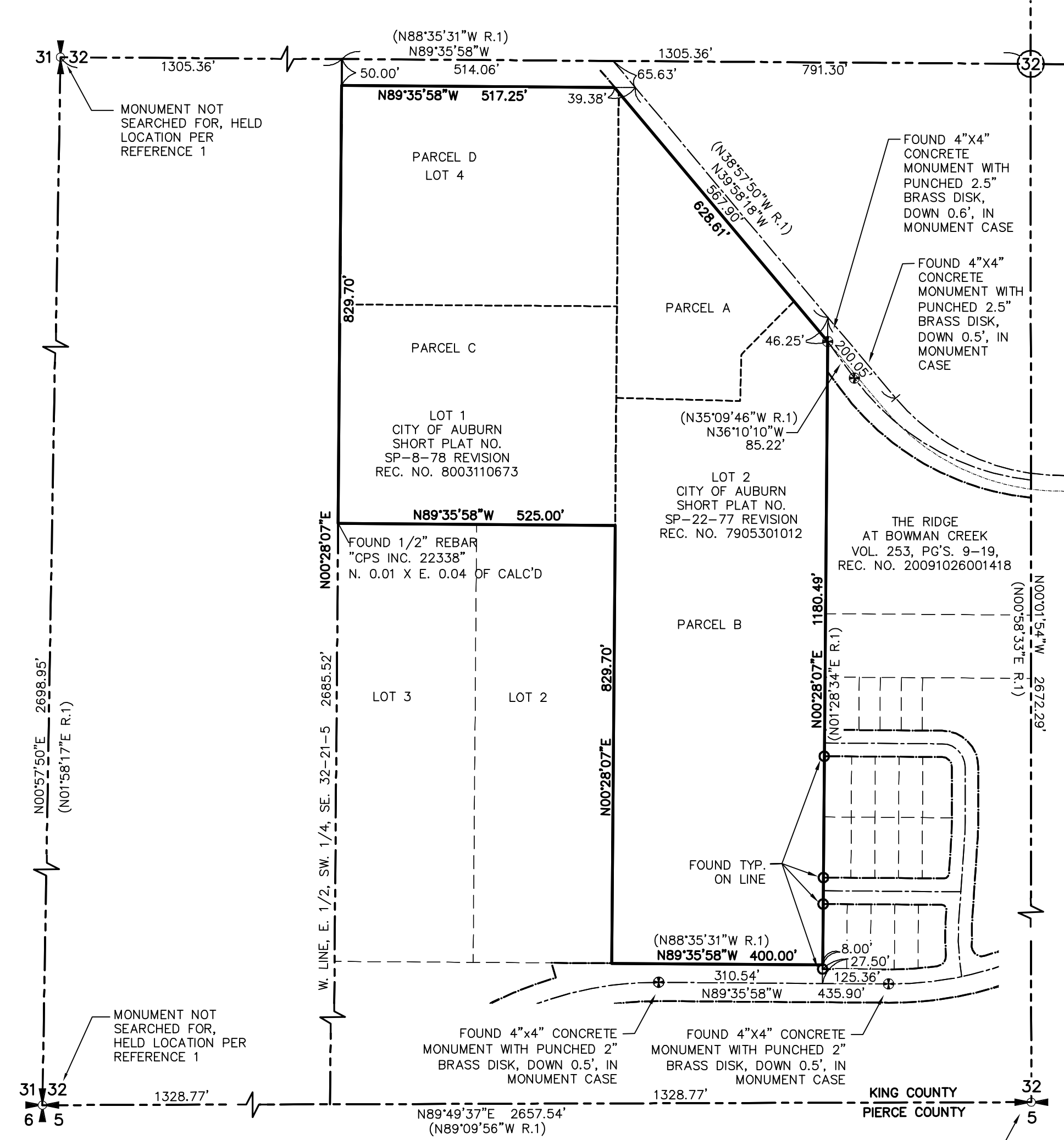
1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE SECOND REPORT, ORDER NUMBER 4209-1990284 DATED JULY 30, 2013 AND SUPPLEMENTAL REPORTS NUMBER 1 AND NUMBER 2 THERETO DATED JANUARY 10, 2014 AND FEBRUARY 13, 2014. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFOR D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY 2013.
3. PROPERTY AREA = 1,000,714± SQUARE FEET (22.9732± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

REFERENCES

1. THE RIDGE AT BOWMAN CREEK, RECORDED IN VOLUME 253 OF PLATS, PAGES 9 THROUGH 19, UNDER KING COUNTY RECORDING NUMBER 20091026001418
2. KING COUNTY ROAD SURVEY NUMBER 32-21-5-4, STUCK RIVER RD. (ORAVETZ RD.) EXTENSION TO PIERCE CO. LINE,

TITLE RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 843767.
2. THIS SITE IS SUBJECT TO RIGHTS TO ENTER THE PREMISES TO MAKE REPAIRS AND THE RIGHT TO CUT BRUSH AND TREES WHICH CONSTITUTE A MENACE OR DANGER TO THE ELECTRIC TRANSMISSION LINE LOCATED IN THE STREET OR ROAD ADJOINING THE PREMISES AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2666081.
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY FOR TRANSMISSION AND DISTRIBUTION LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2666082. THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO DETERMINE THE EASEMENT'S EXACT LOCATION WITHIN THE SITE.
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY CONCERNING DAM AND WATER FLOW USED TO PRODUCE ELECTRICITY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2919151. THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO DETERMINE THE EASEMENT'S EXACT LOCATION WITHIN THE SITE.
5. THIS SITE IS SUBJECT TO RIGHTS GRANTED TO KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE PREMISES AS GRANTED BY DEED RECORDED UNDER RECORDING NUMBER 5407399.
6. THIS SITE IS SUBJECT TO RIGHTS GRANTED TO KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE PREMISES AS GRANTED BY DEED RECORDED UNDER RECORDING NUMBER 5411251.
- *7. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT RECORDED UNDER RECORDING NUMBERS 7806200355 AND 8003110673.
8. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SIDEWALK CONSTRUCTION DELAY AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7902160940.
9. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7905301012. SAID SHORT PLAT IS A REVISION OF SHORT PLAT RECORDED UNDER RECORDING NUMBER 7712130917.
10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONDITIONAL AGREEMENT TO RELEASE EASEMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20130514000457. SAID AGREEMENT RELEASES AND REPLACES EASEMENT RECORDED UNDER RECORDING NUMBER 8306100762, WHICH SUPERSEDED EASEMENT RECORDED UNDER RECORDING NUMBER 7809250138.
11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT IN FAVOR OF PUGET SOUND ENERGY, INC. FOR ONE OR MORE UTILITY SYSTEMS FOR THE TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20140110000585 AND IS SHOWN HEREON.

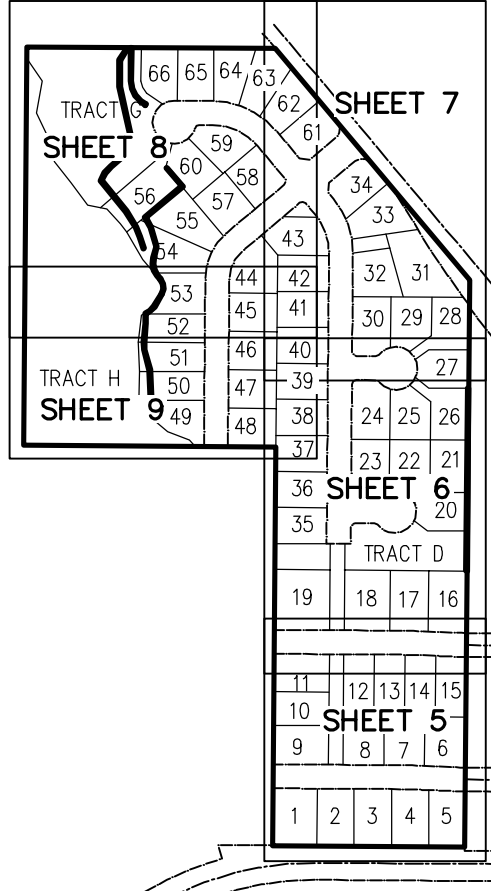


LEGEND

- SECTION CORNER MONUMENT AS NOTED
- QUARTER SECTION CORNER MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "BCE 41298", EXCEPT AS NOTED OTHERWISE.

BASIS OF BEARINGS

N01°28'34"E BETWEEN THE MONUMENTS FOUND IN PLACE ALONG THE EAST BOUNDARY LINE PER THE PLAT OF THE RIDGE AT BOWMAN CREEK, REC. NO. 20091026001418, REFERENCE 1, ROTATED COUNTERCLOCKWISE 1°00'27" TO N00°28'07"E TO CONFORM WITH THE ENGINEERING DESIGN PLANS PREPARED BY PACIFIC ENGINEERING DESIGN, LLC, UNDER PROJECT NUMBER 12022.



KEY MAP
NOT TO SCALE



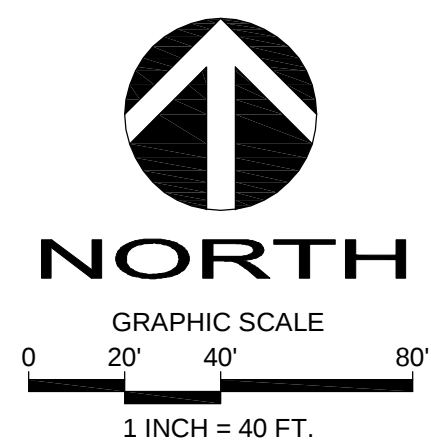
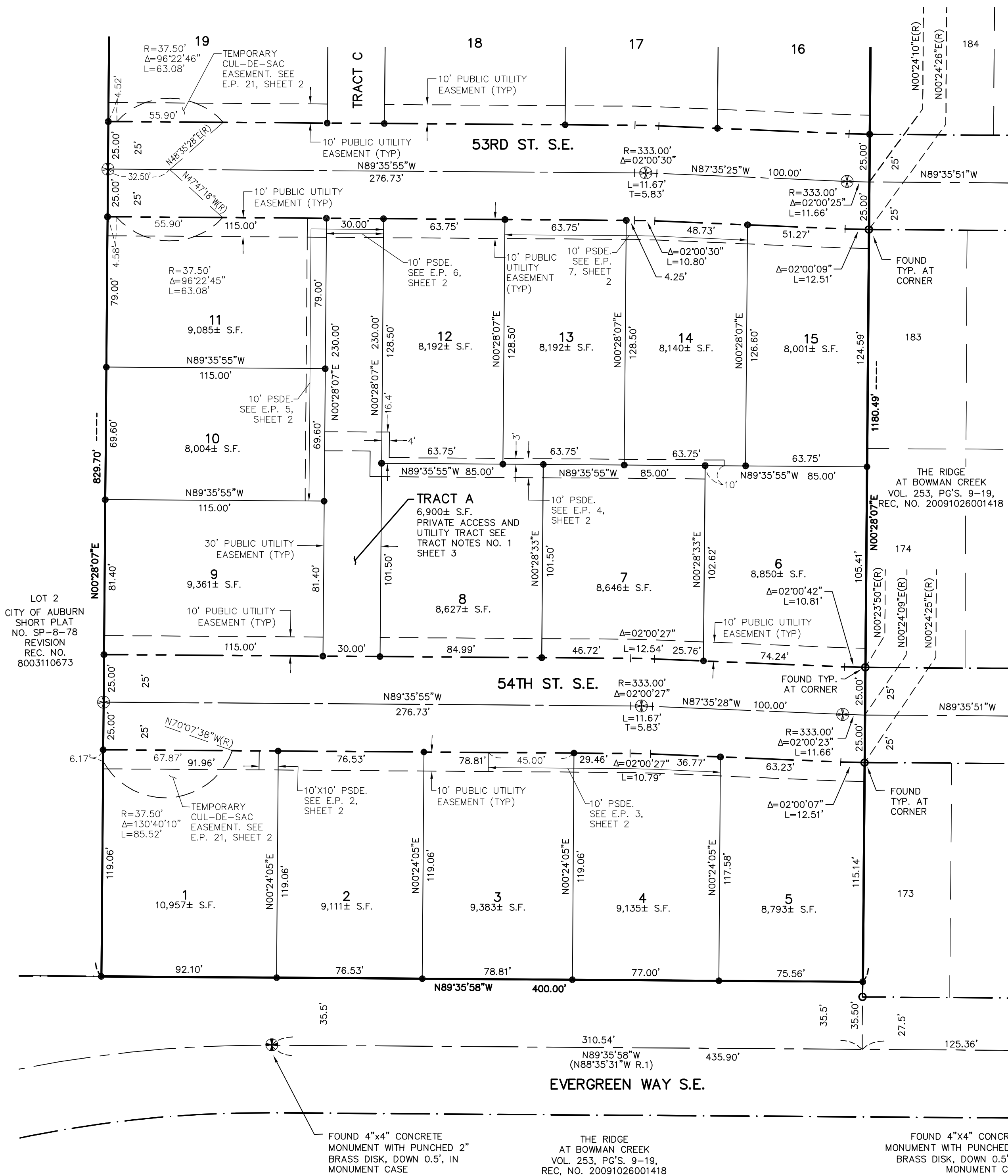
* TITLE NOTE:
UPON THE RECORDING OF THE PLAT THE 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENTS SHOWN AND/OR PRODUCED BY THE SHORT PLATS IDENTIFIED IN TITLE RESTRICTION NO. 7 SHALL BE DEEMED TO AUTOMATICALLY BE RELEASED, AS PROVIDED FOR IN THE CONDITIONAL AGREEMENT TO RELEASE EASEMENT RECORDED UNDER RECORDING NUMBER 20130514000457, TITLE RESTRICTION NO. 10. AS SUCH SAID EASEMENTS ARE NOT SHOWN.

DRS
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

LAKELAND HILLS ESTATES

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M.,
CITY OF AUBURN, KING COUNTY, WASHINGTON

SEE SHEET 6 FOR CONTINUATION



BASIS OF BEARINGS

N01°28'34"E BETWEEN THE MONUMENTS FOUND IN
PLACE ALONG THE EAST BOUNDARY LINE PER THE
PLAT OF THE RIDGE AT BOWMAN CREEK, REC. NO.
20091026001418, REFERENCE 1, ROTATED
COUNTERCLOCKWISE 1°00'27" TO N00°28'07"E TO
CONFORM WITH THE ENGINEERING DESIGN PLANS
PREPARED BY PACIFIC ENGINEERING DESIGN, LLC,
UNDER PROJECT NUMBER 12022.

LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊗ SET STANDARD CITY OF AUBURN MONUMENT
WITH BRASS DISK STAMPED "DRS 37555" IN
MONUMENT CASE.
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP
STAMPED "BCE 41298", EXCEPT AS NOTED
OTHERWISE.
- SET 5/8" X 24" REBAR WITH PLASTIC CAP
STAMPED "DRS 37555"
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- E.P. EASEMENT PROVISION



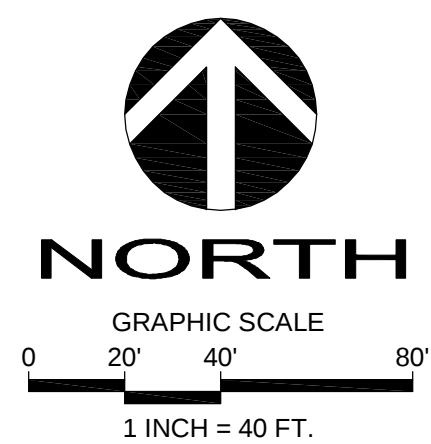
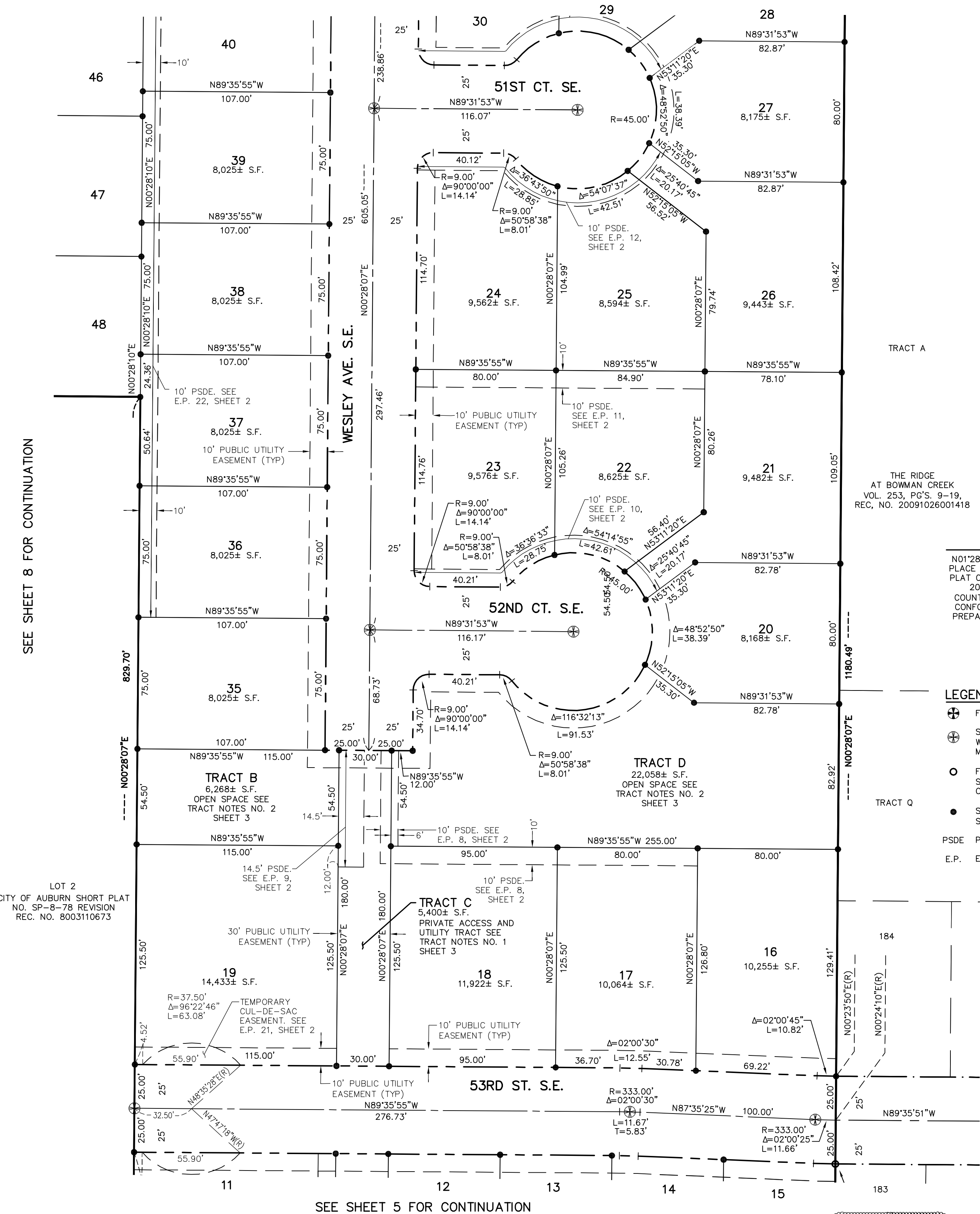
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SEE SHEET 7 FOR CONTINUATION



BASIS OF BEARINGS

N01°28'34"E BETWEEN THE MONUMENTS FOUND IN PLACE ALONG THE EAST BOUNDARY LINE PER THE PLAT OF THE RIDGE AT BOWMAN CREEK, REC. NO. 20091026001418, REFERENCE 1, ROTATED COUNTERCLOCKWISE 1°00'27" TO N00°28'07"E TO CONFORM WITH THE ENGINEERING DESIGN PLANS PREPARED BY PACIFIC ENGINEERING DESIGN, LLC, UNDER PROJECT NUMBER 12022.

LEGEND

- FOUND MONUMENT AS NOTED
- SET STANDARD CITY OF AUBURN MONUMENT WITH BRASS DISK STAMPED "DRS 37555" IN MONUMENT CASE.
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "BCE 41298", EXCEPT AS NOTED OTHERWISE.
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- E.P. EASEMENT PROVISION

LOT 2
CITY OF AUBURN SHORT PLAT
NO. SP-8-78 REVISION
REC. NO. 8003110673

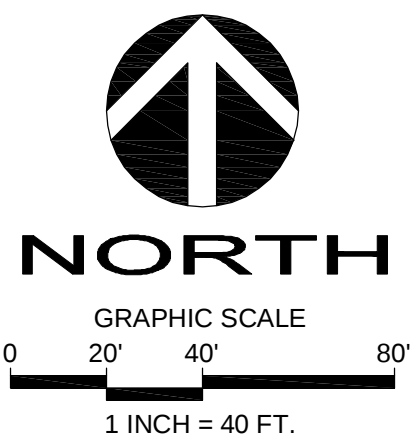
SEE SHEET 5 FOR CONTINUATION



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BASIS OF BEARINGS

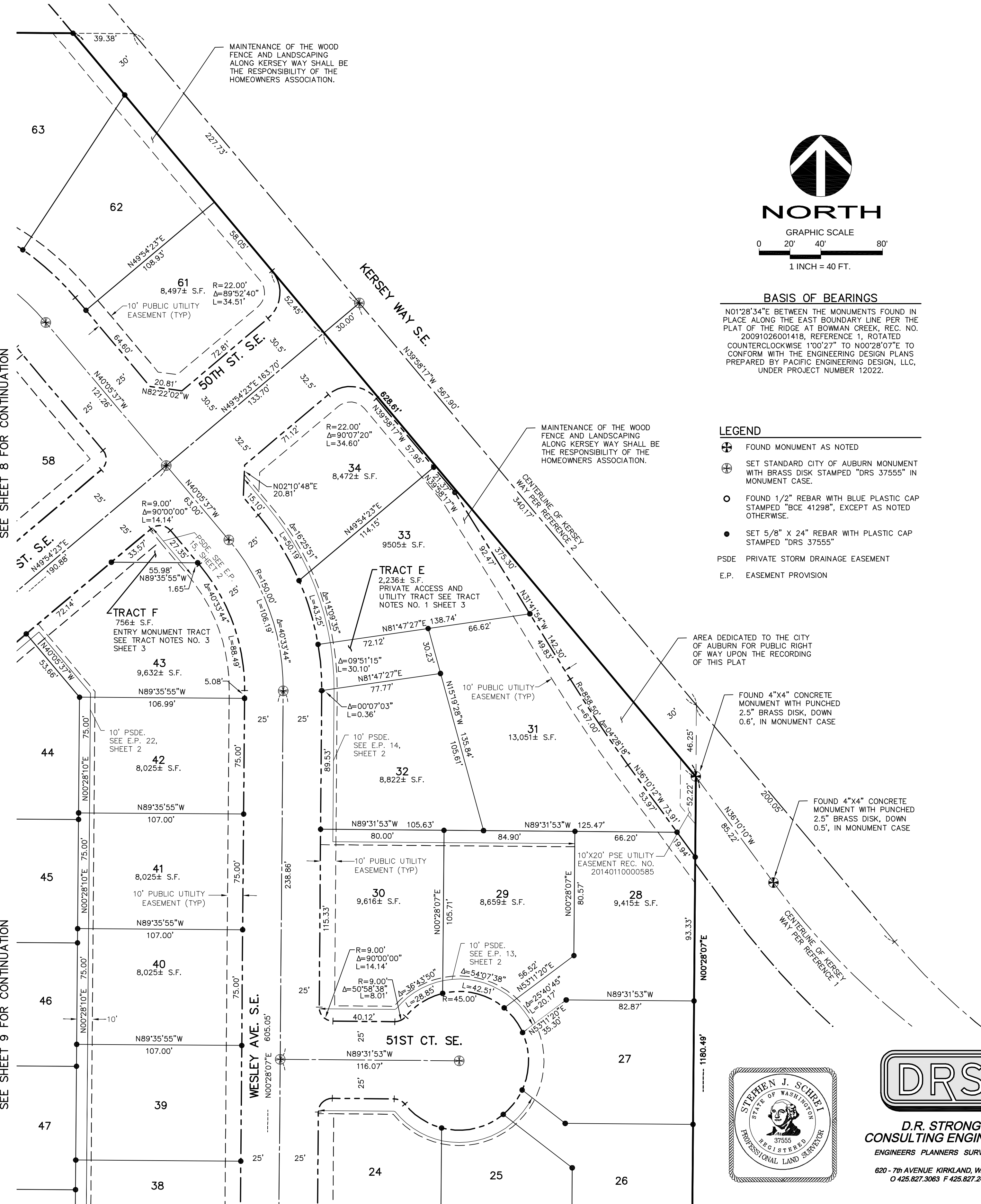
N01°28'34"E BETWEEN THE MONUMENTS FOUND IN PLACE ALONG THE EAST BOUNDARY LINE PER THE PLAT OF THE RIDGE AT BOWMAN CREEK, REC. NO. 20091026001418, REFERENCE 1, ROTATED COUNTERCLOCKWISE 1°00'27" TO N00°28'07"E TO CONFORM WITH THE ENGINEERING DESIGN PLANS PREPARED BY PACIFIC ENGINEERING DESIGN, LLC, UNDER PROJECT NUMBER 12022.

LEGEND

- FOUND MONUMENT AS NOTED
- SET STANDARD CITY OF AUBURN MONUMENT WITH BRASS DISK STAMPED "DRS 37555" IN MONUMENT CASE.
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "BCE 41298", EXCEPT AS NOTED OTHERWISE.
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- E.P. EASEMENT PROVISION

SEE SHEET 8 FOR CONTINUATION

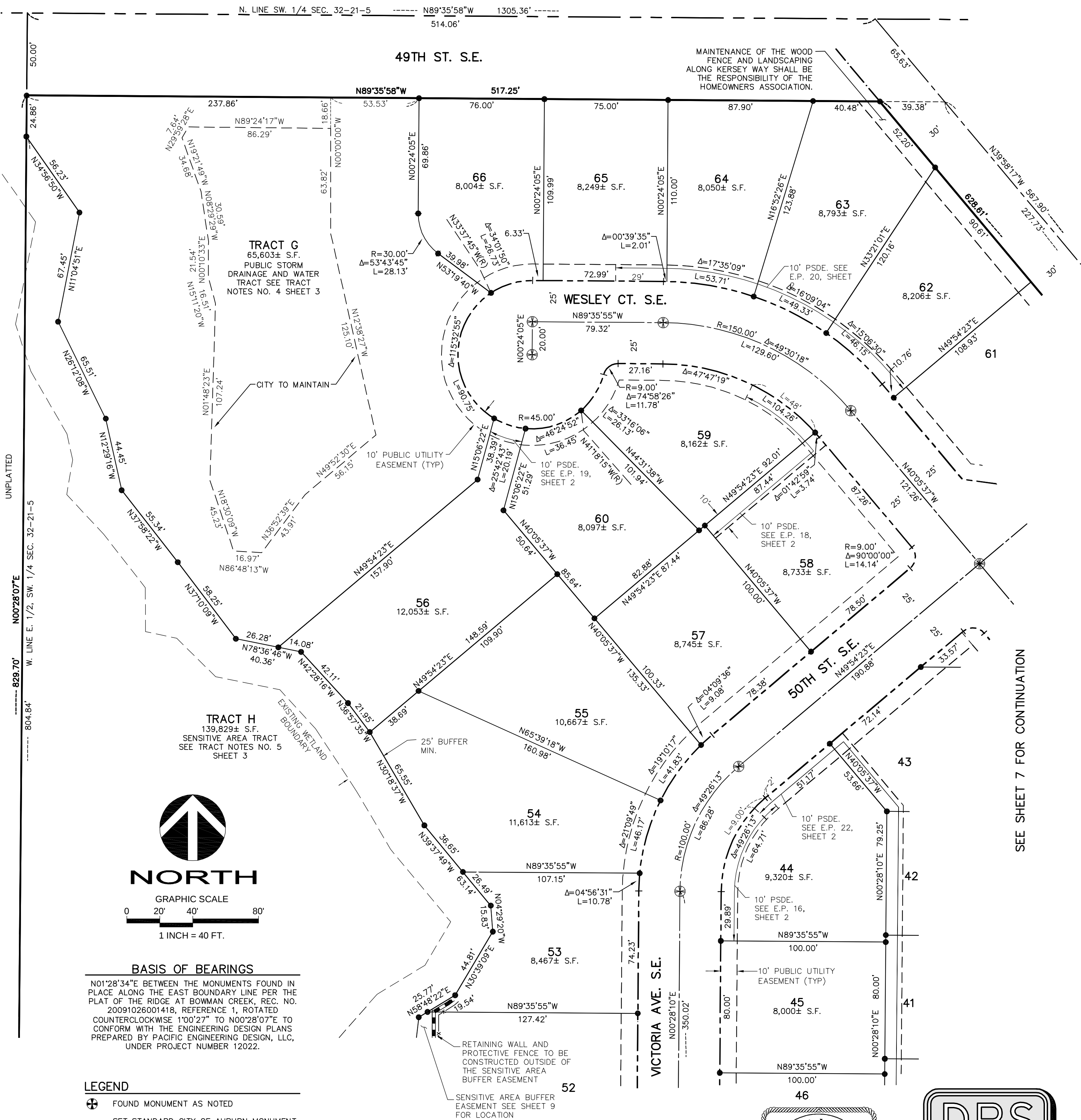
SEE SHEET 9 FOR CONTINUATION



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LAKELAND HILLS ESTATES

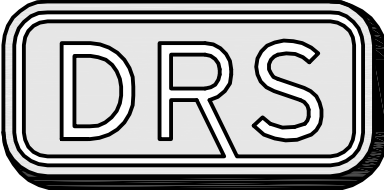
A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., CITY OF AUBURN, KING COUNTY, WASHINGTON



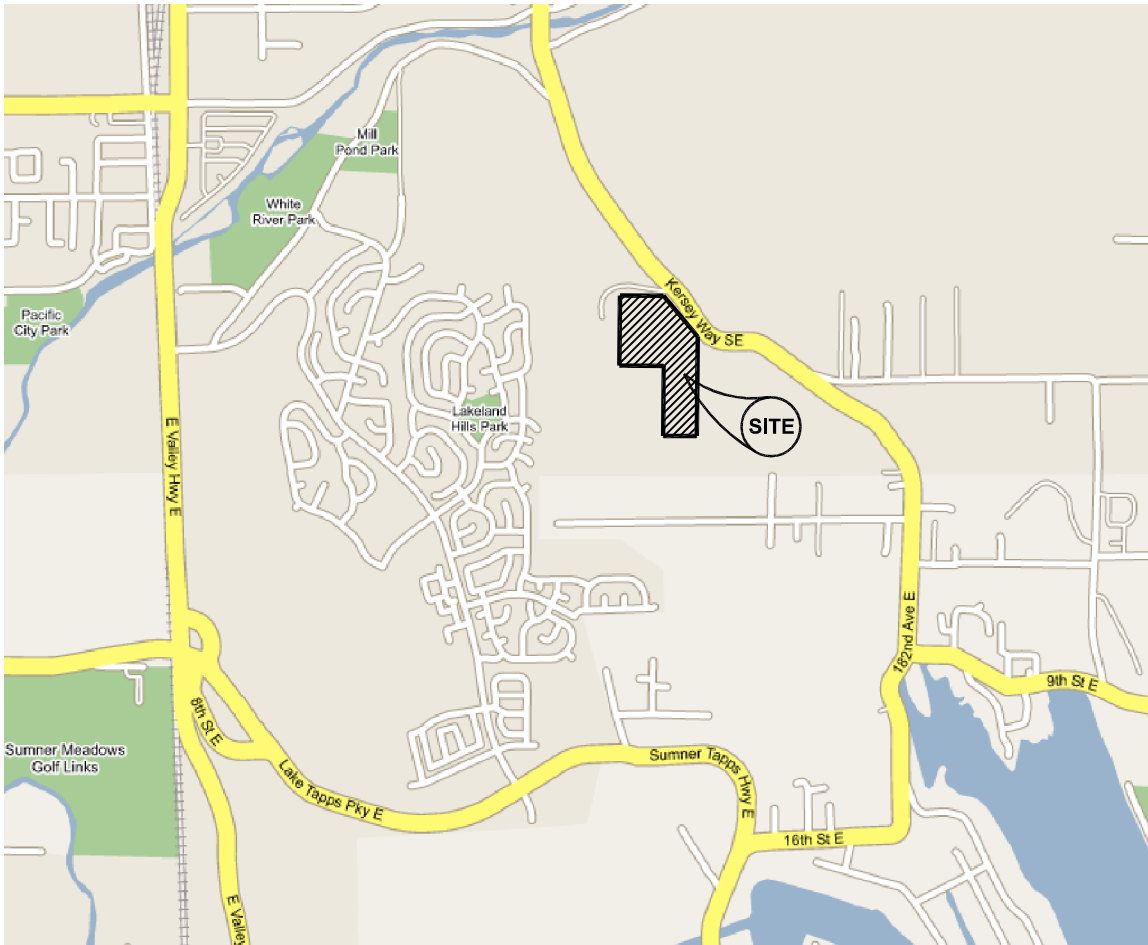
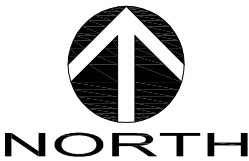
- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET STANDARD CITY OF AUBURN MONUMENT WITH BRASS DISK STAMPED "DRS 37555" IN MONUMENT CASE.
 - FOUND 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "BCE 41298", EXCEPT AS NOTED OTHERWISE.
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37555"
- PSDE PRIVATE STORM DRAINAGE EASEMENT
E.P. EASEMENT PROVISION

SEE SHEET 9 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



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NOT TO SCALE

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LAKELAND HILLS ESTATES
FINAL PLAT
VICINITY MAP



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www.drstrong.com

PROJECT SURVEYOR: **SJS**
DRAFTED BY: **SJS**
FIELD BOOK:
DATE: **01/22/14**
PROJECT NO.: **12122**
SHEET **1** OF **1**



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6517

Date:

June 23, 2014

Department:

Community Development
and Public Works

Attachments:

[Ordinance No. 6517](#)
[Exhibit 2 - Resolution No. 4227](#)
[Exhibit 3 - Cert. of Improvements](#)
[Exhibit 4 - Final Plat Map](#)
[Exhibit 5 - Vicinity Map](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council to introduce and adopt Ordinance No. 6517 approving the Final Plat of Lakeland Area 9

Background Summary:

Angela L. Humphreys, Investco Financial Corporate Manager for Lakeland East, LLC has made application for the Final Plat of "Lakeland Area 9". This final Plat includes the creation of 7 lots and the dedication of public right-of-way.

The property is located at the northwest corner of Charlotte Ave SE and Lake Tapps Parkway East, within the Pierce County portion of the City of Auburn. The preliminary plat of Lakeland Area 9 previously received preliminary plat approval under City Resolution No. 4227 (PLT06-0006) on August 20, 2007 to subdivide the 1.48-acre site (parcel # 0520051036) into 7 single-family lots. No publicly dedicated tracts are proposed.

The plat has been developed in accordance with the Planned Unit Development (PUD) –Lakeland Hills South Zoning District and the zoning subcategory: Single-Family Detached – Five (SFD-5) as defined by ACC, Section 18.76, Title 17, (Final Plats, ACC 17.06) and the conditions of the preliminary plat.

A Certificate of Improvements has been issued by the City Engineer, accepting completion of all required plat improvements.

Attached are the following Exhibits:

Exhibit 1 - Proposed Ordinance No. 6517 to approve the Final Plat of Lakeland Area 9

Exhibit 2 - Resolution No. 4227, previously approving the Preliminary Plat of Lakeland Area 9

Exhibit 3 - The City Engineer's Certificate of Improvements

Exhibit 4 - Final Plat Lakeland Area (Map, 2 pages)

Exhibit 5 - Vicinty Map

Reviewed by Council Committees:

Other: Hearing Examiner, Fire, CD, PW, Bld, Parks & Legal

Councilmember: Holman

Staff: Snyder

Meeting Date: July 7, 2014

Item Number: ORD.E

ORDINANCE NO. 6 5 1 7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, APPROVING THE FINAL PLAT OF LAKELAND AREA 9

WHEREAS, the City of Auburn received a final plat application for the Plat of Lakeland Area 9, Application No. PLT14-0005, the final approval of which is appropriate for City Council Action; and

WHEREAS, based on the review given this Plat by the City, the City Council hereby makes and enters the following:

FINDINGS OF FACT

1. Angela L. Humphreys of Lakeland East LLC has made application for the Final Plat of "Lakeland Area 9".
2. The preliminary plat (PLT06-0006) was approved by the City Council on August 20, 2007 by Resolution No. 4227 as a single phase.
3. The preliminary plat of "Lakeland Area 9" has been developed in accordance with all applicable conditions of the preliminary plat.
4. A Certificate of Improvements has been issued by the City Engineer, accepting completion of all required plat improvements.
5. The final plat does not include creation of any publicly dedicated tracts.

CONCLUSIONS OF LAW

1. The Final Plat is in compliance and in conformity with applicable Zoning and Land Division Ordinances and other applicable land use controls.
2. The Plat is consistent with the Comprehensive Plan.
3. The Plat meets the requirements of Chapter 58.17 RCW.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Approval. Lakeland Area 9, a subdivision involving property located within the City of Auburn, Washington, which plat is legally

described on Sheet 1 of 2 of the Final Plat and set forth in Exhibit "A," attached hereto and incorporated herein by reference, is hereby approved, and deemed to conform to the requirements for Plat approval pursuant to State and local law and Chapter 58.17 of the Revised Code of Washington and Section 58.17.140 thereof.

Section 2. Constitutionality or Invalidity. If any section, subsection clause or phase of this Ordinance is for any reason held to be invalid or unconstitutional such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance, as it is being hereby expressly declared that this Ordinance and each section, subsection, sentence, clause and phrase hereof would have been prepared, proposed, adopted and approved and ratified irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared invalid or unconstitutional.

Section 3. Recordation. Upon the passage, approval and publication of this Ordinance as provided by law, the City Clerk of the City of Auburn shall cause this Ordinance to be recorded in the office of the Pierce County Auditor's Division.

Section 4. Implementation. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 5. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication, as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

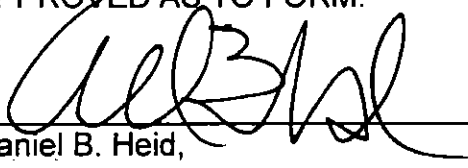
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

Published: _____

EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 03°04'38" EAST 468.44 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE **POINT OF BEGINNING**; THENCE SOUTH 45°54'35" EAST 192.93 FEET; THENCE SOUTH 15°17'02" EAST 119.38 FEET; THENCE SOUTH 12°18'29" EAST 179.03 FEET TO THE NORTHERLY LINE OF LAKE TAPPS PARKWAY RIGHT-OF-WAY AS ESTABLISHED BY DEED RECORDED UNDER AFN 9703120171; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°09'12" WEST 66.75 FEET; THENCE CONTINUE ALONG SAID LINE, NORTH 87°38'14" WEST 149.16 FEET; THENCE NORTH 34°39'17" WEST 24.42 FEET TO THE EASTERLY MARGIN OF CHARLOTTE AVE SE AND THE AFOREMENTIONED WEST LINE OF SAID SUBDIVISION; THENCE NORTH 03°04'38" EAST, ALONG SAID WEST LINE, 399.64 FEET TO THE **POINT OF BEGINNING**.

RESOLUTION NO. 4227

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, APPROVING A PRELIMINARY PLAT APPLICATION FOR A 7 LOT RESIDENTIAL SUBDIVISION KNOWN AS LAKELAND AREA 9 WITHIN THE CITY OF AUBURN, WASHINGTON

WHEREAS, Application No. PLT06-0006, dated October 5, 2006, has been submitted to the City of Auburn, Washington, by Martin D. Waiss on behalf of Lakeland East, LLC, requesting preliminary plat approval for a seven lot single-family residential subdivision known as Lakeland Area 9; and

WHEREAS, said request referred to above was referred to the Hearing Examiner for study and public hearing thereon; and

WHEREAS, pursuant to staff review, the Hearing Examiner conducted a public hearing to consider said application in the Council Chambers of the Auburn City Hall on July 18, 2007, of which the Hearing Examiner recommended approval of the preliminary plat; and

WHEREAS, at its regular meeting of August 20, 2007, the City Council considered the Hearing Examiner's recommendations and the material presented to the Hearing Examiner after which the Council voted to approve Application No. PLT06-0006 with the eight conditions recommended by staff as well as the three additional conditions recommended by the Hearing Examiner.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN,
WASHINGTON, HEREBY RESOLVES as follows:

Section 1. The following Findings and Conclusions are herewith
approved and incorporated in this Resolution.

Section 2. The request for preliminary plat approval for a seven lot
Single-Family Residential subdivision known as Lakeland Area 9 within the City
of Auburn, legally described in Exhibit "A" attached hereto and incorporated
herein by this reference, is hereby approved subject to the following conditions:

1. Proposed Conditions, Covenants and Restrictions (CC&Rs) for the future
Homeowners' Association shall be submitted for review and approval by
the City prior to final plat approval. All tracts not dedicated to the City of
Auburn shall be maintained by the future Homeowners' Association and
identified in the CC&Rs.
2. In order to ensure the accurate placement of the home/structure(s) in
relationship to the setbacks required from property lines, easements or
other similar features associated with a lot, the City's Building Official
may require that all applicable corners of the structure be surveyed and
staked prior to the pouring of footings or foundations.
3. The final plat drawing shall include addresses for each lot as assigned by
the City.

4. Approval of the proposed preliminary Plat is conditioned upon the approval of the requested Major Amendment to the Lakeland Hills South Planned Unit Development Final Development Plan.
5. The subject proposed preliminary plat application was submitted to the city prior to approval of the adjacent final plat of North Tapps Estates located to the west and south. The final configuration of the adjacent plat was therefore not known at the time of application, since this proposed plat relies on this adjacent plat for access and utilities, a revised plat drawing of Lakeland Area 9 shall be submitted showing the relationship of this preliminary plat to the final configuration and street name of North Tapps Estates.
6. The proposed plat development will increase the proximity of human activity and potential disturbance to the adjacent open space, wetland and wetland mitigation area. To ensure clear identification of the property boundary and to minimize intrusion, prior to final plat the applicant shall be responsible to install or financially guarantee the installation of uniform fencing along the northeastern boundary of the site. The type of fence construction shall be reviewed and approved prior to implementation by the Directors of Parks, Arts and Recreation and Planning, Building and Community Department or their designees.
7. The proponent shall provide the City with an access easement for the plat's private storm drainage facilities. The easement shall be shown on the final plat.
8. The applicant shall submit a legal instrument setting forth a plan or manner of permanent maintenance, inspection and operation of the

private stormwater management system. All operation and maintenance of the private stormwater system shall be the responsibility of the property owners within the plat. The instrument shall further provide that the City may perform stormwater system maintenance at the expense of the property owners if the owners fail to perform needed maintenance within a reasonable time as specified by the City. Additionally, the obligation to maintain the stormwater system shall be an obligation binding on the owners of the lots of the plat and City maintenance efforts may be enforced by liens on the lots of the plat, and the obligation for such maintenance shall be stated on the face of the plat, and shall be binding of the owners of the lots of the plat shall and their heirs, assigns and successors in interest. The instrument shall be reviewed and approved by the City Engineer prior to final plat approval.

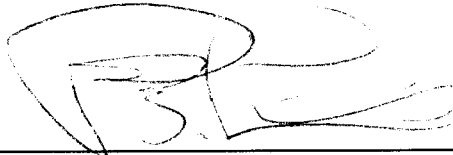
9. Fire hydrants shall be located within 150 feet of every dwelling as required by ACC 15.36A.031.
10. Stormwater conveyance and detention shall be designed and constructed as outlined in the Preliminary Storm Drainage Report for Lakeland Area 9 (Exhibit 12).
11. The financial security provided by Lake Tapps Estates for its improvements shall not be used to pay for damage caused by improvement work for the subject subdivision.
12. Five-foot sidewalks, curbs and gutters shall be constructed on each side of the private street. No intervening landscape strip is required between the sidewalk and curb.

Section 3. The Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 4. This Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this 11th day of Sept, 2007.

CITY OF AUBURN



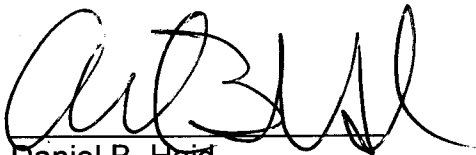
PETER B. LEWIS
MAYOR

ATTEST:



Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



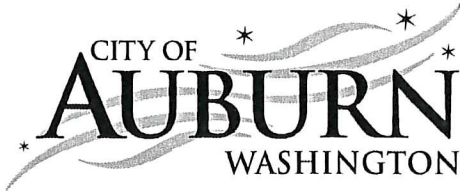
Daniel B. Heid,
City Attorney

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF W.M., IN PIERCE COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 03°05'14" EAST 468.44 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 45°54'00" EAST 192.93 FEET; THENCE SOUTH 15°16'27" EAST 119.38 FEET; THENCE SOUTH 12°17'54" EAST 179.43 FEET TO THE NORTHERLY LINE OF LAKE TAPPS PARKWAY RIGHT-OF-WAY; THENCE NORTH 89°09'19" EAST ALONG SAID NORTHERLY LINE 101.63 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, BEING THE TERMINUS OF THIS LINE DESCRIPTION.

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY FOR ADDITIONAL RIGHT OF WAY FOR LAKE TAPPS PARKWAY EAST AND "MINING ACCESS RAMP," BY DEED RECORDED UNDER AUDITOR'S NO. 9703120171.



CERTIFICATE OF IMPROVEMENTS

**FINAL PLAT APPLICATION
FAC07-0019**

COMPLETION OF IMPROVEMENTS

The required improvements for the Final Plat of **LAKELAND AREA 9** have been completed in accordance with the Land Division Ordinance and the City of Auburn's standards and specifications.



City Engineer

4/18/2014

Date

SECURITY IN LIEU OF COMPLETION

In lieu of the required public improvements for the Final Plat of _____, an approved security _____ (type of security) for \$ _____ (150% of the estimated costs of improvements) has been submitted and approved by the City Engineer.

City Engineer

Date

1. The developer has provided references and demonstrated a minimum of 3 years successful, non-defaulted plat development experience in the Puget Sound region.
2. The bond/security is based on the following costs:

Water \$ _____

Sewer \$ _____

Storm \$ _____

Traffic Signal \$ _____

Street \$ _____

Street Trees / Sod \$ _____

cc: File: FAC07-0019
Jeff Dixon, Principal Planner
Dave Henline, Investco Financial Corporation
Geoff Sherwin, Apex Engineering, PLLC

LAKELAND AREA 9
A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 5, TOWNSHIP 20 NORTH,
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, CITY OF AUBURN, PIERCE COUNTY, WASHINGTON.

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY REPORT NO. 4329099 DATED MARCH 21, 2014)

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 5 EAST OF W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 03°04'38" EAST 468.44 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 45°54'35" EAST 192.93 FEET; THENCE SOUTH 15°17'02" EAST 119.38 FEET; THENCE SOUTH 12°18'29" EAST 179.03 FEET TO THE NORTHERLY LINE OF LAKE TAPPS PARKWAY RIGHT-OF-WAY AS ESTABLISHED BY DEED RECORDED UNDER AFN 9703120171; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°09'12" WEST 66.75 FEET; THENCE CONTINUE ALONG SAID LINE, NORTH 87°38'14" WEST 149.16 FEET; THENCE NORTH 34°39'17" WEST 24.42 FEET TO THE EASTERLY MARGIN OF CHARLOTTE AVE SE AND THE AFOREMENTIONED WEST LINE OF SAID SUBDIVISION; THENCE NORTH 03°04'38" EAST, ALONG SAID WEST LINE, 399.64 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THE PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS, ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF AUBURN.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF AUBURN, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGES, INCLUDING ANY COSTS OF DEFENSE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF AUBURN, ITS SUCCESSORS OR ASSIGNS FROM LIABILITY FOR DAMAGES, INCLUDING COST OF DEFENSE RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF AUBURN, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

LAKELAND EAST, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY
BY: INVESTCO FINANCIAL CORPORATION, MANAGER

Martin D. Weiss
BY: MARTIN D. WAISS, PRESIDENT

SURVEYOR

APEX ENGINEERING, PLLC.
2601 S. 35TH ST., SUITE 200
TACOMA, WA. 98409
(253) 473-4494
sherwin@apexengineering.net

APPLICANT

LAKELAND EAST, L.L.C.
1302 PUYALLUP ST.
SUMNER, WA. 98390
(253) 863-8200
dhenline@larragon.com

UTILITY EASEMENT PROVISIONS

AN EASEMENT, WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AUBURN AND ANY POWER COMPANY, ANY WATER COMPANY, ANY SANITARY SEWER COMPANY, ANY TELEPHONE COMPANY, ANY GAS COMPANY, ANY CABLE TELEVISION COMPANY, U.S. POSTAL SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT 10 FEET PARALLEL WITH AND ADJOINING THE PUBLIC ROAD FRONTAGE AND REAR BOUNDARY LINES, AND THE EXTERIOR 2.5 FEET ADJACENT TO ALL SIDE BOUNDARY LINES OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

AN EASEMENT RECORDED UNDER AFN 201401150638 REQUIRES AN EASEMENT 10 FEET IN WIDTH ACROSS ALL LOTS AND TRACTS BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL STREET AND ROAD RIGHTS-OF-WAY. EASEMENT PROVISIONS NOTED ABOVE AND ON THE PLAT ARE INCLUSIVE OF THIS EASEMENT.

FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY SUBJECT TO THIS SUBDIVISION MAY BE LIABLE TO THE CITY, AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED, THIS _____ DAY OF _____ 20____.

AUBURN DIRECTOR OF FINANCE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO A.C.C. 17.08.020, AND IS CONSISTENT WITH ALL APPLICABLE CITY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY PLAT APPROVAL, THIS _____ DAY OF _____ 20____.

AUBURN CITY ENGINEER

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS _____ DAY OF _____ 20____, THAT THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH PRELIMINARY PLAT WAS APPROVED BY RESOLUTION NUMBER 4227 OF THE AUBURN CITY COUNCIL ON THE 11th DAY OF SEPTEMBER 2007.

AUBURN PLANNING DIRECTOR

APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____, PURSUANT TO CITY ORDINANCE NUMBER _____, ADOPTED BY THE AUBURN CITY COUNCIL ON THE _____ DAY OF _____ 20____.

MAYOR

ATTEST:
AUBURN CITY CLERK

PIERCE COUNTY ASSESSOR / TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

ASSESSOR / TREASURER
PIERCE COUNTY, WASHINGTON

DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF PIERCE) S.S.

BY ITS PROPER OFFICERS THIS 22nd DAY OF May, 2014

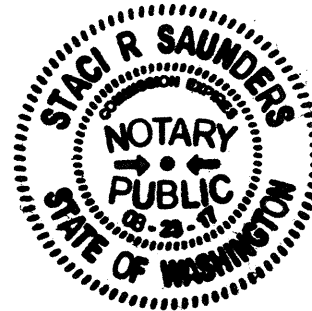
ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED

Martin D. Weiss

TO ME KNOWN TO BE THE President OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Staci R. Saunders
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Puyallup



PLT14-0005

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF LAKELAND AREA 9 IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND CITY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS THEREOF.

M. F. Garland 5/27/2014
MELVIN F. GARLAND P.L.S. NO. 18902 DATE
garland@apexengineering.net

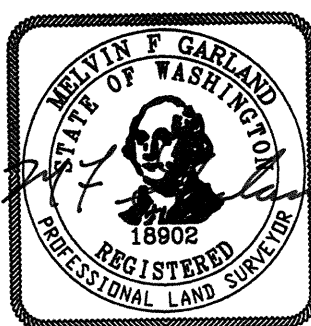
AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____ 20____, AT _____ MINUTES PAST _____ M.
RECORDS OF THE PIERCE COUNTY, AUDITOR, TACOMA, WASHINGTON.
RECORDING NUMBER _____

PIERCE COUNTY AUDITOR

FEE

BY



Apex
Engineering

2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599

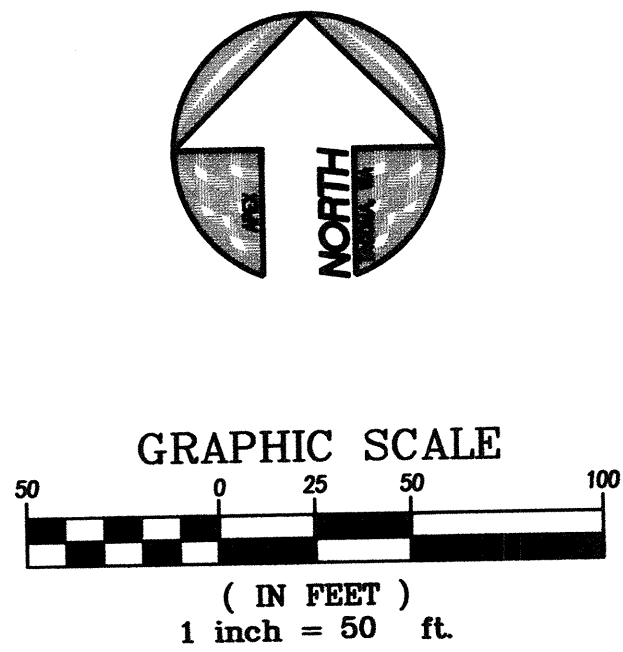
DATE: 12/12/13

JOB NO: 30254

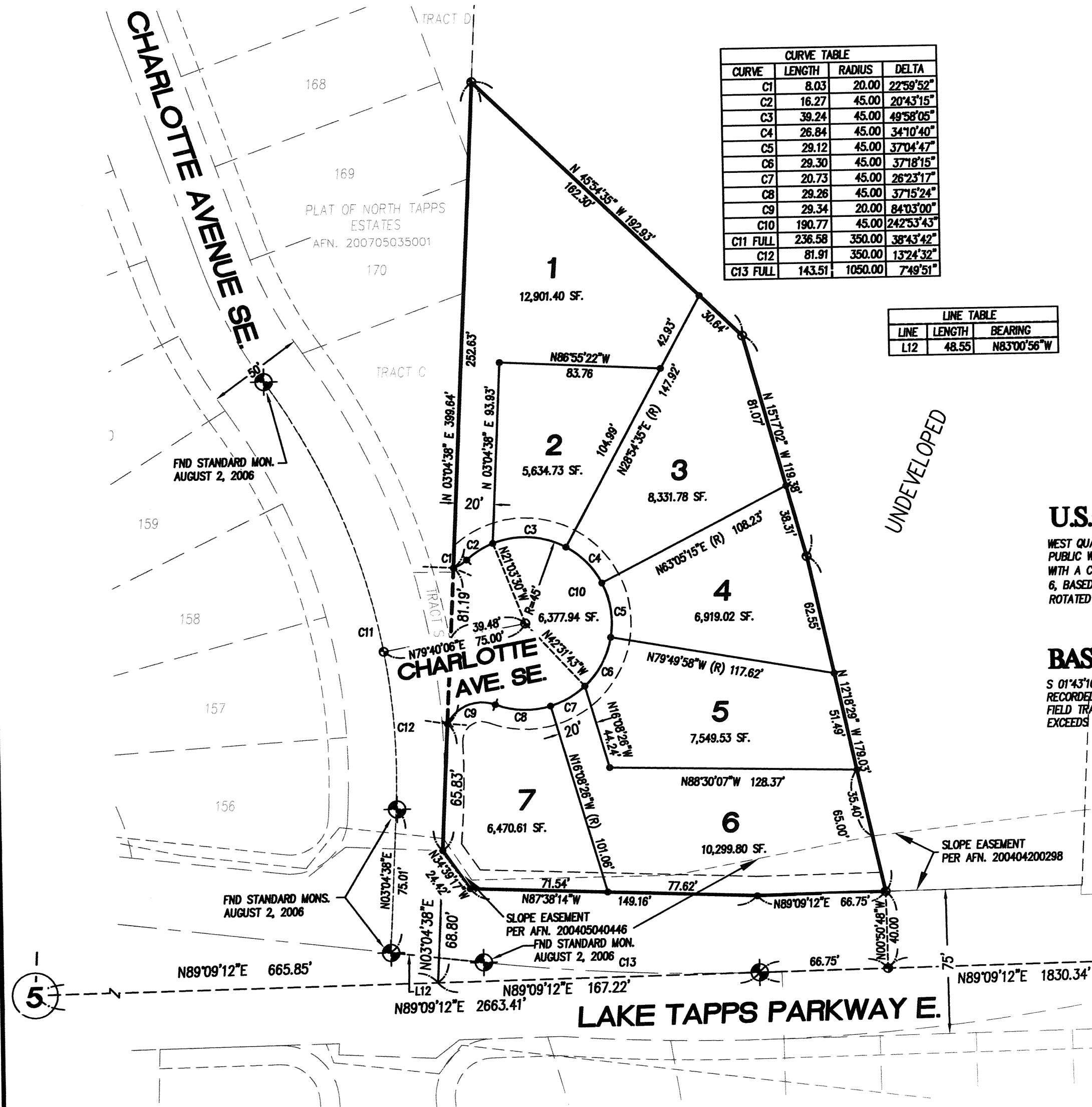
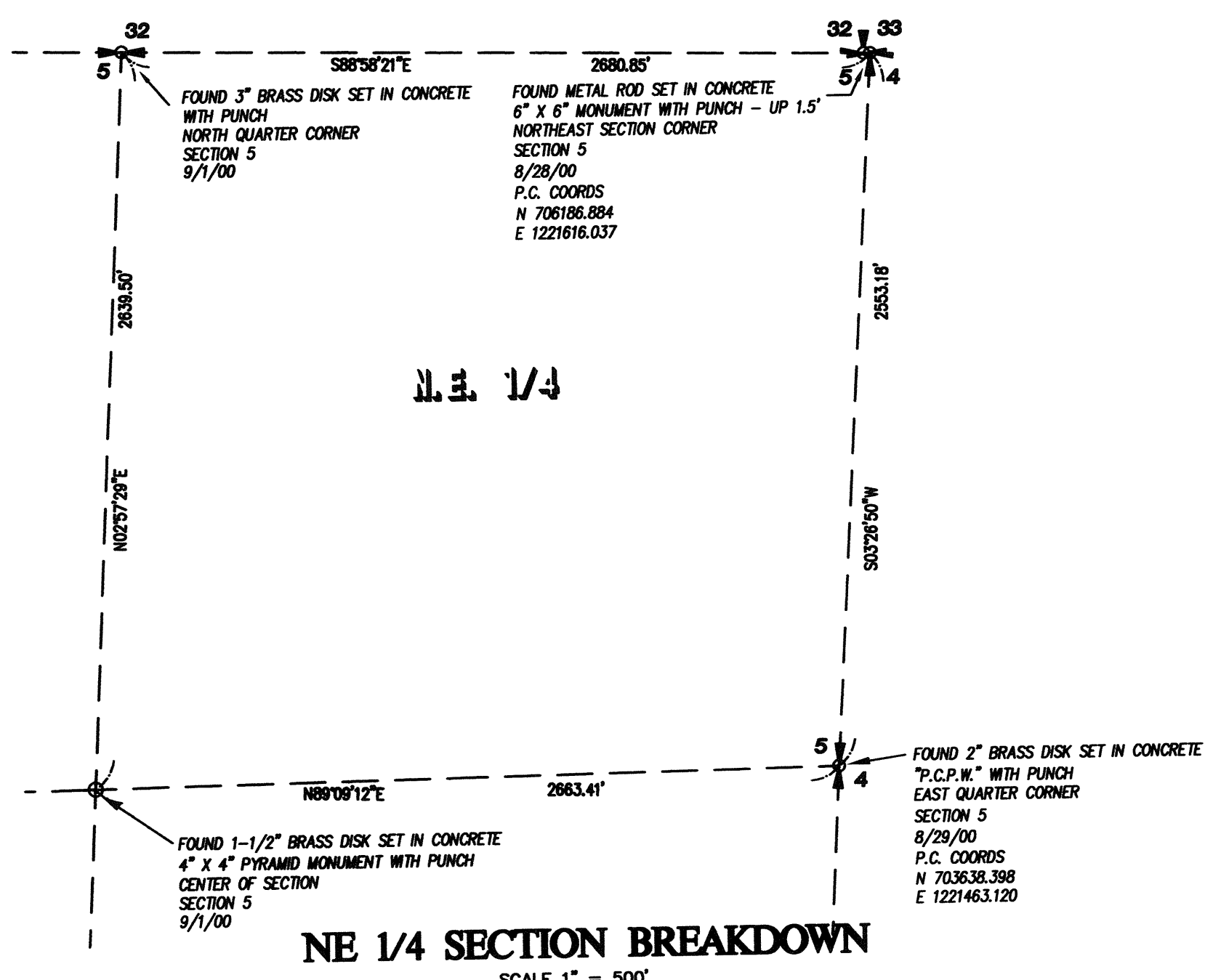
SHEET 1 OF 2

VOLUME
PAGE

LAKELAND AREA 9
A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 5, TOWNSHIP 20 NORTH,
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, CITY OF AUBURN, PIERCE COUNTY, WASHINGTON.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET TYPE "A" CITY OF AUBURN STANDARD MONUMENT UNLESS OTHERWISE NOTED.
 - FOUND REBAR/IRON PIPE AS NOTED
 - SET STANDARD MONUMENT FOR ADJOINING SUBDIVISIONS AS SHOWN.
 - RADIAL LINE INDICATOR
 - SET REBAR AND CAP, PLS 18902 & 34130



NOTES / RESTRICTIONS

IN CONJUNCTION WITH OR UPON COMPLETION OF RESIDENTIAL BUILDING CONSTRUCTION, BMP C126: TOPSOILING REQUIREMENTS PER THE SWMM, SHALL BE INCORPORATED WITH LANDSCAPE PLANTINGS IN PVIOUS AREAS OF EACH INDIVIDUAL LOT.

PRIOR TO BUILDING CONSTRUCTION ON ALL LOTS, TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES, PER THE CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP) WILL BE CONSTRUCTED AND MAINTAINED THROUGH FINAL LOT STABILIZATION. PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURE(S) ON ALL LOTS, ROOF DRAIN DOWNSPOUTS, FOOTING DRAINS, AND ALL LANDSCAPED AREAS NOT DESIGNATED FOR SHEET FLOW TO THE ADJACENT SENSITIVE AREAS, OR ALLOWED TO BE TREATED ONSITE, SHALL BE TIGHTENED TO THE PUBLIC ROADWAY DRAINAGE SYSTEM AND SHALL BE INSPECTED BY CITY OF AUBURN FOR COMPLIANCE WITH THE CSWPPP PRIOR FINAL APPROVAL.

THE DEPARTMENT OF ECOLOGY CONSTRUCTION STORMWATER GENERAL PERMIT IS LINKED TO THE PROJECT SITE. ANY TRANSFER OF OWNERSHIP, PARTIAL OR COMPLETE, REQUIRES A TRANSFER OF COVERAGE THROUGH THE DEPARTMENT OF ECOLOGY AND IS APPLICABLE UNTIL COMPLETE PROJECT FINALIZATION.

A SPLIT RAIL FENCE WAS INSTALLED ALONG THE EXTERNAL NORTHEASTERN BOUNDARY OF THE PLAT TO THE ADJACENT WETLAND AREA.

U.S.G.S. REFERENCE

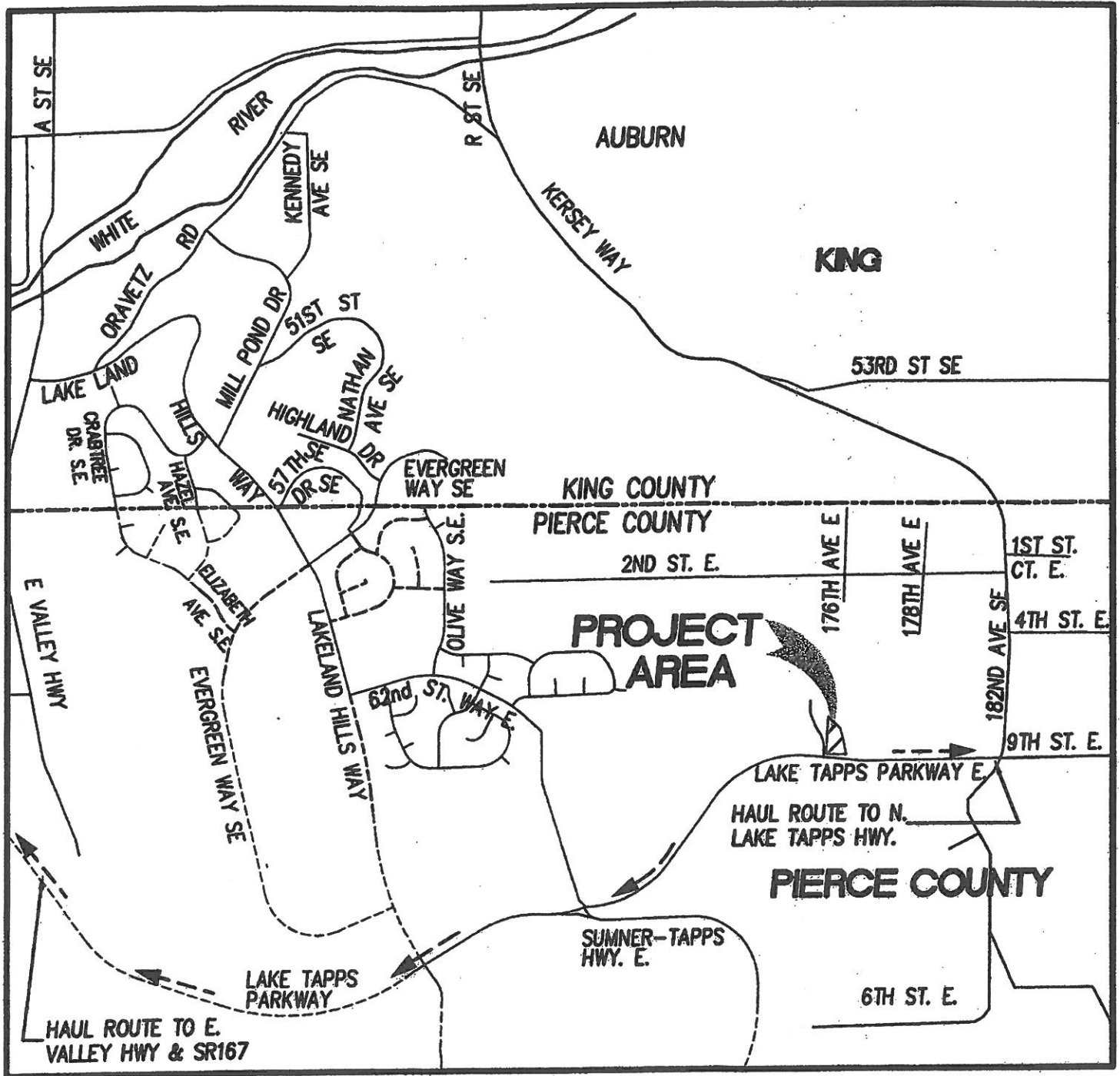
WEST QUARTER CORNER SECTION 6, TWP 20 N, RGE 5 E, W.M. PIERCE COUNTY PUBLIC WORKS CONTROL PT#2576 NORTHING: 703687.036, EASTING: 1210998.200 WITH A COMBINED GRID FACTOR: 0.9999786 EAST / WEST CENTER LINE OF SECTION 6, BASED ON NAD 83/91 WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE. ROTATED COUNTER CLOCKWISE 0°0'58\"/>

BASIS OF BEARING

S 01°43'16\"/>

- ADDRESSES**
- LOT 1 : 6312 CHARLOTTE AVE. SE.
 - LOT 2 : 6314 CHARLOTTE AVE. SE.
 - LOT 3 : 6316 CHARLOTTE AVE. SE.
 - LOT 4 : 6318 CHARLOTTE AVE. SE.
 - LOT 5 : 6320 CHARLOTTE AVE. SE.
 - LOT 6 : 6322 CHARLOTTE AVE. SE.
 - LOT 7 : 6324 CHARLOTTE AVE. SE.

Apex
Engineering
2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599





AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5080

Date:

July 1, 2014

Department:

Public Works

Attachments:

[Resolution No. 5080 with attachment](#)

Budget Impact:

\$0

Administrative Recommendation:

City Council adopt Resolution No. 5080.

Background Summary:**Community Development and Public Works Department - M&O Services,
Equipment Rental:**

The equipment listed on Attachment A are either obsolete or no longer functional and beyond repair. The parts listed on Attachment A are for vehicles that are no longer owned by the City.

The following vehicles have been replaced and there is more value in selling the vehicles than in retaining and repairing:

P011A – Ford Crown Victoria – VIN: 2FAFP71V98X165153 – Fixed Asset 55000

P011A

P016C – Ford Crown Victoria – VIN: 2FAHP71V39X141263 – Fixed Asset 55000

P016C

P064B – Honda 1300P Motorcycle – VIN: JH2SC51796M400284 – Fixed Asset 55000

P064B

The following vehicles have been totalled and replaced and may be retained for parts:

P010A – Ford Crown Victoria – VIN: 2FAFP71V8X165152 – Fixed Asset 55000 P011A

P065D – Honda Motorcycle – VIN: JH2SC51756M400296 – Fixed Asset 55000 P065D

Reviewed by Council Committees:

Finance, Public Works

Councilmember: Osborne

Staff:

Snyder

Meeting Date: July 7, 2014

Item Number: RES.A

RESOLUTION NO. 5080

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF AUBURN, WASHINGTON DECLARING
CERTAIN ITEMS OF PROPERTY AS SURPLUS
AND AUTHORIZING THEIR DISPOSAL**

WHEREAS, the City of Auburn has a number of items which are no longer of use to the City; and

WHEREAS, it would be appropriate to surplus the property and dispose of it by auction or other sale mechanism, or to dispose of it, in whole or in part, through gift to another governmental agency or an appropriate charitable non-profit entity, as deemed most expedient by the Mayor.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON HEREBY RESOLVES as follows:

Section 1. Purpose. That the property identified below is declared to be surplus, and the Mayor is authorized to dispose of and convey such property through appropriate sale or donation to another governmental agency or charitable non-profit entity.

Community Development/Public Works Department – M&O Services:

The equipment listed on the exhibit marked as Attachment A, incorporated herein by this reference, are either obsolete or no longer functional and beyond repair.

The parts listed on Attachment A are for vehicles that are no longer owned by the City.

The following vehicles have been replaced and there is more value in selling the vehicles than in retaining and repairing:

P011A – Ford Crown Victoria – VIN: 2FAFP71V98X165153 – Fixed Asset 55000 P011A

P016C – Ford Crown Victoria – VIN: 2FAHP71V39X141263 – Fixed Asset 55000 P016C

P064B – Honda Motorcycle – VIN: JH2SC51796M400284 – Fixed Asset 55000 P064B

The following vehicles have been totalled and replaced and may be retained for parts:

P010A – Ford Crown Victoria – VIN: 2FAFP71V8X165152 – Fixed Asset 55000 P010A

P065D – Honda Motorcycle – VIN: JH2SC51756M400296 – Fixed Asset 55000 P065D

Section 2. Implementation. That the Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 3. Effective Date. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this _____ day of _____, 2014.

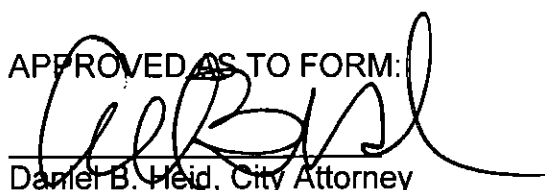
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Resolution No. 5080
June 26, 2014
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ATTACHMENT A
Resolution No. 5080

(2 new) Motorola radio trunk boxes for motorcycles
(1 box) miscellaneous LED lights, siren speaker and bracket for motorcycle
(1 box) Honda 1300P misc body panels, 2 mirrors, windshield, rear cover piece
(1 box) Whelen WPA112 m/c siren amp, PVP Communications radio interface, all LED light bar, red and blue, Whelen Par36 Led lights
(1 box) Miscellaneous Red & Blue lights
(2 boxes) Emergency lights (red & blue) off of Kawasaki Police M/C, front fairing lights with brackets,
(1 box) 2 mountable light pods, 1 red, 1 blue LED, 1 red/blue strobe lamp assembly, no power supply
(1 set used) Kawasaki KZ1000P carburetors
(1 box) Whelen WPA112 m/c siren amp, LED lights, misc electrics, PVP Communication radio interface,
(35 total) used Motorola VRM Modems 800 mhz 650's and 850's models (some with serial cables)
(12 new) 9 pin serial cables
(7 total) Kodiak laptop tray's/docking stations. (4) KDCF 27, (1) KDCF 73, (2) KDCF 74
(4 new) 6" P/A Trumpet Horn Speakers
(2 used) Mobilevision VHS tape in car video systems, Recorder vault, cameras, cabling, misc extra microphones
Miscellaneous consoles, mounts, parts
Miscellaneous console parts
Equipment trunk tray (out of Ford CV)
(4) Sirens
Assorted siren speaker brackets
Misc parts for laptop mount
(22) Tire chains miscellaneous sizes for 14" 15" 16" tires
(7) Rear door window bars, fits Ford Crown Vic
PIT bars
(2) Partitions out of Ford Crown Victoria
Lexan side wings
Some mounting brackets
Seat belt brackets
Seat belts

(9) trunk gun cases, 43 1/2" long, some have cipher locks

(3) Motorola MCS2000 speakers

(8) Whelen UPS64LX strobe power supplies

(3) Motorola Spectra 9000 siren-p/a generator

(2) Whelen PCCS9N Control Center

(5) Whelen Remote 9 (9 outlet power switch)

Assorted consoles as shown

New after market console (blue color)

(2) Lockable storage boxes w/keys. Fits Chev Tahoe?

(2) Lockable storage boxes w/keys. Fits Chev Tahoe?

Liquid tank baffle kit

Tektronix printer ink cartridges, assorted colors

Miscellaneous console parts and laptop mount

Angled console (new)

Miscellaneous Police lighting (visor lights, mirror head lights for Crown Victoria)

Assorted vehicle jacks

(2 sets) Cable chains: 1 #2324, 1 unknown size

Assorted Ex-Mark mower filters: 3 Air filters- Kawasaki #110137022, 1 Air filter-Kawasaki #110137023, 1 Fuel filter-Kawasaki #490197001, 3 Ex-Mark Hydro oil filters, 4 mower blades

(6) coil springs

(1) Mirror

Fleetguard filters: 1 LF670 filter, 1 AF-253 air filter

Generac filters: 4 #OD97723 air filters, 3 #087769 fuel filters

John Deere filters: 2 # RE64913 air filters, 1 #AM11656 filter

Belts misc sizes

1 new Code 3 LP6000 amber light bar, 47" long

1 new Code 3 LP6000 amber light bar, 55 " long

2 new Code 3 6000 series amber covers

1 used Whelen LED light bar (police application)

3 new Generac air filters #73912

1 new Jotto Desk laptop mount

8 misc truck bumpers

2 truck tailgates

Attachment "A" to Resolution No. 5080

Mac Tools Breakout Box and adaptors

Ford breakout Box

OTC Monitor 4000E

Mastertech Tester

Mac Tools A/C Refrigerant Management Center, R-12 and R134A automotive use. Vacuum pump operable, system will operate on R134A, but high side gauge bad. R-12 side has not been used in years and unknown if there are any issues. **STORAGE TANKS Not Included!**

Snap On MT1552 12v Battery/Starting/Charging system Tester

Non-Working Unit---circuit board bad

Vetronix Work Station Cabinet, MTS 5200 Engine Analyzer, Mastertech Scanner,

PXA-1000 Gas Analyzer, Misc Vehicle leads, adaptors, test leads for the equipment

Monitor and PC (PC hard drive removed)

Push bars and misc parts for Crown Victoria

Partitions, window bars for Crown Victoria

(4) PD lightbars

(3) Consoles, incomplete units