



BUCKLEY CITY COUNCIL MEETING AGENDA
June 12, 2018
Multi-Purpose Center, 811 Main Street
City Council Meeting
Opening 7:00 P.M.

Call to Order
Pledge of Allegiance
Roll Call of Council Members

Next Ordinance #10-18
Next Resolution #18-05
Next Agenda Bill #AB18-048

A. Citizen Participation

Time Limit of Three Minutes (Must sign up at City Hall by Wednesday prior to the Council Meeting)

B. Staff Reports

- NIMS Instruction – Fire Station Pg. 6

C. Main Agenda

- 1. RES 18-__ - Amending Taxes, Rates & Fees Schedule #28 (Garbage Rate Increase) Pg. 9
- 2. Equipment Purchase - PW Brush Cutter Pg.30
- 3. Rohner Short Plat – Final Plat Pg.35
- 4. Glacier Meadows Subdivision (Nanevicz) – Final Plat Pg.60
- 5. River Ave. Reconstruction Project – CO #2 Pg.70
- 6. Cancellation of June 26, 2018 Council Meeting Pg.74

D. Consent Agenda

Pg.75

- 7. A. Approve Minutes of May 22, 2018 City Council Meeting
Approve Minutes of June 5, 2018 City Council Study Session
- B. Claims
- C. Transfer Voucher
- D. Payroll

E. Committee Reports

- 8. Mayor's Report Johnson
- 9. Administration, Finance & Public Safety Tremblay
- 10. Transportation & Utilities B. Burkett
- 11. Community Services S. Burkett
- 12. Council Member Comments & Good of the Order

Council may add and take action on other items not listed on this agenda



CITY OF BUCKLEY ♦ PO BOX 1960 ♦ BUCKLEY, WA 98321
360-829-1921 ♦ Fax 360-829-2659 ♦ <http://www.cityofbuckley.com>

CITY OF BUCKLEY MEETING LIST

June 4	7:00 PM	Planning Commission
June 5	7:00 PM	City Council Study Session
June 11	10:30 AM	Buckley Hall Board (City Hall)
June 12	9:30 AM	Admin, Finance & Public Safety (City Hall)
June 12	7:00 PM	City Council
June 18	7:00 PM	Planning Commission
June 19	7:00 PM	Transportation & Utilities (City Hall)
June 21	1:00 PM	Community Services (City Hall)
June 26	9:30 AM	Admin, Finance & Public Safety (City Hall)
June 26	7:00 PM	City Council

The above meetings will be held in the Multi-Purpose Center located at 811 Main Street unless otherwise noted.

Last Revised June 6, 2018

June 2018



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 <i>7 Planning Commission</i>	5 <i>7 City Council Study Session</i>	6	7	8	9
10	11 <i>10:30 Buckley Hall Board</i>	12 <i>9:30 AM Admin, Finance & PS</i> <i>7 City Council</i>	13	14	15	16
17 	18 <i>7 Planning Commission</i>	19 <i>7 Transportation & Utilities</i>	20	21 <i>1 Community Services</i> <i>Welcome Summer</i>	22	23
24	25	26 <i>9:30 AM Admin, Finance & PS</i> <i>7 City Council</i>	27	28	29	30

A. CITIZEN PARTICIPATION

B. STAFF REPORTS

From: [Chief Alan Predmore](#)
To: [Patricia Johnson](#); [Dave Schmidt](#); [Daillene Argo](#); [Sandi Carlson \(sandicarlson@carbonado.org\)](#); [Wally Snover; Mayor \(Mayor@townofwilkeson.com\)](#); [Clerk \(Clerk@townofwilkeson.com\)](#)
Subject: NIMS Training Opportunity
Date: Wednesday, June 06, 2018 10:25:44 AM
Attachments: [2018_06_14_ICS-402_Buckley_Training_Announcement_Flyer.pdf](#)

Here is a new opportunity for elected officials to comply with the NIMS requirements. Elected officials, in lieu of taking NIMS IS-100 and IS-700, may now take the NIMS ICS-402 course.

This is short notice, but it was the only opportunity we could work out with scheduling between now and the end of the year

The NIMS ICS-402 course will be offered in Buckley, at the City of Buckley Fire Station, on **Thursday, June 14th from 6:00 pm to 8:30 pm.**

Marty Kapsh will be instructing this course; I have worked with Marty for a number of years on the Pierce County Type III Incident Management Team and I know he'll do a great job in presenting the course.

Please feel free to share with any other elected officials in the area. Register online at:

<http://piercecouny.surveymshare.com/s/AYAYHDB>

Let me know if you have any questions.

Alan

Alan Predmore
Fire Chief
City of Buckley
Town of Carbonado
& *Serving the Town of Wilkeson*

360-829-1441: Office
360-829-6415: Fax
253-261-3062: Verizon cellular

NOTICE: All emails, and attachments, sent to and from the City of Buckley are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

 Please consider the environment before printing this email



PURPOSE

Prepare Pierce County’s Executives /Senior Officials for responding to disasters in our County & Communities

TARGET AUDIENCE

- Pierce County Cities/Towns
- Pierce County Partner Agencies
- Pierce County First Responders
- Pierce County Emergency Management

QUESTIONS?

Contact
Bob Dolhanyk
253-798-22108
pcdemtraining@co.pierce.wa.us

ICS-402: ICS Overview for Executives/Senior Officials

June 14, 2018

6:00 pm – 8:30 pm

City of Buckley Fire Department

611 S. Division St., Buckley, WA 98321

Course Description:

The purpose of this presentation is to familiarize Executives/Senior Officials (elected officials, city/county managers, agency administrators, etc.) with Incident Command System (ICS) principles and their role in supporting incident management.

Please Apply by Wednesday, June 13, 2018 at:

<http://piercecounty.surveyshare.com/s/AYAYHDB>

If ADA accommodations are needed, please make note on your registration.

C. MAIN AGENDA



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: RES 18-__ - Amending the City's Taxes, Rates & Fees Schedule Revision #28	Agenda Date: June 12, 2018		AB18-048
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson	X	X
	City Administrator – Dave Schmidt	X	X
	City Attorney – Phil Olbrechts	X	X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Julie Bevaart		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
Timeline: N/A	Municipal Court – Jessica Cash		
Cost Impact: N/A	PW/Utilities – Chris Banks		X
Fund Source: N/A	Attachments: Resolution, Fee Schedule & DM Exhibits		
<p>SUMMARY STATEMENT: Due to volatility in the “well publicized” global recycling markets and continued loss of revenue, D.M. Disposal is exercising their right under the Collection Agreement to seek a rate adjustment to offset the significant and unforeseen increase in costs that they’ve experienced as a result of regulations associated with contaminated recycling.</p> <p>D.M. Disposal is seeking to recover approximately \$4,000/mo in increased costs, which calculates to an increase in the rates to the City of 10.92% for each residential service classification 10 gallon thru 96 gallon containers. The new rates to the City will take effect July 1, 2018.</p> <p>In order to absorb this increase City staff has analyzed the impact and determined that City rates for the same customer classifications need to be increased by 7.5% in order to maintain operational levels within the budget.</p> <p>Therefore the residential service rates for 10 gallon thru 96 gallon containers are being adjusted by 7.5%.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: U/T Review w/No Formal Recommendation			
<p>RECOMMENDED ACTION: MOTION to Approve RES No. 18-__, amending the City's Taxes, Rates & Fees Schedule Revision #28 adjusting Garbage Rates for Residential Service Classifications.</p>			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

CITY OF BUCKLEY, WASHINGTON

RESOLUTION NO. 18-___

A RESOLUTION OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON ADJUSTING THE MONTHLY RATES FOR RESIDENTIAL GARBAGE SERVICE CLASSIFICATIONS DUE TO CONTRACTURAL INCREASES RESULTING FROM VOLITILITY IN GLOBAL RECYCLING MARKETS.

WHEREAS, through adoption of Resolution 08-05 the City Council established a comprehensive schedule of taxes, rates and fees for the City; and

WHEREAS, subsequently the comprehensive schedule of taxes, rates and fees has been amended to update taxes, rates and fees on an as needed basis; and

WHEREAS, in April 2018 the City received notice from D.M. Disposal that due to volatility in the global recycling markets and continued loss of revenue, D.M. Disposal was seeking a rate adjustment under the Collection Agreement to offset the significant and unforeseen increase in costs that they were experiencing as a result of regulations associated with contaminated recycling; and

WHEREAS, the notice indicated that D.M. Disposal was seeking an increase of 10.92% to rates charged the City for each residential service classification, 10 gallon thru 96 gallon containers and would take effect July 1, 2018; and

WHEREAS, this contractual rate adjustment for service results in an increase of \$47,287 per year in costs to the City; and

WHEREAS, based upon a review of the City's 2018 revenue and expenditures for solid waste services and impact that this new contractual adjustment will have to operations, the City has determined that a 7.5% increase in garbage rates for each of the identified services is needed to offset the impact and adequately fund operations; and

WHEREAS, the City Council desires to amend the adopted Taxes, Rates and Fees Schedule to adjust the fees for the aforementioned services,

NOW THEREFORE BE IT RESOLVED the City Council of the City of Buckley hereby repeals and replaces the “City of Buckley Taxes, Rates and Fee Schedule” adopted by Resolution No. 18-04 with Ex. A, attached hereto and incorporated by this reference as if set forth in full.

Introduced, passed and approved this 12th day of June, 2018.

Pat Johnson, Mayor

ATTEST:

Joanne Starr, City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

Posted:

CITY OF BUCKLEY

TAXES, RATES & FEES SCHEDULE (RES #18- : 28th Revision)

BMC SECTION	DESCRIPTION	TAX, RATE OR FEE
Title 1	<u>General</u>	
	General Penalties	
1.04.020	Gross Misdemeanor	Fine not to exceed \$5,000 or by confinement in jail for a term not to exceed 1 year or by both such fine and confinement
1.04.020	Misdemeanor	Fine not to exceed \$1,000 or by confinement in jail for a term not to exceed 90 days or by both such fine and confinement
1.04.020	Infraction	Civil infractions are punishable by a maximum penalty of \$250.00 not including statutory assessments.
1.12.140	Infraction	(a) Payment of a fine of not more than \$250.00 for each day of noncompliance; (b) Payment of court costs as defined by rule or statute; (c) Payment to the prevailing party of its reasonable attorneys' fees as allowed by RCW 7.80.140.
Title 2	<u>Administration</u>	
2.99.010	Buckley Community Hall Short Term Rentals	
	Entire Day Rental Fee (8am - 12am)	\$500.00
	Hourly charge (8am - 12am) (3 HR MIN/5 HR MAX)	\$50.00
	After Hours Rate (after 12am)	\$75/HR
	Utility Surcharge (Oct 15 through April 15)	\$25.00
	Building Deposit (to include Key Charge) wo/alcohol served	\$350.00
	Refundable Amount (Subject to Terms of Rental Agreement)	\$350.00
	Building Deposit (to include Key Charge) w/alcohol served	\$750.00
	Refundable Amount (Subject to Terms of Rental Agreement)	\$750.00
	Commercial kitchen only (Mon-Thurs)	
	Hourly Rate (per user - no minimum)	
	- resident	\$10.00
	- nonresident	\$25.00
	Daily rate (8 hours or more)	
	- resident	\$80.00
	- nonresident	\$200.00
	+ cleaning deposit (refundable)	\$50.00
	Long Term Rentals (Requires Rental Agreement)	
	Weekly Rate (Hours TBD)	\$500.00
	Monthly Rate (Hours TBD)	\$1,612.00
	Partial Periods	\$1.18/mo/sq ft of space
	Annual Rate (Hours TBD)	TBD
	*Note: Space used encompasses the entire area of any portion occupied in a room that is not considered as storage and/ or a closet. As an example, use of a small portion of a space (i.e. office, common area, meeting room, etc.) will constitute use of the entire area. Space used in storage area(s) or closet encompasses only the area used and/or occupied in the room/area. Use of kitchen and restroom facilities will be detailed in the Rental Agreement	
	Old Jail Facility Rental	
	Short Term Rentals	
	Entire Day Rental Fee (8am - 12am)	\$250.00
	Hourly charge (8am - 12am) (3 HR MIN/5 HR MAX)	\$50.00

Note: Portions of the jail facility are not accessible to public uses due to sensitive and security concerns. Due to this the City requires that a designated officer be on-site at all times during use. In addition to the rental rate users will also be required to pay the actual cost for any staff required to be onsite during the rental period.

Private/Public Program Fees**	
Youth Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
Adult Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
Family Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
Drop In Classes	TBA - Drop In Rate plus 20%*

*Note: **Contract Instructors** - Any contract instructor charging for their services or classes is required to pay the City of Buckley 20% of all program enrollment fees he/she charges. The instructor is responsible for providing their own class supplies and needed materials.

2.99.020 Fee Waiver Subject to BHB Review

Title 3 Revenue and Finance

3.18 Administrative Fees

Pierce County Auditor Recording	Cost
Copy charge - Per Page - 8 1/2 X 11, 8 1/2 X 14, and 11 X 17 paper sizes	\$ 0.15/page
Audio or Video Tapes	\$10.00
Computer Disks and/or USB Flash Drive	\$10.00
Oversized Plans, Aerial Photos, Drawings, and Maps (Black and White)	Cost
Color GIS Plotted Maps	Cost
Other Documents	Cost
Public Notice	Cost
Insufficient Funds - Returned Check Charge	\$25.00
City Flag (Any Size)	Cost + 20% Admin Charge
Concealed Pistol Permit	
Original	\$48.00
Replacement	\$10.00
Renewal (up to 90 Days before)	\$32.00
Late Renewal (up to 90 days after)	\$42.00
Fingerprinting	
One card	\$10.00
Two cards	\$15.00
Cardiopulmonary Resuscitation (CPR), First-Aid (FA) and Bloodborne Pathogens (BBP) classes	
*Residents	
First-Aid only	\$10.00
CPR only	\$10.00
BBP	\$10.00
Combo CPR & FA	\$15.00
Non-Residents	
First-Aid only	\$20.00
CPR only	\$20.00
BBP	\$20.00
Combo CPR & FA	\$35.00

* (individuals currently employed at a business located within the City of Buckley who are taking a community offered class as a requirement of their employment will be charged the Resident fee)

3.434.020 Ambulance Service Fees

Basic Life Support (BLS)	
Non-Emergency	
Per Patient Call	\$650.00

	Plus mileage charge of \$17.25/loaded patient mile	+ mileage charge (left)
	Emergency Response	
	Per Patient Call	\$725.00
	Plus mileage charge of \$17.25/loaded patient mile	+ mileage charge (left)
	Advanced Life Support (ALS)	
	Emergency Response Level 1	
	Per Patient Call	\$930.00
	Plus mileage charge of \$17.25/loaded patient mile	+ mileage charge (left)
	Emergency Response Level 2	
	Per Patient Call	\$1,050.00
	Plus mileage charge of \$17.25/loaded patient mile	+ mileage charge (left)
3.50.040	Impact fee for parks and recreation facilities.	
	Single-family homes (includes duplexes)	\$1,624.70
	Multiple-family residential (Includes ADU's)	\$1,331.52
3.50.050	Impact fee for the White River School District.	
	Single-family homes (includes duplexes)	\$0.00
	Multiple-family residential (Includes ADU's)	\$0.00
3.50.060	Impact fee for street facilities.	
	Single-family homes (includes duplexes)	\$6,074.00
	Multiple-family residential (Includes ADU's)	\$4,243.00
	Commercial/Industrial	Per Comprehensive Plan Appendix E

Title 4 **Cemetery**

4.20.020 **Cemetery**

Grave Sites

	Price	Endowment Fee	Total
Regular Lots			
Adult Size Lots	\$1,275	\$225	\$1,500
Upright Monument Lots	\$2,550	\$450	\$3,000
Child Size Lots	\$255	\$45	\$300
Urn Lots			
In-Ground Urn Lot	\$510	\$90	\$600
Urn Garden Lots (The Ridge)			
Dogwood Section (Single ground plot)			
In-Ground Urn Lot	\$765	\$135	\$900
Alder, Birch & Cedar Sections (Double ground plot)			
In-Ground Urn Lot	\$1,190	\$210	\$1,400
Bench Plots (Up to 4 Urns)*			
Space for Bench (Must add cost of bench)	\$1,318	\$233	\$1,550
* Note: Bench Plots are designated by the Cemetery Caretaker within the Ridge Area and require purchase of bench, foundation, and installation from the cemetery maker office. Each additional inurnment and inscription will be charged separately at current pricing at time of need.			
Niche Wall Containers (Old Glory Niche Pavilion)			
Niche (Top Row)			
Single Niche Space	\$1,530	\$270	\$1,800
Niche (2nd & 3rd Rows)			
Single Niche Space	\$1,360	\$240	\$1,600

50% of lot Price 15% of Extended Use **Price + Fee**
 Extended Land Use (each) **
 **Note: Cremated remains may be interred upon an existing single grave when the individual remains to be interred are related to the lot owner. Number of second right usages allowed to be interred on a single grave site shall be limited pursuant to BMC 4.20.060.

Title 6 Business License

6.04.055 Fee Wavier Subject to 6.04.055

6.04.070 Temporary business license \$50.00
 New Special Event License (3 day) *
 0 - 15 Vendors \$100.00
 16 - 30 Vendors \$150.00
 31 Vendors and Above \$250.00

*Note: In addition to the license fee listed above the special event applicant shall pay to the city all additional costs incurred by the city that are associated with the event, including security and law enforcement, traffic control, street closures, street & parking lot sweeping, garbage pickup, sani-cans, etc. Hourly rates for determining fee will be based on the rates listed in BMC 20.01.268 below.

Saturday Plateau Market License (Summer Season)
 - Fee without City utilities \$25.00
 - Fee with City utilities \$30.00
 6.04.110 Business License
 In-town business license \$75.00
 Out-of-town business license \$75.00
 Annual Renewal (Due in Conjunction with Renewal of State Business License) \$50.00
 Penalty - Late Renewal (Imposed 30 days after Renewal Date) \$100.00

6.50.070 Special Event Permit See 6.04.070 above

Title 8 Utilities

8.12.070 **Payment of fees**
 The charges of refuse collection and disposal shall be compulsory. All charges and/or fees for refuse collection and disposal are due and payable at the office of the city administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the city sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days or unpaid amounts shall become a lien against the property as authorized under RCW 35.21.130. Any account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount.

8.12.080 **Garbage Rates (per month)**

Cans-	2017	2018	June Adj
10 Gallon Cart	\$17.35	\$18.56	\$19.96
20 Gallon Cart	\$22.03	\$23.57	\$25.34
32 Gallon Cart	\$26.27	\$28.11	\$30.22
64 Gallon Cart	\$54.84	\$49.19	\$52.88
96 Gallon Cart	\$77.77	\$77.30	\$83.10
One can 50' maximum walk-in	\$31.76	\$32.55	\$32.55
Two cans 50' maximum walk-in	\$55.65	\$57.04	\$57.04
Each additional 50' maximum can walk-in	\$25.14	\$25.77	\$25.77
Extra garbage tag	\$5.90	\$7.40	\$7.40

Commercial Container Service-

1 yard once a week	\$124.71	\$127.83	\$127.83
1 yard twice a week	\$272.45	\$279.26	\$279.26
1-1/2 yards once a week	\$167.40	\$171.58	\$171.58
1-1/2 yards twice a week	\$344.39	\$353.00	\$353.00
2 yards once a week	\$218.20	\$223.65	\$223.65
2 yards twice a week	\$450.26	\$461.52	\$461.52
4 yards once a week	\$441.90	\$452.95	\$452.95
4 yards twice a week	\$902.65	\$925.22	\$925.22
4 yard three times a week	\$1,340.39	\$1,373.90	\$1,373.90
6 yards once a week	\$612.59	\$627.90	\$627.90

6 yards twice a week	\$1,260.18	\$1,291.68	\$1,291.68
6 yard three times a week	\$1,907.44	\$1,955.12	\$1,955.12
4 yard compactor (customer owned)	\$1,753.53	\$1,797.37	\$1,797.37
1 yard extra pickup on regular route	\$35.00	\$35.87	\$35.87
1-1/2 yards extra pickup on regular route	\$45.23	\$46.36	\$46.36
2 yards extra pickup on regular route	\$59.18	\$60.66	\$60.66
4 yards extra pickup on regular route	\$114.22	\$117.07	\$117.07
6 yards extra pickup on regular route	\$168.61	\$172.83	\$172.83

Special Services-

Special pickup (minimum one hour)	\$113.65	\$116.50	\$116.50
Plus tipping fee of \$153.48 per ton			
+ Tipping Fee (Left)			
Bulk pickup (minimum one yard)	\$33.12	\$33.94	\$33.94
Connect/reconnect fee on customer - Owned compactors	\$20.85	\$21.37	\$21.37
Yard Waste - One 90-gallon toter	\$10.06	\$10.31	\$10.31
Re-delivery fee toter	\$30.16	\$30.91	\$30.91

Multi-Family Recycling -

90-gallon cart	\$12.70	\$13.01	\$13.01
2 yd once a week	\$56.28	\$57.69	\$57.69

Title 9

Animals

9.10.080

Licenses

Unaltered - not sterilized, spayed or neutered - dogs or miniature pigs	\$30.00 per year; seniors age 60 and older, \$15.00 per year.
Altered - Sterilized, spayed or neutered - dogs or miniature pigs	\$20.00 per year; seniors age 60 and older, \$10.00 per year.
Identification Tags "only"	\$15.00; seniors age 60 and older, \$10.00.
Replacement of metal tags	\$5.00
Exemption from Fee	Guide or Service Dogs

9.30.025

Impoundment: Redemption Fees

Daily Maintenance Fee	\$12.00/day
Redemption Fee	
First Impound of Animal	\$50.00
Second Impound of Animal	\$75.00
Third or Greater Impound of Animal	\$100.00
Total Fee consists of both Redemption and Daily Maintenance Fee	

9.25.030

Kennel License	\$50.00
Annual Renewal Fee	\$50.00

Title 10

Public Peace Safety & Morals

10.84.295

Parks and Recreation Department Fees

Facility Rental Fees

Multi-Purpose Center	
Hourly Rate (2 hour minimum)	
- resident	\$30.00
- nonresident	\$35.00
Daily rate (8 hours or more)	
- resident	\$240.00
- nonresident	\$280.00
+ cleaning fee (non-refundable)	\$25.00
+ damage deposit	\$200.00
Commercial kitchen only (Mon-Fri)	
Hourly Rate (per user - no minimum)	
- resident	\$10.00
- nonresident	\$25.00
Daily rate (8 hours or more)	
- resident	\$80.00
- nonresident	\$200.00
+ cleaning deposit (refundable)	\$50.00

Youth Activities Center

Short Term Rentals

Hourly Rate (2 hour minimum)	
- resident	\$50.00
- nonresident	\$55.00
Daily rate (8 hours or more)	
- resident	\$300.00
- nonresident	\$340.00
+ cleaning fee (non-refundable)	\$25.00
+ damage deposit	\$200.00
Party Rental (90 min. hosted party)	
- resident	\$100.00
- nonresident	\$110.00
Additional 30 min. Rate	\$12.50
+ cleaning fee (non-refundable)	\$25.00

Long Term Rentals (Requires Rental Agreement)

Weekly Rate (Mon-Fri 8-2)	\$500.00
Monthly Rate (Mon-Fri 8-2)	\$1,612.00
Partial Periods	\$1.18/mo/sq ft of space
Annual Rate (Mon-Fri 8-5)	TBD

*Note: Space used encompasses the entire area of any portion occupied in a room that is not considered as storage and/ or a closet. As an example, use of a small portion of a space (i.e. office, common area, meeting room, etc.) will constitute use of the entire area. Space used in storage area(s) or closet encompasses only the area used and/or occupied in the room/area. Use of kitchen and restroom facilities will be detailed in the Rental Agreement

Recreation Program Fees**

Youth Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
Adult Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
Family Classes/Programs	TBA - Instructor Cost, supply cost, plus 20%*
Drop In Classes	TBA - Drop In Rate plus 20%*

*Note: **Contract Instructors** - Any contract instructor charging for their services or classes is required to pay the City of Buckley 20% of all program enrollment fees he/she charges. The instructor is responsible for providing their own class supplies and needed materials.

**Note: In addition to class and program fees listed above, anyone desiring to participate in programs and/or classes offered through the Youth Center must be a active member of the Youth Center and ensure that all membership fees and/or charges have been paid.

Veteran's Monument Commemorative Bricks* \$50.00

*Note: Price includes 3 lines of text up to 16 characters per line.

10.90.030 Recovery Costs for Emergency Response Washington State Association of Fire Chiefs (WSAFC) Rate Schedule

Title 11 Traffic Code

11.48.040 RV Trailer Use Permit (14 days) \$25.00

Title 12 Environment

12.04.350	(A) Threshold Determination.	Intake Fee \$70.00	Deposit Fee \$375.00
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*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the threshold determination process (see BMC 20.01.268)

The services described in subsections (a) through (c) of this section shall include those rendered with respect to both an initial checklist and any revised one which includes mitigating measures. The total fee calculated in subsections (a) through (c) of this section and charged to the applicant shall be reduced by the amount of the previously paid \$375.00 deposit fee. Prior to issuance of the city's threshold determination, the applicant shall remit to the city the amount of the city's actual costs, if any, which exceeds the \$375.00 deposit fee. If the fee exceeds the city's actual costs, the city shall promptly refund the balance to the applicant.

(B) Declaration of Significance and Environmental Impact Statement (EIS): in addition to the amount collected for the threshold determination the applicant shall pay the amount from Table 12.04 below:

Table 12.04

<u>Project Valuation</u>	<u>Fee</u>
\$0 to \$10,000,000	\$4,436 for the first \$1,000,000 plus \$1.88/\$1,000 or fraction thereof for all over \$1,000,000
\$10,000,001 to \$20,000,000	\$21,356 for the first \$10,000,000 plus \$1.63/\$1,000 or fraction thereof for all over \$10,000,000
\$20,000,001 to \$30,000,000	\$37,656 for the first \$20,000,000 plus \$1.40/\$1,000 or fraction thereof for all over \$20,000,000
\$30,000,001 to \$40,000,000	\$51,656 for the first \$30,000,000 plus \$1.22/\$1,000 or fraction thereof for all over \$30,000,000
\$40,000,001 to \$50,000,000	\$63,856 for the first \$40,000,000 plus \$0.98/\$1,000 or fraction thereof for all over \$40,000,000
\$50,000,001 to \$75,000,000	\$73,656 for the first \$50,000,000 plus \$0.71/\$1,000 or fraction thereof for all over \$50,000,000
\$75,000,001 to 100,000,000	\$91,406 for the first \$75,000,000 plus \$0.50/\$1,000 or fraction thereof for all over \$75,000,000
\$100,000,001 and over	\$103,906

Fifty percent of the fees shall be collected prior to the initiation of scoping, and the remaining 50 percent shall be collected prior to distribution of the draft environmental impact statement. Alternatively, the planning director may determine that the city will contract directly with a consultant, for preparation of an EIS or a portion of an EIS, for activities initiated by some persons or entity other than the city and may bill such costs and expenses directly to the applicant. The city may require the applicant to post bond or otherwise ensure payment of such costs in a manner satisfactory to the city, prior to any work being commenced upon the EIS.

(C) If a proposal is modified so that an EIS is no longer required or the proposal is withdrawn or canceled, the applicant shall remain responsible for payment of the city's actual costs incurred prior to its receipt or a written cancellation or withdrawal notification.

12.08.050	Critical Areas Permit	Intake Fee	Deposit Fee
	- No Critical Areas Present	\$70.00	
	- Critical Areas Present, but No Impact - Waiver	\$70.00	\$125.00
	- Critical Areas May Be Affected by Proposal	\$70.00	\$425.00

*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the critical areas review process (see BMC 20.01.268)

Title 13 **Streets & Sidewalks** Intake Fee Deposit Fee

13.25.040	Street Vacation Petition	\$70.00	\$250.00
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*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the review process (see BMC 20.01.268)

13.35	Franchise Application Deposit	\$0.00	\$2,500.00
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*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the review process (see BMC 20.01.268)

13.35.120	Right-of-way Use Permit Fees		
	Type A: Short-Term Use Permit.		
	- Regular	\$50.00	
	- Additional*	*See Note	

*Note: Use of portions of right-of-way for special events such as those listed in BMC 13.35.080 (A)(3) may be assessed additional charges for City services and equipment including but not limited to overtime incurred by city personnel, the use of police officers and public works employees for traffic and crowd control, pickup and delivery of traffic control devices, picnic tables, extraordinary street sweeping, and any other needed, requested or required city service and the cost of operating city equipment to provide such services.

	Type B: Disturbance of Right-of-Way Permit		
	Minor - Application Fee (nonrefundable base fee)*	\$100.00	
	Major - Application Fee (nonrefundable base fee)*	\$500.00	

*Note: The permit applicant shall pay to the city all costs incurred by the City that are associated with processing the proposals and/or permits, including consultant costs. City and consultant reimbursables include, but are not limited to staff time for application review, assessment, engineering, plan review, inspections, traffic control, legal, secretarial, administrative costs, cost of publications, and other city processing costs; provided, however, that no charge will apply for one preapplication meeting. City will notify the applicant, in writing, of the applicability of hourly charges for further consultation on a project after the pre-application meeting.

- Repair and Replacement Charges. *See Note

*Note: If the City should incur any costs in repairing or replacing any property as the result of the permittee's actions, the costs of repair and replacement will be charged to the permittee. These charges will be for the actual costs to the City.

Type C: Long-Term Use Permit

- Application Fee (nonrefundable base fee)* \$250.00

A use fee will be established which incorporates the value of the land used and the length of the use.

- Use Fee.

Type D: Franchised Utility Routine Maintenance Permit

- Regular \$250.00

Subject to BMC 13.35.120 and Administrator Review and Approval

Fee Waiver or Exemption

Title 14 Water & Sewers

14.04.080 Waterline Connection \$840.00/connection *

* or the actual cost of labor and material expended as required in making the connection, whichever is greater.

Inspection Fee Cost (see 20.01.268)

Water Meter, Setter and Vault Fee Cost of Components

14.04.130 Water rates and charges

A. 1. For the base (minimum) service, including water usage from zero to 200 cubic feet per month according to meter size and location within the corporate limits of the city:

Meter Size	2017	2018
	Within City	Within City
Up to 3/4"	\$21.84	\$22.93
1"	\$27.69	\$29.07
1-1/2"	\$39.79	\$41.78
2"	\$59.80	\$62.79
3"	\$88.79	\$93.23
4"	\$144.03	\$151.23
6"	\$277.84	\$291.73
8"	\$680.70	\$714.74
10"	\$1,668.00	\$1,751.40
12"	\$4,086.00	\$4,290.30

2. Users outside the city limits shall pay the monthly charges set forth in subsections A(1) and B(1) of this section plus a surcharge of 20 percent of the total charge.

B. 1. For usage above 200 cubic feet, the following rates are imposed for each 100 cubic feet of usage according to location within or without the corporate limits of the city:

The consumption charge per 100 cubic feet (CCF), or any part thereof used, shall be as follows:

Effective	1/1/2017	1/1/2018	
Winter			
Single-family & Multifamily	2 - 7 CCF	2.03	2.06
	7.01 - 15 CCF	2.43	2.47
	Over 15 CCF	2.90	2.94
Commercial/Industrial	2.13	2.16	
Schools	2.01	2.04	

Winter rates will be reflected on bills covering October 1st through May 31st

Summer

Single-family & Multifamily	2 - 7 CCF	2.03	2.06
	7.01 - 15 CCF	2.69	2.73
	Over 15 CCF	3.51	3.56
Commercial/Industrial		2.13	2.16
Schools		2.13	2.16

Summer rates will be reflected on bills covering June 1st through September 30th

C. Multiple Residential Units.

1. The water availability charge for a connection serving multiple residential units shall be the availability charge set forth above, multiplied by the number of dwelling units connected to the meter, as follows:

- a) Each duplex unit will be billed as though separately connected to the water main, based on 3/4" meter rates.
 - b) In the case of apartment/trailer courts having one meter, each unit will be billed as though separately connected to the water main, occupied or not, based on 3/4" meter rates.
 - c) In the case of building lots which have been granted a use permit to allow more than one dwelling on one service meter, each dwelling unit will be billed as though separately connected to the water main, based on 3/4" meter rates.
2. There shall be only one water meter for each building housing multiple residential units.

D. Multiple Commercial and Industrial Buildings. Where all commercial or industrial buildings connected to a single service are used in the same business under single management, billing shall be made as for a single building.

E. Special Use Charge. Special purpose use of water from fire hydrants or stand pipes shall be \$50.00 plus \$2.33 per 100 cubic feet for all water used inside the city limits and \$60.00 plus \$2.79 for all water used outside the city limits.

F. In the event a customer is not connected to a meter service, or a meter has broken, become out-of-order or fails to accurately meter actual water usage, the customer shall be charged the base or minimum charge, together with an estimated charge for the water used at the premises, based upon the average usage for the corresponding month of the preceding year, averaged over a three-month period including the preceding and following month. In the event there is no prior history for the preceding year, the charge shall be based upon the average water usage for the month for all customers of the municipal water supply system in the same service class.

14.04.150 Shut-Off/Dispatch Fee \$25.00/Water
Payment of Fees

All charges and/or fees for water service are due and payable at the office of the city administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the city sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days or services may be disconnected. Any water service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount. The utility billing clerk shall, not later than the fifteenth day of each following month, furnish to the public works director a list of all meters in which water service accounts are delinquent.

After water service accounts become delinquent, the public works director shall cause to be shut off the service to the premises affected by such delinquency, and the water service shall not be turned on again until all, or if less, at least four months of delinquent charges, interest and fees, including a fee established by resolution of the city council for the cost of issuing the shut-off notice and dispatching the city crew, is paid in full to the city administrator's office.

14.04.320 Water System - General Facility **2018**
For each single-family residence \$6,500.00
For each multi-family and/or accessory dwelling \$4,875.00
For all other uses \$6,500/each equivalent residential unit

*Each "equivalent residential unit" means 265 gallons per day; provided, that every use shall be assumed to be at least one equivalent residential use. Gallons per day for any use shall be established by reference to the city of Buckley sewer flow factors - BMC 14.10.016(2), Table 14.10.016. The general facility charges for the water system identified in this section will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).

145.05.060 Standard Charges For Backflow Prevention Services Performed by the City shall be:
Initial inspection of backflow prevention assemblies..... No Charge

Re-inspection of backflow prevention assemblies not installed as required by the City.....\$50.00 for the first assembly and \$25.00 for each additional assembly at the same address and on the same date.

Mailing reminder notices to customers that have not provided acceptable proof of the annual testing of backflow prevention assemblies\$35.00 for each additional notice mailed for each month past due.

	Mailing reminder notices to customers who did not install backflow prevention assemblies as required by the City.....	\$35.00 for each additional notice mailed
14.06.150	Sewer- Residential building sewer permit Commercial building sewer permit Industrial building sewer permit	\$70.00 \$70.00 \$100.00
14.08.030	(A) Sewer Connection Charge * or the actual cost of labor and material expended as required in making the connection, whichever is greater. Inspection Fee	\$873.70/connection* Cost (see 20.01.268)
	(B) Rates Designated For a single-family residence for multi-family and/or accessory residences For mobile homes Non-System Sewage Disposal Commercial users	2018 \$77.99/month \$65.89 per unit, per month \$77.99/month \$275.66/105 cubic feet \$77.99/900 cubic feet +\$3.05/100 cubic feet excess
	(C) Users outside the city limits shall pay the monthly charges set forth in subsections A and B of this section plus a surcharge of 20 percent of the total charge.	
14.08.040	Payment of Fees All charges and/or fees for sanitary sewage disposal services are due and payable at the office of the city administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the city sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days or service may be disconnected. Any sanitary sewage disposal service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount. The utility billing clerk shall, not later than the fifteenth day of each following month, furnish to the public works director a list of all sanitary sewage disposal service accounts that are delinquent. After sanitary sewage disposal service accounts become delinquent, the public works director shall cause to be shut off water service to the premises affected by such delinquency and the water service shall not be turned on again until all, or if less, at least 12 months of delinquent charges and fees, including a fee established by resolution of the city council for the cost of issuing the shut-off notice and dispatching the city crew, shall be paid in full to the city administrator's office.	
14.10.016	Sanitary Sewer- General Facility Charge For each single-family residence For each multi-family and/or accessory dwelling For all other uses	2018 \$8,100.62 \$6,074.65 \$8,100.62/each ERU*
	*Each equivalent residential unit means 265 gallons per day; provided, that every use shall be assumed to be at least one equivalent residential use. Gallons per day for any use shall be established by reference to the city of Buckley sewer flow factors - Table 14.10.016. The general facility charges for the sanitary sewer system identified in this section will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).	
		Intake Fee
14.14.050	Utility Latecomer's Agreements	\$500 Nonrefundable *Plus
14.14.070	Latecomer - Administrative fees and recording costs.	5% of Amount Proposed for Collection
14.16.020	Low-Income Utility Discount Rates- Per BMC 14.16.020	
14.28.110	Storm Sewer Connection- * or the actual time and materials cost to connect the storm sewer, whichever is greater Inspection Fee	\$ 565 /connection* Cost (see 20.01.268)
14.28.120	Storm Sewer Monthly Service Charge	2018

Single-family residence \$22.64/residence/month.
 Multi-family and/or Accessory residences \$14.94/residence/month.
 Other \$22.64/ESU*/month.
***ESU for Storm Sewer calculation is defined to mean 8,000 square feet of impervious surface area or 1 SFR**

14.28.125 Alternative commercial service charge.
 Commercial developed parcels \$22.64/business/month plus
 \$22.64 for parking whether
 on-site or off-site

14.28.140 Surface water management utility general facilities charges- **2018**
 Single-family residence \$7,577.89
 Service unit \$7,577.89/ESU*
***ESU for Storm Sewer calculation is defined to mean 8,000 square feet of impervious surface area or 1 SFR**
 The general facility charges for surface water management identified in this section will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).

14.28.155 Payment of Fees
 All surface water management utility service charges are due and payable at the office of the city administrator by the fifteenth of every month (due date). If payment is not received within five (5) days of the due date, the account shall become delinquent. On or about the first of every month a notice shall be sent to the customer noting the balance due, including any penalties and interest. After the city sends a notice of delinquency on the account, the customer must pay any delinquent amounts within 15 days. Any surface water management utility service account that has been deemed delinquent shall be assessed a late penalty of 5 percent of the delinquent amount.
 Pursuant to RCW 35.67.200, et seq., the city shall have a lien for delinquent and unpaid stormwater sewer charges. A sewer lien shall be effective for a total not to exceed one year's delinquent service charges without the necessity of any writing or recording of the lien with the county auditor. Enforcement and foreclosure of any sewer lien shall be in the manner provided by state law. Interest on the unpaid balance shall be eight percent per annum or higher rate as authorized by law.

Title 16 Building and Construction

16.01.050 Land Disturbing Permit
 <500 Cubic Yards (Lifetime Total) \$50.00 (nonrefundable fee), plus actual cost of reviewing and processing (see BMC 20.01.268)
 >500 Cubic Yards \$250.00 (nonrefundable fee), plus actual cost of reviewing and processing (see BMC 20.01.268)
 * plus SEPA Review BMC 12.04.350
 *Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the land disturbing permit review process (see BMC 20.01.268)

16.06.020 Building Permit Fees Per BMC 16.06.020
 ** Established fees include the original review, permit, and related inspection(s) performed by the Building Department. This fee is based on one inspection and one re-inspection to verify compliance. Additional inspections for the same inspection type will be charged in accordance with the following:

Re-inspection \$70.00
 3rd and subsequent re-inspections \$100.00 per inspection

Building Code Appeals Per BMC 20.01

16.10.010 Temporary Dwelling Permit Fees Per BMC 16.10.010

16.24.035 Fire Code Fees Per BMC 16.24.035

Automatic Fire Sprinkler Systems **

New System Installation
 NFPA 13 System \$325 per riser plus \$3.25 per sprinkler head
 NFPA 13D System \$95 per living unit

NFPA 13R System	\$300 per system up to 25 sprinkler heads and then add \$3.25 per sprinkler head for >25 sprinkler heads; plus \$60 per hose outlet
Existing System Modifications	
NFPA 13 System	\$95 up to 6 sprinkler heads plus \$3.25 per sprinkler head >6 heads
NFPA 13D System	\$50 up to 6 sprinkler heads plus \$3.25 per sprinkler head >6 heads
NFPA 13R System	\$95 up to 6 sprinkler heads plus \$3.25 per sprinkler head >6 heads
<u>Automatic Fire Alarm Systems **</u>	
New System Installation	\$112.50 plus \$2.25 per device ("device" includes each initiating and signaling appliance).
Existing System Modifications	\$65 up to 10 devices plus \$2.25 per device >10 devices
<u>Other Fire Protection Systems and Components **</u>	
Commercial Cooking Hood & Duct Suppression System	\$195 - new installation (per system) \$45 - modifications to an existing approved system
Fire Pumps	\$425 - per pump
Standpipe System	\$350 - for up to 6 outlets plus \$60 per outlet >6
Private underground fire service main	\$140 - new installation up to 100 lineal ft. plus \$0.50 per ft. >100 lineal ft.
Private fire hydrant	\$85 - per fire hydrant
Smoke Control Systems	\$85 - per shaft or plenum
Pre-Engineered Fire Protection Systems	\$195 - new installation (per system) \$45 - modifications to an existing approved system
Underground Storage Tank Decommission or Removal	\$95 - 500 gallons or less \$125 - 501 - 1,000 gallons \$225 - 1,001 - 3,000 gallons \$275 - >3,000 gallons
Above ground fuel storage tank	\$125 - 1,000 gallons or less \$150 - 1,001 - 2,000 gallons \$200 - >2,000 gallons
Underground fuel storage tank	\$175 - 1,000 gallons or less plus \$65 per dispensing station \$250 - 1,001 - 2,000 gallons plus \$65 per dispensing station \$300 - >2,000 gallons plus \$65 per dispensing station
LP-Gas tank when installed for use as a dispensing station	\$175 - 1,000 gallons or less plus \$65 per dispensing station \$250 - 1,001 - 2,000 gallons plus \$65 per dispensing station \$300 - >2,000 gallons plus \$65 per dispensing station
Electronic Access Gates	\$75 - per gate
Retail Fireworks Stand Permit	\$100 - "For Profit" seller

\$25 - "Non-Profit" seller (must be verified)

Pyrotechnic Fireworks Display

\$125 - per event

Marijuana Extraction System

\$350 - per system

** Established fees include the original review, permit, and related inspection(s) performed by the Fire Department. This fee is based on one inspection and one re-inspection to verify compliance. Additional inspections for the same inspection type will be charged in accordance with the following:

2nd re-inspection

\$100.00

3rd and subsequent re-inspections

\$250.00 per inspection

** One submittal will be processed under the initial permit, review and inspection fees. An hourly rate of \$70 per hour will be charged for additional review time for revisions that have already been plan reviewed, with a minimum one-hour charge.

Commercial Occupancy Annual Fire Safety Inspections

- Initial Inspection

No Charge

- First re-inspection

No Charge

- Second re-inspection

No Charge

- Third re-inspection

\$50.00

- Fourth and subsequent re-inspections

\$100.00

16.24.040

Fire Code Appeals

Per BMC 20.01

16.40

Manufactured Home Installation Fees

16.40.040

Installation Permit

Per BMC 16.06.020(23)

16.40.040

Inspection Fees

Per BMC 16.40.050

16.80.040

Canopy Permit Fee

Per BMC 16.80.040

Title 17

Design and Construction Standards

17.08.010

Variance from Public Works Standards

Intake Fee

Minor

\$70.00

Major

\$250.00

*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the variance review and approval process (see BMC 20.01.268).

Title 18

Subdivisions

18.37.010

Subdivision

Intake Fee

Deposit Fee

Preliminary Subdivision

\$70.00

\$2,500 + \$150.00/acre

Final Subdivision

\$70.00

\$1,500

Short subdivision

\$70.00

\$1000 + \$150.00/acre

Lot line Adjustment

\$70.00

\$475.00

Binding Site Plan or Subdivision Amendment

\$70.00

\$1,500.00

Pre-application Meeting Fee

See Title 20 Fees

*Note: The total fee for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the subdivision, short subdivision, lot line adjustment or amendment review and approval process (to include construction of improvements and inspection) (see BMC 20.01.268)

Title 19

Zoning

19.54.010

See BMC 20.01.270

Title 20	<u>Administration of Land Use and Zoning Applications and Development Regulations</u>		
20.01.260	Land Use Decision Appeals		
		Intake Fee	Deposit Fee
	Appeal Fee	\$300.00	plus Cost
20.01.262	Land Use and Permit Fees		
	Shoreline conditional use permit	\$70.00	\$500.00
	Shoreline revision	\$70.00	\$300.00
	Shoreline substantial development permit	\$70.00	\$750.00
	Shoreline variance	\$70.00	\$500.00
	Shoreline substantial development exemption letter	\$70.00	
	When Wetland Analysis is required in connection with any application authorized under Title 19		
	-Added to the standard application fee	\$220.00	
	-In conjunction with EIS	\$440.00	
	Variance		
	Fence Variance	\$70.00	\$125.00
	Public Hearing/Individual Single-Family Residential	\$70.00	\$500.00
	Public Hearing/Other	\$70.00	\$1,000.00
	Conditional Use		
	Hearing Examiner/Single-Family Residential	\$70.00	\$500.00
	Hearing Examiner/Other	\$70.00	\$1,000.00
	Site plan review, including RV Parks		
	< 1 acre	\$70.00	\$750.00
	> 1 acre	\$70.00	\$1,750.00
	Type B home occupation permit	\$70.00	\$250.00
	Sign Permits		
	Home Occupation	\$35.00	
	Commercial/Industrial	\$70.00	plus Cost
	Sign Recovery Fee	\$70.00	
	Comprehensive Plan Amendment	\$1,200.00	
	Zoning Code Ordinance Amendments		
	Text	\$70.00	\$700.00
	Rezone	\$70.00	\$1,775 + \$100.00/acre
	Annexation Petition		\$1,200
	Design Review Fee		
	Minor		\$25
	Major	\$210.00	plus Cost
	Notice of Proposed Land Use Action Sign	\$50.00	
	Residential Cluster Development	\$70.00	\$1000 + \$150.00/acre
	Cottage Housing Development	\$70.00	\$1000 + \$150.00/acre
	Pre-application Meeting Fee		
	Consultation With City Planner		No Charge
	Pre-Application Meeting with no more than 3 City Staff are in attendance.		\$210.00
	Pre-Application Meeting where 3 or more City Staff are in attendance (Types A-2 and C-2 Development Permits)		\$500.00
	Development Agreements		\$500.00
	Nonconforming Use Determination		\$250.00
	Director's Code Interpretation		\$100.00
20.01.268	<p>Costs incurred by the city</p> <p>The land use and/or permit applicant shall pay to the city all costs incurred by the city that are associated with processing the land use proposals and/or permits, including consultant costs. City and consultant reimbursables include, but are not limited to staff time for application review, assessment, engineering, inspections, legal, secretarial, administrative costs, cost of publications, and other city processing costs; provided, however, that no charge will apply for one preapplication meeting. City will notify the applicant, in writing, of the applicability of hourly charges for further consultation on a project after the pre-application meeting.</p>		

		Hourly Rates
20.01.268	Review rates and costs.	for Billing
	City Administrator	\$85.00
	Finance Director	\$70.00
	City Clerk	\$60.00
	Building Official	\$70.00
	Fire Marshall/Chief	\$75.00
	Assistant Fire Chief	\$65.00
	Public Works Director	\$70.00
	Utilities Superintendent	\$70.00
	Public Works Supervisor*	\$60.00
	WWTP Supervisor*	\$55.00
	City Planner	\$70.00
	Associate Planner	\$60.00
	Building Inspector	\$60.00
	Permit Coordinator*	\$50.00
	Administrative Assistant*	\$40.00
	Police Chief	\$75.00
	Assistant Police Chief	\$65.00
	Police Sergeant*	\$60.00
	Police Patrol*	\$55.00
	Community Services Officer	\$50.00
	Public Works Utility Systems Tech*	\$55.00
	Public Works Utility*	\$50.00
	City Engineer	per contract
	City Attorney	per contract
	Consultants	per contract
	Mailing(s)	actual cost
	Other	actual cost
	*Note: Overtime rates for all covered employees will be calculated at 1.5 times the listed rate with a 2-hour minimum charge.	



D.M. DISPOSAL CO., INC.

POST OFFICE BOX 532
PUYALLUP, WASHINGTON 98371
(253) 414-0347

April 18, 2018

City of Buckley
Dave Schmidt, City Administrator
933 Main Street
Buckley, WA 98321

Re: Request for Rate Adjustment under Section 8 (b) and 8 (d) of the Agreement for Collection and Disposal of Solid Waste, Recyclables and Yard Waste in the City of Buckley

Dear Mr. Schmidt,

In what has become a well-documented situation, the global recycling markets have experienced unprecedented volatility. The uncertain market conditions have shown no signs of improvement, and we can no longer absorb the significant impact this has had on our business. In accordance with our collection agreement, we are requesting a rate adjustment to offset the significant and unforeseen increase in costs we've experienced as a result of regulations associated with contaminated recycling.

While it is highly irregular for D.M. Disposal to seek this type of rate adjustment, we are now recognizing additional costs of approximately \$4,000/month associated with the recycling material generated by Buckley residents. In order to offset the significant impact of this additional expense, we are seeking a rate adjustment of 10.93%; effective 7/1/18. Our requested adjustment would equate to an additional \$2.32/month for our most frequently utilized service level.

It is unclear if or when the recycling markets will correct, but we expect these unprecedented market impacts to persist throughout the remainder of 2018 and continue into 2019. Our intention is to report back to City staff in early 2019, as regularly scheduled, to discuss changes in the current market conditions in addition to other variables that may impact our business.

We look forward to discussing this request with City staff, and answering any questions. Thank you in advance for your time and please let us know if you need any additional information.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'J. Metcalf'.

Josh Metcalf
District Manager
D.M. Disposal Company

Cc: Devon Boyle, City of Buckley
Patrick Sayan, D.M. Disposal Company
Ruby Huang, D.M. Disposal Company
Adam Balogh, D.M. Disposal Company

“National Sword” and the Impact on Landfilling and Recycling in Pierce County

Summary

- Import restrictions imposed by the Chinese government have caused the amount of material landfilled by one local recycling facility to double.
- In February 2018, the Pioneer Recycling Service facility sent 1,963 tons of residual for disposal, up from an average of 960 tons per month in 2017.¹
- In 2017, recycling facility residual waste represented about 11 percent of material received by Pioneer and 1 percent of the landfill capacity consumed by all landfill users.
- Even a doubling of Pioneer’s residual rate would compare favorably to facilities and systems studied by the Washington Department of Ecology in 2016.²
- Pierce County is working with private sector partners, state agencies and other local governments to comprehensively study and respond to the changes in the international marketplace. Until then, the County is promoting a “stay the course” message to its customers.

Why Does China Matter?

China is the largest individual destination/consumer of recyclable materials generated in North America. One-third of all recyclable materials collected from residents and businesses has been sent to China as feedstock in the (re)manufacturing process. On the West Coast, with ready access to container ports and relatively inexpensive cross-Pacific transport, the percentage of material shipped to China is even higher.

Over the last decade, demand for feedstock in China drove North American suppliers to focus on meeting that demand. This served all parties in the transaction:

- Chinese mills received the feedstock they wanted and were willing to engage in additional pre-processing before formal recycling would occur;
- Trans-Pacific shippers filled westbound containers with recyclables rather than shipping them back empty (after unloading consumer goods imported into the US);
- North American materials recovery facility owners concentrated investment in a relatively small set of facilities and maximized tonnage throughput while minimizing time spent on sorting and reducing contamination (essentially offshoring the additional sort);
- A mix of high commodity prices paid by mills and lower investment in processing reduced the cost passed on to residential and commercial generators of recyclables;
- Residential and commercial customers could recycle just about anything they wanted.

The losers in this scenario were the domestic paper mills that couldn’t compete economically.

National Sword

In late 2017 the Chinese government announced that its mills could no longer accept and process imported low-grade plastics (i.e. anything other than bottles and jugs), unsorted paper, and metal. For those materials still allowed into China, imported bales of recyclables could contain no more than 0.5 percent contamination³.

¹ Pioneer Recycling is a private facility located in Frederickson (<http://www.pioneerr.com/>) which receives approximately 100,000 tons of recyclables from sources inside and outside Pierce County. In 2017, 11,518 tons (an average of 960 tons per month) were sent to the landfill as residual.

² <https://fortress.wa.gov/ecy/publications/documents/1607007.pdf>

³ Here’s how I visualize 0.5 percent contamination: imagine ¼ teaspoon of ground pepper mixed into a cup of salt

The Response to Date

Most of the focus is on paper fiber which comprises the bulk of residential and small business recyclables (by weight); and there are still viable North American markets for plastic containers and metals. Material Recovery Facilities (MRFs), such as Pioneer, have slowed down processing lines, tweaked technology to optimize sorting for marketable materials and added staff to sort incoming recyclables into narrower and narrower categories. These changes will allow MRFs to perform better at removing materials not accepted by China and lowering contamination.

A MRF sort line is a lot like a factory assembly line. Incoming materials are loaded onto conveyer belts to be processed by either a technological or human sorter. Actions that slow down the sort line, or add steps, means fewer tons can be processed on any given day. What can't get processed becomes a residual to be landfilled.

Once on the sort line, cross-contamination becomes an issue. Moisture can cause one type of acceptable paper to stick to another type of acceptable paper. In the past, Chinese markets and mills would allow this type of cross-contamination. No longer. Both pieces of paper are now residuals under a maxim of "once contaminated, always contaminated."

Most industry-watchers are skeptical that sort-line changes alone will result in exports that achieve 0.5 percent contamination. Achieving contamination below 3 percent may be obtainable only with fundamental changes in the mix of incoming feedstock or investment in new or expanded facilities.

Options Abound

There are as many options as there are opinion makers.

- The *DIY crowd* advocates a return of multiple stream recycling such as was practiced through Pierce County's 3-bin system until 2004.
- The *maximize positive returns* crowd say we should eliminate service where customers share bins (apartment complexes and office building) and focus all efforts on customers who directly control bins (single family residences).
- *Parental-types* recommend hiring staff to peer into every bin before it is loaded into a recycling truck and scolding customers who try to recycle the wrong thing.
- *Product stewardship proponents* argue we should shift the problem and make manufacturers responsible to find recycling outlets for the products they make.
- The *regulatory-minded* believe local governments hosting MRFs should act more like China and restrict incoming feedstock to government-determined acceptable materials.
- *Close-the-loop types* prefer creating more domestic mill capacity and "buying American".

National Sword makes it more difficult to get recyclables to market but does not render recycling pointless. Pierce County Planning and Public Works supports continued conversation and analysis. In the short to medium term, accepting increased residuals may be a small price to pay compared to the amount of material that would have to be landfilled if programs shut down completely. Over the long-term, a combination of approaches involving cleaner incoming materials, more investment in sorting and a return of domestic mills would likely achieve the most recycling, but the cost may be more than our customers can bear.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Equipment Purchase - PW Brush Cutter	Agenda Date: June 12, 2018		AB18-049
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Julie Bevaart		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks	X	X
Attachments: Memo & Quote			
SUMMARY STATEMENT: See attached Memorandum.			
COMMITTEE REVIEW AND RECOMMENDATION: U/T 5/15/18			
RECOMMENDED ACTION: MOTION to Approve the Purchase of a New PW Brush Cutter per the Enclosed Quote.			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	

City of Buckley

P.O. Box 1960, Buckley WA 98321

Phone: 360-829-1921 ext 200

Fax: 360-829-2659



Memo

To: Mayor & City Council

From: Public Works Superintendent

Date: August 17, 2015

RE: PW Brush Cutter Purchase

For the past 4-5 months, myself and staff have been doing extensive research with the hopes of finding the right brush cutter to purchase, in order to replace our 1997 New Holland brush cutter that currently has 6,689 hours on it. Through this process staff explored purchasing both used and new machines, unfortunately used machines that were a few years old with low hours fell into a price point that did not make sense for the city to purchase.

Staff consulted and operated other agencies equipment; these agencies consisted of Thurston County, Pierce County, King County, Bremerton Airport, City of Kent, City of Auburn, and City of Enumclaw. We also listened to sales personnel from New Holland, John Deere and Kubota, all of which are listed on the Washington State Enterprise purchasing list.

What we found was that all of the above agencies owned either John Deere or New Holland and it was a 50/50 split on who owned which brand, some owned both. There are many pros and cons to each machine and in the end, we concluded that both machines are high quality and the deciding factor would come down to operator preference and obviously price point, although they are very close in price. Both manufactures offered similar warranty language and length. Parts and serviceability appears to favor John Deere, but it depends who you talk to.

I would also like to mention that when purchasing new brush cutters the tractors and the boom mowers are priced separately, this is due to the many different manufacturers and types of mowers that can be installed on these tractors. The majority of the agencies listed above purchased Diamond boom mowers and a few purchase Alamo boom mowers. Our operators all prefer the Diamond boom mower because of Diamonds easy to use operator joystick controls and the ability to rotate the flail mower head.

Below is a breakdown of the quotes that the city received from both New Holland and John Deere with the same Diamond Boom Mower installed:

New Holland Tractor	
Year	2018
Make	New Holland 4x4
Model	TS6 110
Hours	0
Engine (HP)	110
PTO (HP)	90
Warranty	2 year/2000 Hour
Price	\$61,624.90
Diamond Boom Mower	
Make	Diamond
Boom	
Length	22 Feet
Type	Rear Cradle
Cutter	50" Flail Head
Controls	Joystick
Warranty	1 year
Price	\$55,322.00

Deck	
Rotator	\$1,018.00
Subtotal:	\$117,964.90
7.9% Tax:	\$9,319.23
Total:	\$127,284.13

John Deere Tractor	
Year	2018
Make	John Deere 4x4
Model	5090 M
Hours	0
Engine (HP)	105
PTO (HP)	89
Warranty	2 year/2000 Hour
Price	\$65,304.96
Diamond Boom Mower	
Make	Diamond
Boom	
Length	22 Feet
Type	Rear Cradle
Cutter	50" Flail Head
Controls	Joystick
Warranty	1 year
Price	\$55,322.00

Deck	
Rotator	\$1,018.00
Subtotal:	\$121,644.96
7.9% Tax:	\$9,609.95
Total:	\$131,254.91

They are very similar in price and tractor specifications, slightly favoring New Holland in both categories.

Lastly, the trade-in value of the city's current Brush Cutter is approximately \$12,000.00. With the increasing amount of land, the city is maintaining and the primary problem with the current cutter is not necessarily with the tractor, but the boom mower, which cannot be replaced, it makes sense to me to keep the machine and not trade it in. The city can use the machine as a backup and/or use the tractor with a rear mounted mower to mow all the city's flat surfaces or fields while the new machine is mowing ditches.

In conclusion, I am recommending to you to move forward with purchasing the New Holland Tractor with Diamond Boom Mower for a total price of \$127,284.13 in addition to keeping our old machine as backup.

Thanks,

Chris



EQUIPMENT QUOTE

New Holland TS6.110 Tractor & Diamond 22' Rear Cradle Boom Mower



Lynden, Mt. Vernon, Sumner, Chehalis, Salem & Eugene

Brim Tractor Company, 155 Hamilton Rd N, Chehalis, WA 98532 360-767-0600 - 800-530-2746

Acct# B05217
City of Buckley
240 S. River Road, P.O. Box 1960

May 16, 2018

Buckley, WA 98321-1960 - Pierce County - Jesse Mickelson - 541-520-5583 - jmickelson@cityofbuckley.com
Chris Banks - 360-761-7884 - cell # 253-261-6788 - email: cbanks@cityofbuckley.com & John Dansby - jdansby@cityofbuckley.com - cell 253-261-9826

Quote prepared by: Larry Crooker - 475-750-3618

MAKE	MODEL	DESCRIPTION	Serial Number	List Price	Discounts	Sale Amount
Stock# TBA						
New Holland	TS6.110	110 Engine & 90 PTO Horse Power 4x4 Tractor w/Cab	TBA	\$ 71,766.00	\$ (21,529.80)	\$ 50,236.20
	X0256XX	Plus Package includes, Cab, Radio, Air Seat		\$ 5,995.00	\$ (1,798.50)	\$ 4,196.50
		Wiper/Washers, Instruction Seat				
	330061	16X8 Power Shuttle Shift Transmission				
	330066	Creep Transmission		\$ 2,423.00	\$ (726.90)	\$ 1,696.10
	390331	Heavy Duty Flange Axle				
	8248641	12.5/80-18 R4 Front Wheels & Tires		\$ 1,629.00	\$ (488.70)	\$ 1,140.30
	8391505	19.5x24 10PR R4 Rear Wheels & Tires		\$ 2,960.00	\$ (888.00)	\$ 2,072.00
	336923	Air Suspension Seat w/swivel				
	391267	2 Deluxe Rear Remotes w/Couplers				
	390215	Less Front Carrier & Weights				
	334743	High Visibility Window				
	330845	External 3-pt Control for MDC		\$ 171.00	\$ (51.30)	\$ 119.70
	330692	Reverse Alarm		\$ 163.00	\$ (48.90)	\$ 114.10
	47805476	Rotating Beacon Light		\$ 199.00		\$ 199.00
		Freight to Diamond Mower Mfg., Sioux Falls, SD		\$ 1,001.00		\$ 1,001.00
		Service, Fuel & Delivery of Tractor & Mower to City of Buckley		\$ 850.00		\$ 850.00
Totals for New Holland TS6.110 Tractor				\$ 87,157.00	\$ (25,532.10)	\$ 61,624.90
Diamond	DBM-C-N	22' Rear Cradle Boom - Stock# TBA	TBA	\$ 36,252.00	\$ (8,309.00)	\$ 27,943.00
		Includes: Cable Controls, Hydraulic Actuator, Hydraulic cooling Package, Transport Lock				
		Lexan Safety Glass & Wheels Weights				
	DBF050-H	50" HD Flail Head - Stock# TBA	TBA	\$ 13,903.00	\$ (3,051.00)	\$ 10,852.00
	101	Four-Function Proportional Joystick Control - in lieu of cable controls		\$ 8,171.00	\$ (1,794.00)	\$ 6,377.00
	161	Factory Mounting includes all oil & tire ballast		\$ 8,905.00	\$ (1,955.00)	\$ 6,950.00
		Factory Freight for Tractor & Mower to Chehalis Store location		\$ 3,200.00		\$ 3,200.00
Totals for Diamond DBM-C-N 22' Rear Cradle Boom Mower				\$ 70,431.00	\$ (15,109.00)	\$ 55,322.00
Diamond	44-0080	Manual Flail Head Deck Rotator - Stock# TBA	TBA	\$ 1,272.00	\$ (254.00)	\$ 1,018.00
		Factory Freight to Chehalis, WA Store Location		None		None
Total for Manual Flail Head Deck Rotator				\$ 1,272.00	\$ (254.00)	\$ 1,018.00
Trade In						
NONE						

SUBTOTAL \$ 117,964.90
7.90% Sales Tax \$ 9,319.23
TOTAL \$ 127,284.13

Warranty coverage does not include travel time or hauling charges

- Cash
- Check
- Bank Card
- NH Plan

MONTHS
INTEREST
PAYMENT

- Sale
- Transfer
- Demo
- Rental
- Consignment

Special Instructions: Washington State Contract # 10212 Applied to this Quote

Operation and Safety Training included with Delivery of Tractor & Mower System.

Sales Tax based on location of delivery - City of Buckley address shown above.

Quote Expiration Date is: 2 July 2018.

- Brim to Haul
- Customer to Haul

Customer Warrants that Trade In Equipment or Consigned Equipment is Traded or Consigned with no Liens or Encumbrances

Initial Here

Purchaser's Signature: _____

Date: _____



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

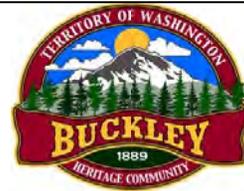
ITEM INFORMATION			
SUBJECT: Final Short Plat – Rohner SP File # SPT-18-0001	Agenda Date: June 12, 2018		AB18-050
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Julie Bevaart		
	Planning Dept – Leticia Wallgren	X	X
	Police Dept – Chief Arsanto		
Cost Impact: N/A	Municipal Court – Jessica Cash		
Fund Source: N/A	PW/Utilities – Chris Banks		
Timeline: N/A	Attachments: Staff Report, Final Plat Map & Developer Agreement		
SUMMARY STATEMENT: See attached Staff Advisory Report.			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOTION to Approve the Final Short Plat for Rohner SP File # SPT-18-0001 Subject to Recommended Conditions of Approval.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

CITY OF BUCKLEY FINAL PLAT

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 761-7801

<http://www.cityofbuckley.com/>; <http://www.codepublishing.com/WA/Buckley/>

FINAL PLAT



To: Mayor Pat Johnson
Members of the City Council
From: Associate Planner Leticia Wallgren
Date: June 7, 2018
RE: Rohner Short Plat, 1507 Ryan Rd.; FSUB-18-0002

Details.

Proponent: Kyle and Charity Rohner
Contact: Kyle and Charity Rohner
Location: 1507 Ryan Rd.
Parcel Number: 8000300770
RSTQQ: 06191122
Date of application: February 26, 2018
SEPA determination: Exempt

History.

The subject parcel was created in 2007 from one or more previous un-platted parcels. Pierce County had no segregation information for the parent parcel(s) so it is assumed that the parcels existed in the original configuration since the 1960s. According to the legal description, the subject parcel was originally created as Tract A of Elk Heights. The applicant took ownership of the subject lots on August 11, 2014.

Proposal.

On February 26, 2018, the applicants submitted an application and supporting materials to short plat their lot. The proposal is to divide their existing lot into four lots for future single family residential development; the proposal is located in the R-8000 zone.

Between February 26, 2018 and June 7, 2018, the project underwent code review and engineering review by city staff to verify compliance to city standards. The proposal was found to adequately satisfy the requirements of preliminary plat approval and was approved with conditions on June 7, 2018. The conditions of approval are listed in Attachment A of this document and were met to the satisfaction of the city prior to final plat. Attachment B is the applicant's response to all conditions of approval; city staff has verified that all conditions have been met. The applicant desires to bond the work so that the lots can receive final plat approval. A bond for this work was offered by way of developer agreement in the amount of \$15,578.07; 150% of the construction bid. The developer agreement between the applicants and the city was entered into on June 6, 2018. On June 6, 2018, the applicants submitted materials for final plat and the Final Plat application was processed on June 7, 2018 upon receiving preliminary approval.

I. Code.

A. BMC 18.32.010 Applicability.

1. Every short plat and/or short subdivision shall comply with the provisions of this section and this chapter. The short subdivision area shall consist only of two to four lots with related tracts of land (storm water, trails, etc.), which are divided from the original parcel, lot or tract and are proposed to be sold or leased. *The applicant seeks to subdivide one lot into four lots.*

B. BMC 18.32.020 Filing Procedure and Fee.

1. Eight prints of a proposed short plat shall be filed with the city. A short plat shall meet the following standards:

- a. Drawn in ink to a scale not smaller than one inch equals 50 feet on mylar, sheet size of 18 inches by 24 inches; *The drawings meet size and scale requirements; mylar drawings will be requested upon final plat approval.*
- b. The plat shall show the boundary and dimensions of the original parcel, lot or tract including its bearing and length of all boundary lines, assessor's parcel number, section, township and range, and all adjoining public or private roads/streets with identifying names and width of the existing right-of-way of adjacent roads/streets; *The drawings reflect all required data.*
- c. A vicinity map drawn to a scale of four inches equals one mile of sufficient detail to orient the location of the original tract, with names of streets and other landmarks, with north directional arrow; *The vicinity map contains sufficient detail and adequately demonstrates location and streets.*
- d. Name and address of the owner of record of the original tract, scale of the drawing, and north directional arrow; *The drawings include owner information, a scale bar and a north arrow.*
- e. The tract(s) of land proposed to be sold or leased, each tract of which is identified by numerical designation. Dimensions and bearing of each lot boundary line; *The drawing assigns a number to each proposed lot, each of which note dimensions and bearings, and addresses.*
- f. Width and location of access to all short platted lots proposed for sale or lease; *Access is shown on the drawings. Lot one will have a 20' access off Sergeant, lots 2 and 3 will share a 20' access of Ryan Rd. and lot 3 contains a 25' access easement which is a current access for lot 4 and future access for lot 3. In the future, the applicant is planning on further subdividing lot 3.*
- g. The location and use of all existing buildings on the original tract, with notation of the buildings to be removed before final plat approval; *Proposed lots 1, 2 and 3 are vacant and undeveloped. Lot 4 contains a house which is shown on sheets 2 and 3 of the drawings.*
- h. Space or a second sheet shall be reserved for comments and appropriate required approval signatures; *Signature lines are present on sheet 1 of the drawings. There is space on sheets 2 and 3 for notes if necessary.*
- i. A survey is required, and the form of the plat shall be as required by the Survey Recording Act. (Chapter 50, Washington Laws of 1973, as amended.) *The lots were professionally surveyed and drawn by*
- j. *Holmvig, Dewitt, Gallion & Associates in Enumclaw, WA.*

C. BMC 18.32.050 Departmental Review.

1. The city engineer shall review the short plat for adequacy of access, storm drainage facilities, water supply, sanitary sewer system, other related utility systems, survey accuracy, and feasibility for building sites. *Adequacy of access, storm drainage facilities, water supply, sanitary sewer system, other related utility systems, survey accuracy, and feasibility for building sites were reviewed by the city engineer. These items were addressed in letters from Dominic Miller dated March 23, April 20, and May 3, 2018; all issues were resolved per final review letter from Dominic Miller dated May 3, 2018.*
2. The planning director shall review the short plat for compliance with the subdivision regulations and the zoning code and the State Environmental Policy Act, and consistency with the comprehensive plan. *The lots meet the performance standards for development; lot coverage will be reviewed at time of building permit. The project is SEPA exempt.*

Performance Standard	Requirement	Compliant?
Lot Area	SFR 8,000 sf	Yes Lot 1: 13,962 sf Lot 2: 14,116 sf Lot 3: 109,979 sf Lot 4: 20,525 sf
Lot Dimensions	Width: 75' Depth: 100'	Yes Lot 1: 137' x 103' Lot 2: 137' x 103' Lot 3: 239' x 135' Lot 4: 158' x 130'
Setbacks	Front: 20' Front Corner Lot: 20'/15' Garage: 22' Side: 8'/12' Rear: 25'	Yes Lot 1 (Corner Lot): F-15'/20, G- 22', S (both)- 8'/12' Lot 2: F- 20, G- 22', S- 8'/12', R- 25' Lot 3: F- 20, G- 22', S- 8'/12', R- 25' Lot 4: F- 20, G- 22', S- 8'/12', R- 25'

D. BMC 18.32.060 Review Criteria.

1. Access.
 - a. Generally. The proposed short plat may be reviewed for adequate ingress and egress to all proposed lots. Extension of roads or access rights from property line to property line of the short plat subdivision land may be required so that the road may be extended in the future, as consistent with constitutional requirements and the planned and/or anticipated transportation needs of the city. If there is other reasonable access available, the city engineer may limit the location of direct access to city arterials or other city roads. When an adjoining landowner will be obligated to construct or maintain a future road connection, a note to this effect shall be stated on the face of the short plat. *A review of ingress and egress on the subject lots was performed by the city engineer; in a letters dated March 23, April 20, and May 3, the city engineer stated that the four proposed lots appeared to have adequate access from the public right-of-way. Access from all lots comes off Ryan Rd except for*

lot 1 which comes of Sergeant. The city engineer is requiring access easements for the shared access between lots 2 and 3 and along the westerly side of lot 3. Access is shown in the drawings. The applicant shall record the easements as dictated by the city engineer.

- b. Road Reserved Areas. Where a city collector or arterial street is proposed as per adopted plan, the planning director or city engineer shall require the adopted right-of-way area section be reserved as a street for future development. All adjoining landowners shall bear the expense of constructing the road and a note to this effect shall appear on the short plat as a condition. ***The existing right-of-way (Ryan Rd., a secondary arterial and S. Sergeant St., a collector) is sufficient according to letters from the city engineer dated March 23, April 20, and May 3.***
 - c. Private Streets. Unless the city has adopted plans for a city collector or arterial street on or adjacent to the properties in issue, the city engineer may approve a private street, if all persons and their successors who own the land adjoining the private street within the short plat and adjacent properties have equal legal rights to use the private street. The developer and/or adjoining landowners and their successors shall bear the expense of constructing the private street and a note/condition to this effect shall be made on the face of the short plat. Where the short plat or land beyond the short plat has the potential of being divided into another development, then the private street shall be required to have a right-of-way width equivalent to city standards as per the adopted street plan as consistent with constitutional requirements. ***There are no private streets proposed but there may be with future development. Future roads/streets will undergo review at time of proposal.***
 - d. All owners of property taking access from the private street shall share equally in the maintenance of the private street. ***There are no private streets proposed but there may be with future development. Future roads/streets will undergo review at time of proposal.***
 - e. Private streets shall only be permitted to be constructed in short plats. ***There are no private streets proposed but there may be with future development. Future roads/streets will undergo review at time of proposal.***
2. Drainage. The proposed short plat shall be reviewed for existing and proposed adequate drainage facilities, including existing drainage entering the short plat site and downstream analysis of existing and future storm water flows. Requirements providing for storm water facilities shall be provided for as required per adopted storm water requirements. ***In a letter dated March 23, the engineer states that adequate drainage is available for this plat.***
 3. Sewers or Septic Tanks. The proposed short plat shall be reviewed for provision of sanitary sewage facilities serving the development per adopted sanitary sewage requirements. If known local conditions exist which may affect future building sites, these conditions shall be stated on the face of the short plat. ***In a letter dated March 23, the engineer states that there is adequate sanitary sewer available for the plat based on certificate of sewer availability submitted on February 26, 2018.***
 4. Feasibility for Building Sites. Areas which are known or suspected to be poor building sites because of geological hazard, flooding, poor drainage, swamp conditions, mud slides, wetlands with buffers or avalanche potential shall be noted on the face of the short plat, unless a study by a qualified consultant proves that no such condition exists on the site or adjacent site with buffer impacts affecting the site and is met with concurrence by the city engineer.

Currently no plans exist for construction or building. Any future plans for building are subject to review and necessary permit(s).

5. Water Supply and Fire Protection. The proposed short plat shall be reviewed for potential adequacy of water supply and fire protection and necessary fire flow and required fire hydrant(s) shall be installed as per the fire chief or his/her designee. *In a letter dated March 23, the engineer states that it appears there is adequate water supply and fire protection available for the plat based on certificate of water availability submitted on February 26, 2018.*
6. Denial of Short Plat. Failure to comply with subsections (ii), (iii) and (v) of this section shall be criteria for which a short plat be denied. Existing city standards shall be used during the review process. *In its initial review, the city finds no reason to deny the short plat of the subject lots.*
7. Improvements Required. The city engineer shall prepare minimum installation standards in regard to materials, design and construction. Said standards shall be appropriate to the locality, topography, soil conditions and geology of the area in which the proposed subdivision is to be developed and improved and shall be basic requirements to be met by all developers, as per adopted standards. Said standards shall be made available to all developers/subdividers, and their surveyors and engineers, 10 days after receipt of the preliminary plat notice of decision from the planning director. Minimum improvement standards shall be as established under the city of Buckley development guidelines and public works standards. *The city engineer is requiring the following improvements: ADA access at the corner of Ryan Rd. and Sergeant St., a 20-foot approach off Ryan Rd. for lots 2 and 3, and a 20-foot approach off Sergeant St. (previously known as Davis St) for lot 1.*

E. BMC 18.32.080 Final Approval.

- I. The short plat shall receive final approval by the city council within 30 days after all required improvements have been constructed and the construction approved by the city engineer, or after the owner or developer of the short plat has entered into a contract and posted a 150 percent performance bond with the city guaranteeing that all required construction of improvements will be completed within one year. For final approval the short plat shall be submitted on a mylar and then recorded with the county auditor upon approval. *The applicant shall enter into a developer agreement with the city in order to bond the improvements. Mylar drawings will be requested upon approval by the City Council. The applicant shall meet all conditions of approval prior to final plat approval.*

II. Comprehensive Plan Review

General Land Use

Goal 1.1

Buckley should provide a healthy and productive environment for its citizens and preserve its small town character. *The proposal is to short plat a lot in a low density residential zone (R-8,000) which keeps commercial and high density residential development in appropriate zones. This results in the protection of low density areas from commercial encroachment.*

Residential land use (Also addressed in Element 2).

Goal 1.5

Housing types should be mixed and meet the needs of all segments of the population. *The proposal is to plat a lot in the R-8000 zone; the current lot is about 2.5 acres. The subdivision of this lot will allow four smaller lots to become available to a larger segment of the population.*

Transportation (also addressed in Element 5).

Goal 1.7

Have transportation systems enhance the appearance, quality, and function of residential and commercial districts, provide connectivity between adjacent developments and ensure safe and easy multi-modal access to goods and services. *A condition of the plat approval will require the applicant to construct an ADA curb and ramp for improved access and walkability.*

Public facilities and utilities (also addressed in Elements 7 and 8).

Goal 1.9

Coordinate an orderly provision of public facilities with public and private development activities that complements the fiscal resources of the city. *A condition of the plat approval will require the applicant to construct and ADA ramp for public use.*

HOUSING ELEMENT GOALS AND POLICIES

Goal 2.3

Promote creation of affordable housing options throughout the city for all segments of the population. *The proposal is to plat a lot in the R-8000 zone; the current lot is about 2.5 acres. The subdivision of this lot will allow four smaller lots to become available to a larger segment of the population.*

Goal 2.5

Areas identified as vacant or underused in the county's buildable lands program should be prioritized (targeted) for development. *The proposed lots fall into the 'vacant' category in the county's buildable lands program.*

Decision.

The council may either approve or not approve the final plat request. No new conditions can be added to the list of conditions. If the plat conditions are met to the satisfaction of the city council, the council must approve the final plat request.

If the plat conditions are not met to the satisfaction of the city council, the council must remand the final plat request to the planning department until the objections are overcome.

Attachment A

Conditions of Approval.

1. A curb ramp for the crossing of Ryan Road shall be installed at the southwest corner of Ryan Road and S. Sergeant Street. The curb ramp shall meet current City Public Works Standards and ADA requirements.
2. A 20-foot approach shall be constructed off Ryan Rd. to service lots 2 and 3. The newly constructed driveway approach shall meet current City Public Works standards.
3. A 20-foot approach shall be constructed off Sergeant St. (previously known as Davis St.) to service lots 1. The newly constructed driveway approach shall meet current City Public Works standards.
4. A 20-foot shared access easement at the northerly end of the boundary line between Lot 2 and Lot 3 shall be provided which identifies Owner responsibilities, maintenance, and repair. Prior to final plat approval, the easement shall be recorded with the County and the recording number stated on the Drawings.
5. A 25-foot wide access easement along the westerly side of Lot 3 along Ryan Road shall be provided which identifies Owner responsibilities, maintenance, and repair. Prior to final plat approval, the easement shall be recorded with the County and the recording number stated on the Drawings.
6. The applicant shall enter into a developer agreement to bond the work listed above in conditions 1-3.

Attachment B

Conditions of Approval- Applicant's Response

a. A curb ramp for the crossing of Ryan Road shall be installed at the southwest corner of Ryan Road and S. Sargeant Street. The curb ramp shall meet current City Public Works Standards and ADA requirements.

a. Eric Emmett from Emmett Construction will be provided a new ADA ramp per City Public Works Standards and ADA requirements with a completion date no later than June 30th, 2019.

b. A 20 foot approach shall be constructed off Ryan Road to service lots 2 and 3. The newly constructed driveway approach shall meet current City Public Works Standards.

b. Eric Emmett from Emmett Construction will be constructing this approach to meet City Public Works Standards with a completion date no later than June 30th, 2019.

c. A 20 foot approach shall be constructed off Sargeant Street (previously known as Davis Street) to service lot 1. The newly constructed driveway approach shall meet current City Public Works Standards.

c. Eric Emmett from Emmett Construction will be constructing this approach to meet City Public Works Standards with a completion date no later than June 30th, 2019.

d. A 20 foot shared access easement at the northerly end of the boundary line between Lot 2 and Lot 3 shall be provided which identifies Owner responsibilities, maintenance, and repair. Prior to final plat approval, the easement shall be recorded with the County and the recording number stated on the Drawings.

d. The Kraft Law Group, PS will provide a shared access agreement for a 20 foot shared access easement for Lot 2 and Lot 3, this will then be recorded with Pierce County upon recording of the final plat.

e. A 25 foot wide access easement along the westerly side of Lot 3 along Ryan Road shall be provided which identifies Owner responsibilities, maintenance, and repair. Prior to final plat approval, the easement shall be recorded with the County and the recording number stated on the Drawings.

e. The Kraft Law Group, PS will provide a shared access agreement for a 25 foot wide access easement along the westerly side of Lot 3 along Ryan Road, this will then be recorded with Pierce County upon recording of the final plat.

f. The applicant shall enter into a developer agreement to bond the work listed above in V. a-c.

f. Kyle and Charity Rohner will enter into a developer agreement to bond the work listed above in a-c. The total bond being 150% of original bid = \$15,578.07.

SHORT PLAT DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ALL PARTIES WITH ANY RIGHT, TITLE, AND/OR OWNERSHIP INTEREST IN THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME. ALSO, WHEN SPECIFIC CONDITIONS AND OR AGREEMENTS ARE A CONDITION OF APPROVAL OF THE ABOVE REFERENCED SHORT PLAT AND ARE MADE A PART THEREOF, THEN THE SAID OWNERS DO HEREBY AGREE TO AND/OR COMPLY WITH ALL CONDITIONS, ALL STREETS SHOWN AS PUBLIC HEREON ARE DEDICATED TO THE CITY OF BUCKLEY UPON THE RECORDING OF THIS SHORT PLAT. THIS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S) AND SHALL BE BINDING UPON THEIR HEIRS, SUCCESSORS, AND/OR ASSIGNS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS:

ROHNER SHORT PLAT DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO ALL PARKS, EASEMENTS OR WHATEVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PURPOSE THEREON INDICATED; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS, AVENUES, ALLEYS AND PLACES SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS

THIS _____ DAY OF _____, 20____

KYLE F. ROHNER CHARITY ROHNER

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF PIERCE) SS
 ON THIS DAY PERSONALLY APPEARED BEFORE ME

KYLE F. ROHNER

CHARITY ROHNER

TO ME KNOWN TO BE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2018.

DATED: _____

SIGNATURE: _____

(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

**CITY OF BUCKLEY
 ROHNER SHORT PLAT**

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST W.M. PIERCE COUNTY, WASHINGTON.

ORIGINAL LEGAL DESCRIPTION

PER TITLE REPORT FROM TICOR TITLE CO. GUARANTEE NO. 70088402, DATED FEBRUARY 9, 2018.

TRACT A, ELK HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2007 UNDER RECORDING NO. 200707305003, RECORDS OF PIERCE COUNTY, WASHINGTON.

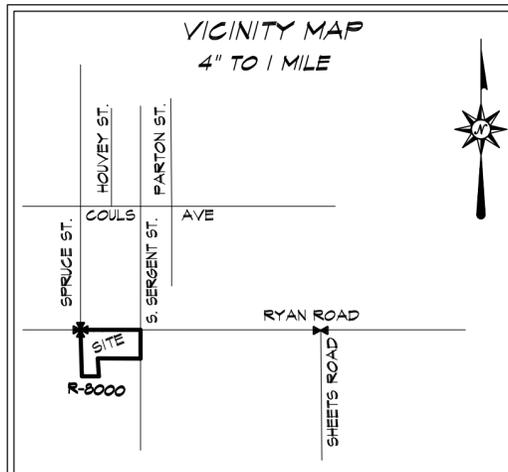
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTION

LOT 1

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°59'45" WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 30.01 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD; THENCE LEAVING THE WEST LINE OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, SOUTH 86°47'47" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 499.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°21'52" WEST LEAVING SAID SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD, A DISTANCE OF 136.97 FEET; THENCE SOUTH 86°57'52" EAST, A DISTANCE OF 103.00 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY MARGIN OF SOUTH SERGEANT STREET; THENCE NORTH 01°21'52" EAST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 112.46 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE WESTERLY RIGHT OF WAY MARGIN OF SOUTH SERGEANT STREET A DISTANCE OF 38.47 FEET MORE OR LESS TO RYAN ROAD ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°09'39"; THENCE NORTH 86°47'47" WEST ALONG THE SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD TANGENT TO SAID CURVE, A DISTANCE OF 78.80 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

SITUATE IN THE CITY OF BUCKLEY, COUNTY OF PIERCE, STATE OF WASHINGTON.



SHEET 1 OF 3

NOTICE:

APPLICATIONS FOR FURTHER SUBDIVISION, IN ANY MANNER OF AN EXISTING SHORT PLAT SUBDIVISION SHALL NOT BE ACCEPTED FOR A PERIOD OF 5 YEARS FROM THE DATE OF SAID APPROVED SHORT PLAT IS RECORDED WITH THE AUDITOR WITHOUT THE FILING OF A FINAL PLAT ON THE LAND WHICH IS PROPOSED TO BE FURTHER DIVIDE.

FUTURE PERMITS

APPROVAL OF THIS LAND DIVISION DOES NOT GUARANTEE THE APPROVAL OR ISSUANCE OF FUTURE BUILDING PERMITS.

NEW LEGAL DESCRIPTION

LOT 2

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, THENCE SOUTH 00°59'45" WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 30.01 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD; THENCE LEAVING THE WEST LINE OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, SOUTH 86°47'47" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 396.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°21'52" WEST LEAVING THE SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD, A DISTANCE OF 137.27 FEET; THENCE SOUTH 86°57'52" EAST, A DISTANCE OF 102.99 FEET; THENCE NORTH 01°21'52" EAST, A DISTANCE OF 136.97 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD; THENCE NORTH 86°47'47" WEST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 103.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

SITUATE IN THE CITY OF BUCKLEY, COUNTY OF PIERCE, STATE OF WASHINGTON.

LOT 3

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°59'45" WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 30.01 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD; THENCE CONTINUING ALONG THE WEST LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN SOUTH 00°59'45" WEST AND LEAVING THE SOUTHERLY MARGIN OF SAID RYAN ROAD, A DISTANCE OF 130 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG AFOREMENTIONED WEST LINE SOUTH 00°59'45" WEST, A DISTANCE OF 135.29 FEET; THENCE LEAVING THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN SOUTH 86°57'52" EAST, A DISTANCE OF 213.01 FEET; THENCE NORTH 03°02'08" EAST, A DISTANCE OF 126.74 FEET; THENCE SOUTH 86°57'52" EAST, A DISTANCE OF 178.39 FEET; THENCE NORTH 01°21'52" EAST, A DISTANCE OF 137.27 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD; THENCE NORTH 86°47'47" WEST ALONG SAID SOUTHERLY MARGIN OF RYAN ROAD, A DISTANCE OF 238.84 FEET; THENCE SOUTH 00°59'45" WEST LEAVING THE SOUTHERLY MARGIN OF RYAN ROAD, A DISTANCE OF 130.00 FEET; THENCE NORTH 86°47'47" WEST, A DISTANCE OF 158.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

SITUATE IN THE CITY OF BUCKLEY, COUNTY OF PIERCE, STATE OF WASHINGTON.

LOT 4

THAT PORTION OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 00°59'45" WEST ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 30.01 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY MARGIN OF RYAN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN SOUTH 00°59'45" WEST AND LEAVING THE SOUTHERLY MARGIN OF SAID RYAN ROAD, A DISTANCE OF 130.00 FEET; THENCE LEAVING THE AFOREMENTIONED WEST LINE, SOUTH 86°47'47" EAST, A DISTANCE OF 158.00 FEET; THENCE NORTH 00°59'45" EAST, A DISTANCE OF 130.00 FEET MORE OR LESS TO THE SOUTHERLY MARGIN OF RYAN ROAD; THENCE NORTH 86°47'47" WEST ALONG THE SOUTHERLY MARGIN OF SAID RYAN ROAD, A DISTANCE OF 158.00 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION.

SITUATE IN THE CITY OF BUCKLEY, COUNTY OF PIERCE, STATE OF WASHINGTON.

CITY OF BUCKLEY

P.O. BOX 1960
 861 MAIN STREET
 BUCKLEY, WASHINGTON
 98321
 TELEPHONE No. 360-829-1921

SHORT PLAT NUMBER SPT 18 - 0001

ORIGINAL TRACT ASSESSORS PARCEL No. 8000300770

**CITY OF BUCKLEY
 APPROVED**

MAYOR _____ DATE _____

CITY ENGINEER _____ DATE _____

UTILITIES SUPERINTENDENT _____ DATE _____

FIRE CHIEF _____ DATE _____

CITY PLANNER _____ DATE _____

CITY ATTORNEY _____ DATE _____

COUNTY ASSESSOR/TREASURER

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

ASSESSOR/TREASURER _____ DATE _____

ORIGINAL TRACT OWNER

KYLE ROHNER _____

1507 RYAN ROAD, BUCKLEY WA. 98321

EXISTING ZONING: R-8000 PER CITY OF BUCKLEY 2015 ZONING MAP.

SOURCE OF WATER: CITY OF BUCKLEY

SEWER SYSTEM: CITY OF BUCKLEY

WIDTH & TYPE OF ACCESS: 60' PUBLIC

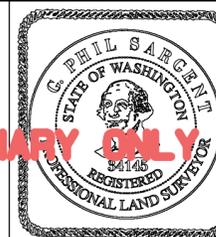
NUMBER OF SHORT PLATTED LOTS. 4

RECORDING CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____
 2018, AT _____ M., IN BOOK _____ OF SURVEYS.
 AT PAGE _____, AT THE REQUEST OF G. PHIL SARGENT
 _____ MANAGER SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF KYLE ROHNER
 THIS 6TH DAY OF JUNE 2018
 _____ CERTIFICATE NO. L.S. 34145
 PROFESSIONAL LAND SURVEYOR G.PHIL SARGENT



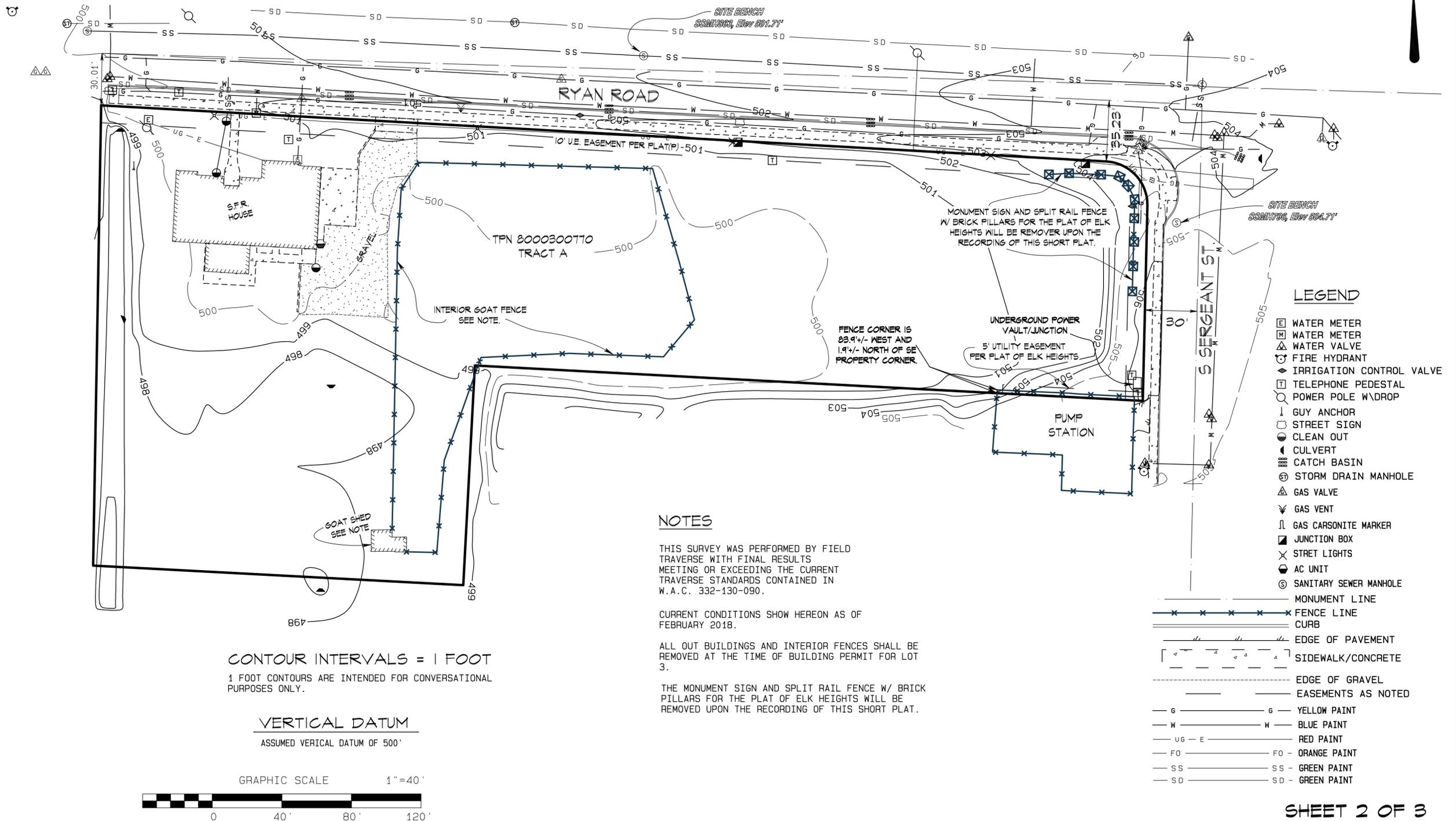
FILE NAME ROHNER
 DRAWN J. GLASER
 CHECKED BY G. P. S.
 DATE/REVISED 6/6/2018
 JOB NO. 1489
 FIELD BOOK NO. 609



HOLMVIG, DEWITT, GALLION & ASSOC., LLC.
 LAND SURVEYING & ENGINEERING SUPPORT
 1036 COLE STREET, ENUMCLAW, WA 98022 (360) 828-6963
 www.hdgallion.com

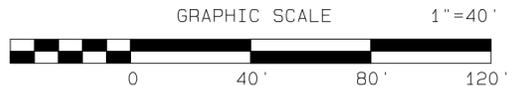
CITY OF BUCKLEY ROHNER SHORT PLAT EXISTING CONDITIONS

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF
SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST W.M.
PIERCE COUNTY, WASHINGTON.



CONTOUR INTERVALS = 1 FOOT
1 FOOT CONTOURS ARE INTENDED FOR CONVERSATIONAL PURPOSES ONLY.

VERTICAL DATUM
ASSUMED VERTICAL DATUM OF 500'



NOTES

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

CURRENT CONDITIONS SHOW HEREON AS OF FEBRUARY 2018.

ALL OUT BUILDINGS AND INTERIOR FENCES SHALL BE REMOVED AT THE TIME OF BUILDING PERMIT FOR LOT 3.

THE MONUMENT SIGN AND SPLIT RAIL FENCE W/ BRICK PILLARS FOR THE PLAT OF ELK HEIGHTS WILL BE REMOVED UPON THE RECORDING OF THIS SHORT PLAT.

LEGEND

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- TELEPHONE PEDESTAL
- POWER POLE W/DROP
- GUY ANCHOR
- STREET SIGN
- CLEAN OUT
- CULVERT
- CATCH BASIN
- STORM DRAIN MANHOLE
- GAS VALVE
- GAS VENT
- GAS CARSONITE MARKER
- JUNCTION BOX
- STREET LIGHTS
- AC UNIT
- SANITARY SEWER MANHOLE
- MONUMENT LINE
- FENCE LINE
- CURB
- EDGE OF PAVEMENT
- SIDEWALK/CONCRETE
- EDGE OF GRAVEL
- EASEMENTS AS NOTED
- YELLOW PAINT
- BLUE PAINT
- RED PAINT
- ORANGE PAINT
- GREEN PAINT
- GREEN PAINT

SHEET 2 OF 3



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KYLE ROHNER
THIS 6TH DAY OF JUNE 2018.

CERTIFICATE NO. L.S. 34145
PROFESSIONAL LAND SURVEYOR G. PHIL SARGENT



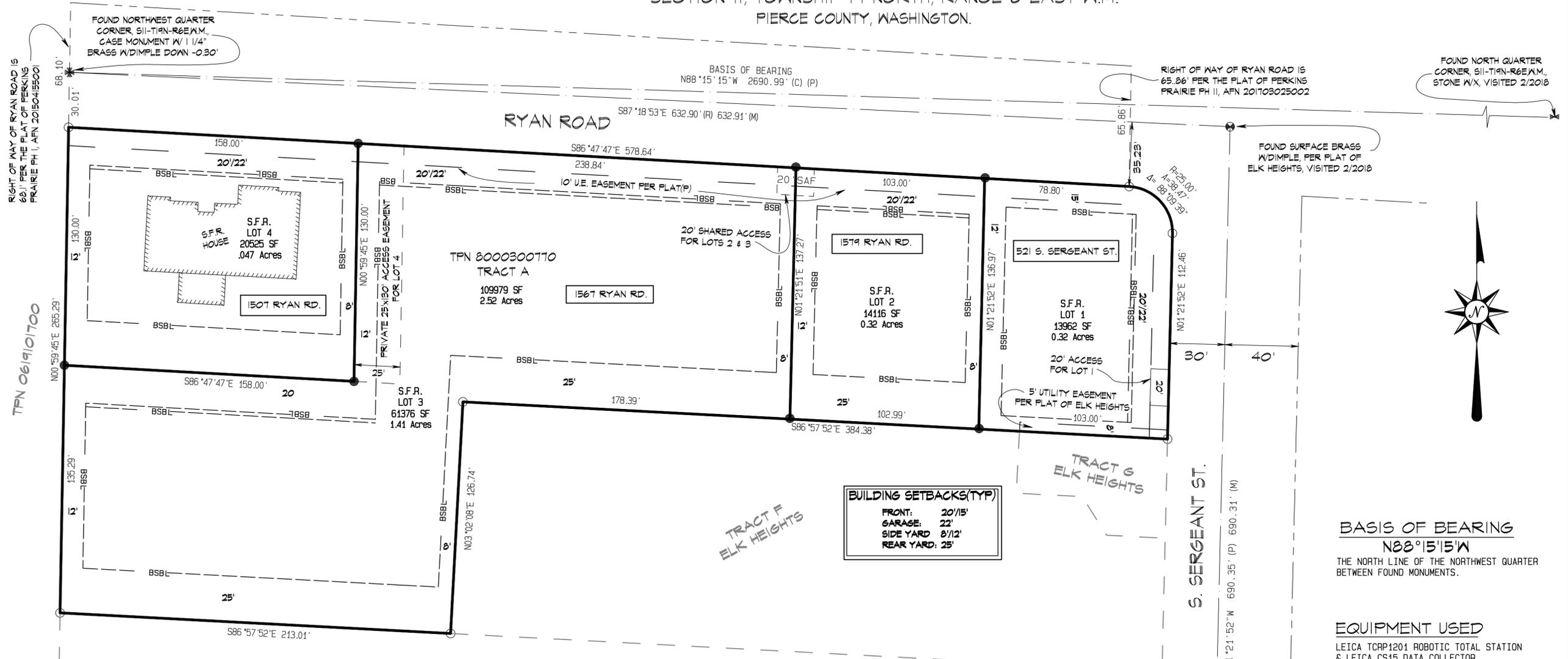
FILE NAME
ROHNER
DRAWN
R. Gallion
CHECKED BY
GPS
DATE/REVISED
6/6/2018
JOB NO.
1489
FIELD BOOK NO.
609



HOLMVIK, DEWITT, GALLION & ASSOC., LLC.
LAND SURVEYING & ENGINEERING SUPPORT
1036 COLE STREET, ENUMCLAW, WA 98022 (360) 828-6963
www.hdgallion.com

CITY OF BUCKLEY ROHNER SHORT PLAT LOT LAYOUT

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF
SECTION 11, TOWNSHIP 19 NORTH, RANGE 6 EAST W.M.
PIERCE COUNTY, WASHINGTON.



PROCEDURE/NARRATIVE

A FIELD TRAVERSE USING A LIECA 1201 ROBOTIC TOTAL STATION, SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR DISTANCE BETWEEN THE MONUMENTS, PROPERTY LINES AND TOPOGRAPHIC FEATURES AS SHOWN HEREON, THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

NOTES

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

THE BOUNDARY SHOWN HEREON IS CALCULATED PER THE PLAT OF ELK HEIGHTS AFN. 200707305003.

THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

REFERENCE SURVEYS

PLAT OF ELK HEIGHTS, AFN 200707305003 (P)
PIERCE COUNT BLA, AFN 200101035003
RECORD OF SURVEY, AFN 201705195002 (R)

LEGEND

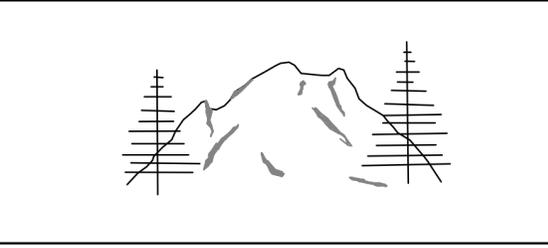
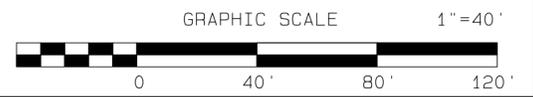
- ✱ MONUMENT AS NOTED
- ✱ MONUMENT AS NOTED
- ✱ MONUMENT AS NOTED
- REBAR W/ID CAP ST L.S.34145
- FOUND REBAR W/ID CAP L.S.45788
- (P) PLAT INFORMATION
- (C) CALCULATED INFORMATION
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION
- U.E. UTILITY EASEMENT PER PLAT
- S.F.R. SINGLE FAMILY RESIDENCE
- SAF SHARED ACCESS FACILITY
- MONUMENT LINE
- - - ELK HEIGHTS PLAT LINE
- - - BUILDING SETBACK LINE (TYP)

BASIS OF BEARING
N88°15'15"W
THE NORTH LINE OF THE NORTHWEST QUARTER BETWEEN FOUND MONUMENTS.

EQUIPMENT USED
LEICA TCPR1201 ROBOTIC TOTAL STATION
& LEICA CS15 DATA COLLECTOR

EASEMENT NOTE:
SHARED ACCESS EASEMENT FOR LOT 2 AND 3
RECORDING # _____
PRIVATE ACCESS EASEMENT FOR LOT 4
RECORDING # _____

SHEET 3 OF 3

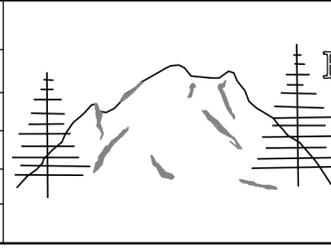


SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF KYLE ROHNER
THIS 6TH DAY OF JUNE 2018.

CERTIFICATE NO. L.S. 34145
PROFESSIONAL LAND SURVEYOR G. PHIL SARGENT



FILE NAME
ROHNER
DRAWN
J. GLASER
CHECKED BY
GPS
DATE/REVISED
6/6/2018
PROJECT NO.
1489
FIELD BOOK NO.
609



HOLMVIG, DEWITT, GALLION & ASSOC., LLC.
LAND SURVEYING & ENGINEERING SUPPORT
1036 COLE STREET, ENUMCLAW, WA 98022 (360) 828-6963
www.hdgallion.com



**PERFORMANCE AND MAINTENANCE
BOND FOR DEVELOPMENT IMPROVEMENTS**

THIS AGREEMENT is made between Kyle and Charity Rohner ("Developers"), and the CITY OF BUCKLEY (the "City") as follows:

RECITALS

A. Developer has applied for, or received, final approval by the City of a short plat, pursuant to City File No. SPT-18-0001, for a project known as Rohner Short Plat and located at 1507 Ryan Rd; Parcel # 8000300770 (the "Development").

B. In the event not already performed as of the date of final approval of the Development by the City, as a condition of such approval, Developer is required to complete the following work and install the improvements on Attachment A, Conditions of Approval, not later than 12 months from the date of the proposed Development's approval by the City:

<u>Name of plan</u>	<u>Est. completion date</u>	<u>Improvement</u>
<u>Rohner Short Plat Improvements</u>	<u>June 30, 2019</u>	<u>A curb ramp for the crossing of Ryan Road at the southwest corner of Ryan Road and S. Sergeant Street.</u>
<u>Rohner Short Plat Improvements</u>	<u>June 30, 2019</u>	<u>20-foot approach off Ryan Rd. for lots 2 and 3</u>
<u>Rohner Short Plat Improvements</u>	<u>June 30, 2019</u>	<u>20-foot approach off Sergeant St. (previously known as Davis St.) for lot 1.</u>

and as amended and approved by the City (the "Improvements").

C. As another condition of such approval by the City, Developer is required to maintain, correct, repair or replace any defects appearing or developing in the improvements within a period of two (2) years following the later of: (a) final approval of the Development by the City; or (b) acceptance by the City of the Improvements.

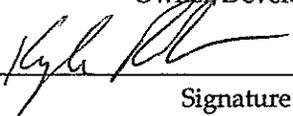
D. To insure the performance of Developer's obligation, Developer has agreed to provide the City with security, in a form and amount acceptable to the City.

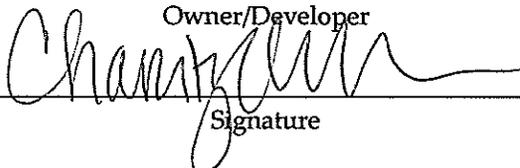
NOW, THEREFORE, in consideration of the approval of the Development by the City, and for other good and valuable consideration, the parties hereby agree as follows:

AGREEMENT

1. Developer agrees to perform the obligations of Developer set forth above.
2. Developer shall provide the City with security, in a form and amount acceptable to the City, to insure the full performance of all obligations of Developer set forth above.
3. Developer agrees that in the event the security provided by Developer is impaired or reduced in amount at any time, upon demand by the City, Developer will restore the security to its original condition and amount.
4. Developer understands and agrees that the site plan or any other document required to be recorded with the Pierce County Auditor to finalize approval of the Development will not occur until the security for the installation of the Improvements has been provided.
5. In the event any legal action is brought to enforce the terms of this Agreement, a reasonable attorney's fee shall be awarded to the prevailing party.

DATED this 6 day of June, 2018.

By Kyle Rohner
Owner/Developer

Signature

By Charity Rohner
Owner/Developer

Signature

Address: 1507 Ryan Rd.
Buckley WA 98321
Telephone No. (253) 377-6175

Address: 1507 Ryan Road
Buckley WA 98321
Telephone No. 253/377-6177

APPROVED:

CITY OF BUCKLEY

By DAVE SCHMIDT
(Print Name)


Signature

City Administrator
Title

Date: 6/6/18

Attachment A
Conditions of Approval

File Number:SPT-18-0001

-
- A. A curb ramp for the crossing of Ryan Road shall be installed at the southwest corner of Ryan Road and S. Sergeant Street. The curb ramp shall meet current City Public Works Standards and ADA requirements.

 - B. A 20-foot approach shall be constructed off Ryan Rd. to service lots 2 and 3. The newly constructed driveway approach shall meet current City Public Works standards.

 - C. A 20-foot approach shall be constructed off Sergeant St. (previously known as Davis St.) to service lots 1. The newly constructed driveway approach shall meet current City Public Works standards.

Attachment B
Construction Estimate

File Number:SPT-18-0001

ESTIMATE



Kyle Rohner
 1507 Ryan Rd.
 Buckley, Wa
 (253) 577-6175

Emmett Construction

24211 SE 436th st
 Enumclaw, Wa 98022
 Phone: (253) 951-5848
 Email: emmettconstruction@comcast.net

Estimate # 000132
 Date 05/21/2018

Description	Total
20 foot approach off of Ryan road for lot 2 and 3	\$3,500.00
Remove and replace curb, gutter and sidewalk to city specs. Pour new approach to city spec. Haul away all broken concrete. Does not include any repairs to landscaping.	
20 foot approach off of Davis st to service lot 1	\$3,500.00
Remove and replace curb, gutter and sidewalk to city spec. Pour approach to city spec. Haul away debris. Does not include landscaping.	
One single ada ramp off of Ryan road at the intersection of Ryan road and Davis st.	\$2,625.00
Remove section of curb and gutter. Install new ada ramp to city spec and repair affected curb. Does not include landscaping or street paint.	

Subtotal	\$9,625.00
buckley 7.9%	\$760.38
Total	\$10,385.38

CITY OF BUCKLEY

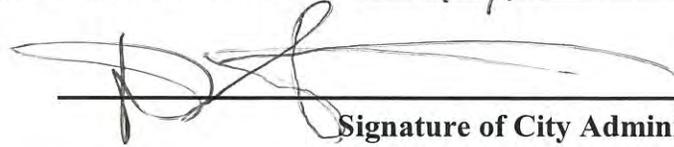
P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 761-7817

<http://www.cityofbuckley.com/>; <http://www.codepublishing.com/WA/Buckley/>

STAFF REPORT AND DECISION DOCUMENT



Preliminary Plat Approved by the City Administrator on: 6/7/18


Signature of City Administrator

ROHNER SHORT PLAT # SPT-18-0001

To: City Administrator,
Dave Schmidt
From: Associate Planner,
Leticia Wallgren
Subject: Staff Advisory
Report and Decision
Document; Findings,
Conclusions, and
Recommendations



Figure 1. Subject Lot

I. Introduction

- a. **Applicant:** Kyle and Charity Rohner
- b. **Contact:** Kyle and Charity Rohner
- c. **Project Description:** Subdivide the 2.5 acre parcel at 1507 Ryan Rd. for a total of 4 lots.
- d. **Site Location:** 1507 Ryan Rd.
- e. **Parcel Numbers:** 8000300770
- f. **RTSQ/Q:** 06191122
- g. **Site Development and Zoning:**
 - i. **Land Use:** The subject parcel consists of one single family residence totaling 2,319 square feet.
 - ii. **Zoning:** The zoning of the parcel is R-8,000 as well as the parcels to the west and east. Surrounding parcels are zoned R-6,000 to the north, and Public (P) along east portion of the south lot line; the other portion south of the south lot line is zoned R-8,000.
 - iii. **Neighboring Development and Zoning:** The area is an established low density neighborhood containing a large development, Perkin's Prairie to the north and another development, Elk Heights to the south. To the east is a lot that contains a single family home and to the east is "CU open space" (RCW 84.34).

III. Code Review- Short Subdivisions/Short Plats.

a. BMC 18.32.010 Applicability.

- i. Every short plat and/or short subdivision shall comply with the provisions of this section and this chapter. The short subdivision area shall consist only of two to four lots with related tracts of land (storm water, trails, etc.), which are divided from the original parcel, lot or tract and are proposed to be sold or leased. *The applicant seeks to subdivide one lot into four lots.*

b. BMC 18.32.020 Filing Procedure and Fee.

- i. Eight prints of a proposed short plat shall be filed with the city. A short plat shall meet the following standards:
 1. Drawn in ink to a scale not smaller than one inch equals 50 feet on mylar, sheet size of 18 inches by 24 inches; *The drawings meet size and scale requirements; mylar drawings will be requested upon final plat approval.*
 2. The plat shall show the boundary and dimensions of the original parcel, lot or tract including its bearing and length of all boundary lines, assessor's parcel number, section, township and range, and all adjoining public or private roads/streets with identifying names and width of the existing right-of-way of adjacent roads/streets; *The drawings reflect all required data.*
 3. A vicinity map drawn to a scale of four inches equals one mile of sufficient detail to orient the location of the original tract, with names of streets and other landmarks, with north directional arrow; *The vicinity map contains sufficient detail and adequately demonstrates location and streets.*
 4. Name and address of the owner of record of the original tract, scale of the drawing, and north directional arrow; *The drawings include owner information, a scale bar and a north arrow.*
 5. The tract(s) of land proposed to be sold or leased, each tract of which is identified by numerical designation. Dimensions and bearing of each lot boundary line; *The drawing assigns a number to each proposed lot, each of which note dimensions and bearings, and addresses.*
 6. Width and location of access to all short platted lots proposed for sale or lease; *Access is shown on the drawings. Lot one will have a 20' access off Sergeant, lots 2 and 3 will share a 20' access of Ryan Rd. and lot 3 contains a 25' access easement which is a current access for lot 4 and future access for lot 3. In the future, the applicant is planning on further subdividing lot 3.*
 7. The location and use of all existing buildings on the original tract, with notation of the buildings to be removed before final plat approval; *Proposed lots 1, 2 and 3 are vacant and undeveloped. Lot 4 contains a house which is shown on sheets 2 and 3 of the drawings.*
 8. Space or a second sheet shall be reserved for comments and appropriate required approval signatures; *Signature lines are present on sheet 1 of the drawings. There is space on sheets 2 and 3 for notes if necessary.*
 9. A survey is required, and the form of the plat shall be as required by the Survey Recording Act. (Chapter 50, Washington Laws of 1973, as

amended.) *The lots were professionally surveyed and drawn by Holmvig, Dewitt, Gallion & Associates in Enumclaw, WA.*

c. BMC 18.32.050 Departmental Review.

- i.* The city engineer shall review the short plat for adequacy of access, storm drainage facilities, water supply, sanitary sewer system, other related utility systems, survey accuracy, and feasibility for building sites. ***Adequacy of access, storm drainage facilities, water supply, sanitary sewer system, other related utility systems, survey accuracy, and feasibility for building sites were reviewed by the city engineer. These items were addressed in letters from Dominic Miller dated March 23, April 20, and May 3, 2018; all issues were resolved per final review letter from Dominic Miller dated May 3, 2018.***
- ii.* The planning director shall review the short plat for compliance with the subdivision regulations and the zoning code and the State Environmental Policy Act, and consistency with the comprehensive plan. ***The lots meet the performance standards for development; lot coverage will be reviewed at time of building permit. The project is SEPA exempt.***

Performance Standard	Requirement	Compliant?
Lot Area	SFR 8,000 sf	Yes Lot 1: 13,962 sf Lot 2: 14,116 sf Lot 3: 109,979 sf Lot 4: 20,525 sf
Lot Dimensions	Width: 75' Depth: 100'	Yes Lot 1: 137'x 103' Lot 2: 137'x 103' Lot 3: 239'x 135' Lot 4: 158' x 130'
Setbacks	Front: 20' Front Corner Lot: 20'/15' Garage: 22' Side: 8'/12' Rear: 25'	Yes Lot 1 (Corner Lot): F-15'/20, G- 22', S (both)- 8'/12' Lot 2: F- 20, G- 22', S- 8'/12', R- 25' Lot 3: F- 20, G- 22', S- 8'/12', R- 25' Lot 4: F- 20, G- 22', S- 8'/12', R- 25'

d. BMC 18.32.060 Review Criteria.

i. Access.

- I.* Generally. The proposed short plat may be reviewed for adequate ingress and egress to all proposed lots. Extension of roads or access rights from property line to property line of the short plat subdivision land may be required so that the road may be extended in the future, as consistent with constitutional requirements and the planned and/or anticipated transportation needs of the city. If there is other reasonable access available, the city engineer may limit the location of direct access to city arterials or other city roads. When an adjoining landowner will be obligated to construct or maintain a future road connection, a note to this effect shall be stated on the face of the short plat. ***A review of ingress***

and egress on the subject lots was performed by the city engineer; in a letters dated March 23, April 20, and May 3, the city engineer stated that the four proposed lots appeared to have adequate access from the public right-of-way. Access from all lots comes off Ryan Rd except for lot 1 which comes of Sergeant. The city engineer is requiring access easements for the shared access between lots 2 and 3 and along the westerly side of lot 3. Access is shown in the drawings. The applicant shall record the easements as dictated by the city engineer.

2. Road Reserved Areas. Where a city collector or arterial street is proposed as per adopted plan, the planning director or city engineer shall require the adopted right-of-way area section be reserved as a street for future development. All adjoining landowners shall bear the expense of constructing the road and a note to this effect shall appear on the short plat as a condition. *The existing right-of-way (Ryan Rd., a secondary arterial and S. Sergeant St., a collector) is sufficient according to letters from the city engineer dated March 23, April 20, and May 3.*
 3. Private Streets. Unless the city has adopted plans for a city collector or arterial street on or adjacent to the properties in issue, the city engineer may approve a private street, if all persons and their successors who own the land adjoining the private street within the short plat and adjacent properties have equal legal rights to use the private street. The developer and/or adjoining landowners and their successors shall bear the expense of constructing the private street and a note/condition to this effect shall be made on the face of the short plat. Where the short plat or land beyond the short plat has the potential of being divided into another development, then the private street shall be required to have a right-of-way width equivalent to city standards as per the adopted street plan as consistent with constitutional requirements. *There are no private streets proposed but there may be with future development. Future roads/streets will undergo review at time of proposal.*
 4. All owners of property taking access from the private street shall share equally in the maintenance of the private street. *There are no private streets proposed but there may be with future development. Future roads/streets will undergo review at time of proposal.*
 5. Private streets shall only be permitted to be constructed in short plats. *There are no private streets proposed but there may be with future development. Future roads/streets will undergo review at time of proposal.*
- ii. Drainage. The proposed short plat shall be reviewed for existing and proposed adequate drainage facilities, including existing drainage entering the short plat site and downstream analysis of existing and future storm water flows. Requirements providing for storm water facilities shall be provided for as required per adopted storm water requirements. *In a letter dated March 23, the engineer states that adequate drainage is available for this plat.*
 - iii. Sewers or Septic Tanks. The proposed short plat shall be reviewed for provision of sanitary sewage facilities serving the development per adopted sanitary sewage requirements. If known local conditions exist which may affect future building sites, these conditions shall be stated on the face of the short plat. *In a letter dated March 23, the engineer states that there is adequate sanitary sewer*
-

available for the plat based on certificate of sewer availability submitted on February 26, 2018.

- iv. Feasibility for Building Sites. Areas which are known or suspected to be poor building sites because of geological hazard, flooding, poor drainage, swamp conditions, mud slides, wetlands with buffers or avalanche potential shall be noted on the face of the short plat, unless a study by a qualified consultant proves that no such condition exists on the site or adjacent site with buffer impacts affecting the site and is met with concurrence by the city engineer. ***Currently no plans exist for construction or building. Any future plans for building are subject to review and necessary permit(s).***
 - v. Water Supply and Fire Protection. The proposed short plat shall be reviewed for potential adequacy of water supply and fire protection and necessary fire flow and required fire hydrant(s) shall be installed as per the fire chief or his/her designee. ***In a letter dated March 23, the engineer states that it appears there is adequate water supply and fire protection available for the plat based on certificate of water availability submitted on February 26, 2018.***
 - vi. Denial of Short Plat. Failure to comply with subsections (ii), (iii) and (v) of this section shall be criteria for which a short plat be denied. Existing city standards shall be used during the review process. ***In its initial review, the city finds no reason to deny the short plat of the subject lots.***
 - vii. Improvements Required. The city engineer shall prepare minimum installation standards in regard to materials, design and construction. Said standards shall be appropriate to the locality, topography, soil conditions and geology of the area in which the proposed subdivision is to be developed and improved and shall be basic requirements to be met by all developers, as per adopted standards. Said standards shall be made available to all developers/sub-dividers, and their surveyors and engineers, 10 days after receipt of the preliminary plat notice of decision from the planning director. Minimum improvement standards shall be as established under the city of Buckley development guidelines and public works standards. ***The city engineer is requiring the following improvements: ADA access at the corner of Ryan Rd. and Sergeant St., a 20-foot approach off Ryan Rd. for lots 2 and 3, and a 20-foot approach off Sergeant St. (previously known as Davis St) for lot 1.***
- e. **BMC 18.32.080 Final Approval.**
- i. The short plat shall receive final approval by the city council within 30 days after all required improvements have been constructed and the construction approved by the city engineer, or after the owner or developer of the short plat has entered into a contract and posted a 150 percent performance bond with the city guaranteeing that all required construction of improvements will be completed within one year. For final approval the short plat shall be submitted on a mylar and then recorded with the county auditor upon approval. ***The applicant shall enter into a developer agreement with the city in order to bond the improvements. Mylar drawings will be requested upon approval by the City Council. The applicant shall meet all conditions of approval prior to final plat approval.***

IV. Comprehensive Plan Review

General Land Use

Goal 1.1

Buckley should provide a healthy and productive environment for its citizens and preserve its small town character. *The proposal is to short plat a lot in a low density residential zone (R-8,000) which keeps commercial and high density residential development in appropriate zones. This results in the protection of low density areas from commercial encroachment.*

Residential land use (Also addressed in Element 2).

Goal 1.5

Housing types should be mixed and meet the needs of all segments of the population. *The proposal is to plat a lot in the R-8000 zone; the current lot is about 2.5 acres. The subdivision of this lot will allow four smaller lots to become available to a larger segment of the population.*

Transportation (also addressed in Element 5).

Goal 1.7

Have transportation systems enhance the appearance, quality, and function of residential and commercial districts, provide connectivity between adjacent developments and ensure safe and easy multi-modal access to goods and services. *A condition of the plat approval will require the applicant to construct an ADA curb and ramp for improved access and walkability.*

Public facilities and utilities (also addressed in Elements 7 and 8).

Goal 1.9

Coordinate an orderly provision of public facilities with public and private development activities that complements the fiscal resources of the city. *A condition of the plat approval will require the applicant to construct an ADA ramp for public use.*

HOUSING ELEMENT GOALS AND POLICIES

Goal 2.3

Promote creation of affordable housing options throughout the city for all segments of the population. *The proposal is to plat a lot in the R-8000 zone; the current lot is about 2.5 acres. The subdivision of this lot will allow four smaller lots to become available to a larger segment of the population.*

Goal 2.5

Areas identified as vacant or underused in the county's buildable lands program should be prioritized (targeted) for development. *The proposed lots fall into the 'vacant' category in the county's buildable lands program.*

V. **Conclusion & Recommendation**

Through adherence to adopted regulations and conditions of approval, implementation of the project will result in the installation of adequate access, and roadway improvements consisting of an ADA ramp/access at the corner of Ryan Rd. and Sergeant St. resulting in the provision of safe pedestrian accessibility.

The future development of two (2) new dwelling units that result from this proposal will add to the existing level of housing stock in the community and provide additional revenue through increased property valuations. The applicants have also indicated that their plan is to further subdivide lot 3 in the future where the likely result will be at least (2) additional new dwelling units. The availability of these units furthers the intent of the Growth Management Act and the City's density requirements.

Therefore based on strict adherence to adopted regulations and conditions of approval the proposal has demonstrated that appropriate provisions have been made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and that the public use and interest will be served by the platting of such subdivision.

CONCLUSION: Based upon a review of the facts, findings, submitted application, professional studies and reports and preliminary plat map plan staff have determined that "as conditioned" this proposed project complies with adopted City standards and therefore approves the application based on satisfactory compliance with the recommended conditions listed in Attachment A of this document.

Attachment A
Conditions of Approval for Rohner Short Plat File # SPT-18-0001

1. A curb ramp for the crossing of Ryan Road shall be installed at the southwest corner of Ryan Road and S. Sergeant Street. The curb ramp shall meet current City Public Works Standards and ADA requirements.
2. A 20-foot approach shall be constructed off Ryan Rd. to service lots 2 and 3. The newly constructed driveway approach shall meet current City Public Works standards.
3. A 20-foot approach shall be constructed off Sergeant St. (previously known as Davis St.) to service lots 1. The newly constructed driveway approach shall meet current City Public Works standards.
4. A 20-foot shared access easement at the northerly end of the boundary line between Lot 2 and Lot 3 shall be provided which identifies Owner responsibilities, maintenance, and repair. Prior to final plat approval, the easement shall be recorded with the County and the recording number stated on the Drawings.
5. A 25-foot wide access easement along the westerly side of Lot 3 along Ryan Road shall be provided which identifies Owner responsibilities, maintenance, and repair. Prior to final plat approval, the easement shall be recorded with the County and the recording number stated on the Drawings.
6. The applicant shall enter into a developer agreement to bond the work listed above in conditions 1-3.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Final Plat – Glacier Meadows (Nanevicz) Subdivision File # FSUB 18-0001	Agenda Date: June 12, 2018		AB18-051
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Julie Bevaart		
	Planning Dept – Kathy Thompson	X	X
	Police Dept – Chief Arsanto		
Cost Impact: N/A	Municipal Court – Jessica Cash		
Fund Source: N/A	PW/Utilities – Chris Banks		
Timeline: N/A			
Attachments: Staff Report & Final Plat Map			
SUMMARY STATEMENT: See attached Staff Advisory Report.			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOTION to Approve the Final Plat for Glacier Meadows (Nanevicz) Subdivision File # FSUB 18-0001 Subject to Recommended Conditions of Approval.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

CITY OF BUCKLEY

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 761-7801

<http://www.cityofbuckley.com/>; <http://www.codepublishing.com/WA/Buckley/>

FINAL PLAT MEMO



To: Mayor Pat Johnson
Members of the City Council
From: City Planner Kathy Thompson
Date: June 7, 2018
RE: Glacier Meadows, a.k.a. **Nanevicz** subdivision, fn: LP-2009-01
Subdivide a 22-acre parcel into 65 lots at 433 Sergeant Street
File Number: FSUB 18-0001

Details.

Zone: R-8,000, a residential zone with minimum lot sizes of 8,000 square feet (sf).
Comprehensive plan designation: Urban Lower Density (ULD).

Proponent: MTT Holdings/Richmond America.
Contact: Monica Koehl.

Location: 433 Sergeant Street, roughly located east of Copperwynd Plat, south of the flume, west of McNeely, and north of Witmore Way.

Parcel Numbers: 0619022701 & 7535000120.
RSTQQ: 06190222.

Date of application: The final plat application was received May 2, 2018; 30 days would be June 2, 2018. The closest council meeting to this date is May 22, 2018, which was extended to June 12, 2018.

SEPA determination: An MDNS was issued July 27, 2011. The mitigation measures included sections A through E including topics of stormwater and water quality control; clearing, grading and erosion control; utilities and fire protection; streets; and other environmental impacts and general requirements. Because mitigation measures issued under SEPA are to be conditions of approval, they were given special consideration in items to be placed on the face of the plat.

History.

The applicant is to install streets, sidewalks, curbs, gutters, stormwater facilities, and utilities; the work is not finished. A performance bond for this work was offered in the amount of \$968,184. This amount represents all work not yet completed. Once the work is completed another bond for maintenance will be required.

Decision.

The council may either approve or not approve the final plat request. No new conditions can be added to the list of conditions; however, conditions may be listed that must be performed before signatures may be affixed on the face of the plat, and are listed below.

If the preliminary plat conditions are met to the satisfaction of the city council, the council must approve the final plat request.

If the preliminary plat conditions are not met to the satisfaction of the city council, the council must remand the final plat request to the planning department until the objections are overcome.

Recommendation: conditioned approval.

The city planner and city engineer recommend approval; however, certain items need to be done before the city council should permit the mayor to sign the plat, after which the applicant may record the plat and sell individual parcels. The list of items follows:

1. Because the utilities and streets are bonded, the city engineer requires that the bonded improvements be constructed in accordance with the approved plans. One of the following two suggested conditions shall be done, at the council's preference (for a prior final plat, Perkins Prairie III, the council selected "a"):
 - a. A condition shall be placed on the final plat stating that no building permit shall be issued until the city accepts ownership of the bonded items through bills of sale; OR
 - b. The mylar shall be unsigned until the utilities are completed accepted through bills of sale.
2. After construction of the bonded items, as-built drawings shall be submitted to the city. They shall also contain the following:
 - a. The CC&Rs for the plat shall identify requirements for maintenance of utilities within the plat easements. As a condition of Final Plat approval, the CCR's shall be submitted to the City for review and approval, recorded with Pierce County, and the recording no. referenced on Page 1 of the Final Plat drawings. (Please see COA A.2 below.)
 - b. As a condition of Final Plat approval, copies of the Permit and the Transfer of Coverage shall be retained in the Stormwater Pollution Prevention Plan (SWPPP) and two (2) hard copies of the final SWPPP submitted to the city for record. (Please see COA A.3 below.)
3. The following items shall be added to the face of the plat before signing may occur (the applicant is endeavoring to finish a set of drawings with all listed information, but did not get the corrected version to the city in time for distribution):
 - a. As a condition of Final Plat approval, a note shall be added to the final plat drawings which states that "all structures shall connect to roof drain systems that incorporate proper application of flow control management practices. These roof drain systems shall connect to the plats storm system that is designed to convey to the plats stormwater facility." (Please see COA A.4 below.)
 - b. Site inspections of the construction activities confirm that COA A.12 is being met. On-going site inspections will continue to monitor for compliance until project completion. (Please see COA A.12 below.)
 - c. As a condition of Final Plat approval, the applicant's engineer shall verify that the stormwater system was constructed as designed and consistent with the stormwater report. (Please see COA A.13 below.)
4. As part of Final Plat approval, language regarding this condition shall be added to the "Easement Provisions" on Page 1 of 5 and easements, where required, shall be recorded with the plat and the recording no. added to the Final Plat drawings. Any easements outside of the boundary of the Final Plat shall be separately granted to the city. (Please see COA C.7 below.)
5. As a condition of Final Plat approval, the applicant's engineer shall verify that the stormwater system was constructed as designed and consistent with the stormwater report. (Please see COA A.11 below.)

6. The applicant shall pay all existing unpaid bills prior to signing the plat. (Please see COA E.7 below.)
7. The setback chart on Sheet 2 of 5 shall be corrected. (Please see COA E.14 below.)

Conditions of approval for which conditions are recommended for final plat:

- A.2. The proponent shall establish a maintenance covenant as part of the Restrictive Covenants to ensure that any constructed drainage system is maintained in accordance with City of Buckley requirements. The Maintenance Covenant shall be reviewed and approved by the City Engineer prior to final plat approval. ***Article 5 addresses maintenance of areas of common responsibility, unit maintenance, repair/replacement responsibility, remedies for failure to maintain, and sanctions for failure to maintain storm system. Reference is made to Article 7.2, but reference to city standards is not apparent. The CC&Rs for the plat shall identify requirements for maintenance of utilities within the plat easements. As a condition of Final Plat approval, the CCR's shall be submitted to the City for review and approval, recorded with Pierce County, and the recording no. referenced on Page 1 of the Final Plat drawings.***
- A.3. Applicant shall be required to obtain a Construction Stormwater General Permit (NPDES) from the State of Washington prior to any construction activity on-site. ***The Construction Stormwater General Permit from the State of Washington was obtained by the applicant under WAR30445 (dated May 31, 2017), Nanevicz Subdivision, which covers development of 21.9 acres and was confirmed by the city at the time of development as approved under the Nanevicz construction plans (dated December 7, 2015). Subsequently, the applicant obtained a Transfer of Coverage of WAR30445 (dated May 16, 2018), Glacier Meadows, which covers development of 22.14 acres, to Richmond American Homes. As a condition of Final Plat approval, copies of the Permit and the Transfer of Coverage shall be retained in the Stormwater Pollution Prevention Plan (SWPPP) and two (2) hard copies of the final SWPPP submitted to the city for record.***
- A.4. In order to minimize impacts related to on-site stormwater runoff, all structures shall be required to install roof drain systems that incorporate proper application of flow control best management practices (BMPs). ***This will be confirmed by the city at the time of building permits for individual houses as approved under the Nanevicz construction plans (dated December 7, 2015). As a condition of Final Plat approval, a note shall be added to the final plat drawings which states that "all structures shall connect to roof drain systems that incorporate proper application of flow control management practices. These roof drain systems shall connect to the plats storm system that is designed to convey to the plats stormwater facility."***
- A.11. The City of Buckley's Comprehensive Stormwater Management Plan identifies capacity deficiencies in the primary conveyance storm line that borders the western boundary of the plat. The Plan identifies a capital improvement project to replace and upsize this line to carry increased capacity. The applicant and City shall work in partnership together to pursue the completion of this capital improvement project, or an equivalent, as part of the construction of the plat improvements. ***The final engineered drainage (construction plans dated December 7, 2015) and stormwater plan report (Storm Water Site Plan report revised June 4, 2014) were approved by the city engineer in conjunction with the civil construction plan approval on December 7, 2015, and were found to be in compliance with the plat conditions and requirements. As a condition of Final Plat***

approval, the applicant's engineer shall verify that the stormwater system was constructed as designed and consistent with the stormwater report.

- A.12. The applicant shall be required to protect properties adjacent to the site from stormwater runoff and/or sediment deposition shall, through the use of buffers or other perimeter controls, such as sediment basins, perimeter drains and/or interceptor swales as approved by the City engineer. ***The final engineered drainage (construction plans dated December 7, 2015) and stormwater plan report (Storm Water Site Plan report revised June 4, 2014) were approved by the city engineer in conjunction with the civil construction plan approval on December 7, 2015, and were found to be in compliance with the plat conditions and requirements. Site inspections of the construction activities confirm that this condition is being met. On-going site inspections will continue to monitor for compliance until project completion.***
- A.13. Due to capacity deficiencies of the 30" stormwater conveyance line, identified in the City's adopted Comprehensive Stormwater Management Plan (CSMP), which the development proposes to tie-in and discharge to, the applicant shall be required to increase capacity of that section of pipe downstream from point of connection to accommodate peak stormwater flows from the project. The applicant shall be required to match the City's CSMP project specifications for this portion of CIP #12, however the City will compensate the applicant for any additional pipe size required over and above the applicants size requirement to meet their peak stormwater flows. ***The final engineered drainage (construction plans dated December 7, 2015) and stormwater plan report (Storm Water Site Plan report revised June 4, 2014) were approved by the city engineer in conjunction with the civil construction plan approval on December 7, 2015, and were found to be in compliance with the plat conditions and requirements. As a condition of Final Plat approval, the applicant's engineer shall verify that the stormwater system was constructed as designed and consistent with the stormwater report.***
- C.7. Utility easements for utility maintenance and replacement shall be dedicated to the City of Buckley in all areas where utilities extend onto private property and/or private roads/accesses and shall be a minimum of fifteen (15') feet in width. **As part of Final Plat approval, language regarding this condition shall be added to the "Easement Provisions" on Page 1 of 5 and easements, where required, shall be recorded with the plat and the recording number added to the Final Plat drawings. Any easements outside of the boundary of the Final Plat shall be separately granted to the city.**
- E.7. Applicant shall be responsible for payment of any and/or all costs incurred by the City for review of the project or inspection of the site during construction. ***An amount is owing and shall be paid before the plat may be signed; this doesn't include time and services not yet billed to the city by inspectors and staff. On-going site inspections will continue to monitor for compliance until project completion.***
- E.14. The applicant shall be required to revise the preliminary map sheet to reflect the true code side yard setback provision, which states "an eight-foot side yard on one side and 12-foot side yard on the other side, ensuring a total setback for both sides is a minimum of 20 feet" **A diagram showing how yards are named and a table with the setback distances may be more clear.**

GLACIER MEADOWS PLAT

A PORTION OF THE NORTHWEST 1/4 & THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 6 EAST, W.M.



LEGAL DESCRIPTION

PARCEL A:
BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 06°46'43" WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 934.54 FEET TO THE INTERSECTION OF A LINE PARALLEL WITH AND 200 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4;
THENCE NORTH 87°57'56" EAST PARALLEL WITH SAID NORTH LINE 807.36 FEET;
THENCE SOUTH 06°46'41" EAST, 943.23 FEET TO THE SOUTH LINE OF SAID LOT 4;
THENCE SOUTH 88°34'48" WEST 808.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:
LOT 12, SERGEANT'S SUBDIVISIONS, ACCORDING TO PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 52, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF BUCKLEY, COUNTY OF PIERCE, STATE OF WASHINGTON.

CITY ENGINEER

I HAVE EXAMINED AND APPROVED THE REQUIRED ENGINEERING ASPECTS OF THIS PLAT ON BEHALF OF THE CITY OF BUCKLEY.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018 A.D. FOR THE CITY OF BUCKLEY.

PLANNING DIRECTOR - CITY OF BUCKLEY

MAYOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018 A.D. FOR THE CITY OF BUCKLEY.

MAYOR - CITY OF BUCKLEY

CITY ATTORNEY

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018 A.D. FOR THE CITY OF BUCKLEY.

ATTORNEY - CITY OF BUCKLEY

UTILITIES SUPERINTENDENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018 A.D. FOR THE CITY OF BUCKLEY.

UTILITIES SUPERINTENDENT - CITY OF BUCKLEY

FIRE CHIEF

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2018 A.D. FOR THE CITY OF BUCKLEY.

FIRE CHIEF - CITY OF BUCKLEY

PIERCE COUNTY ASSESSOR-TREASURER

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

DEPUTY ASSESSOR-TREASURER

DATE

PIERCE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018, AT _____ MINUTES PAST _____ M. RECORDS OF THE PIERCE COUNTY AUDITOR. RECORDING NUMBER _____

PIERCE COUNTY AUDITOR

FEE

BY

SURVEY NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY, 2018, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
2. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED BY THE SURVEYOR IN HIS/HER FIELD WORK, OFFICE WORK.
3. ALL MONUMENTS VISITED AND HELD AS NOTED.
4. ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO CERTIFICATION IS MADE OR IMPLIED THAT THOSE OBJECTS APPEARING TO ENCROACH ACTUALLY ENCROACH ON THE OWNERSHIP OF THIS OR THE ADJOINING PROPERTIES.
5. INSTRUMENTATION FOR THIS SURVEY WAS A GEOMAX ZOOM90 3" TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, HEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

REFERENCES

1. RECORD OF SURVEY RECORDED IN PIERCE COUNTY UNDER RECORDING NUMBER 200707095002.
2. COPPERWYND PLAT RECORDED IN PIERCE COUNTY UNDER RECORDING NUMBER 99066025005.
3. RAINIER VISTA PARK SUBDIVISION RECORDED IN PIERCE COUNTY IN VOLUME 20 OF PLATS, PAGE 23.
4. C.E.S. NW INC., ALTA UNDER JOB NUMBER 17208 SIGNED 2/22/2018.
5. RECORD OF SURVEY RECORDED IN PIERCE COUNTY UNDER RECORDING NUMBER 9812285004.
6. SERGEANT'S SUBDIVISIONS PLAT, RECORDED IN PIERCE COUNTY VOLUME 7 OF PLATS, PAGE 52.
7. PSE EASEMENT RECORDED UNDER RECORDING NUMBER 201803160800.

EASEMENT PROVISIONS

1. AN EXCLUSIVE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF BUCKLEY, A MUNICIPAL CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER, OVER AND UPON THE WEST TWENTY FEET OF TRACT B, LOTS 26 THROUGH 31, AND LOTS 55 THROUGH 59, EXEMPTING ANY EXISTING FENCE LOCATED ON THE PROPERTY LINE, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH A PRIMARY STORM CONVEYANCE LINE, TOGETHER WITH THE RIGHT TO ENTER UPON THE TRACT AND LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. 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. NO EXCAVATION SHALL BE MADE WITHIN THREE (3) FEET OF SAID STORM SERVICE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATION AS CURRENTLY EXISTING. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION FOLLOWING ANY WORK.
2. AN EASEMENT IS HEREBY RESERVED AND A NON EXCLUSIVE EASEMENT GRANTED TO THE CITY OF BUCKLEY A MUNICIPAL CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT FIFTEEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTS OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH SEWER, WATER AND STORM UTILITIES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 FOLLOWING ANY WORK.
3. AN EASEMENT IS HEREBY RESERVED FOR AND A NON EXCLUSIVE EASEMENT GRANTED TO ALL DRY UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SERVING THIS PLAT UNDER AND UPON THE EXTERIOR FIFTEEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS PLAT AND WITH TELEPHONE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED PROVIDED THAT FOLLOWING ANY WORK, THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK.
4. A 10.00 FOOT WIDE PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED FOR A PRIVATE SEWER LINE OVER, UNDER AND UPON TRACT A FOR THE BENEFIT OF LOT 1 AS SHOWN APPROXIMATELY HEREON. THE EXACT LOCATION OF SAID EASEMENT SHALL BE CENTERED ON THE SEWER PIPE AS CONSTRUCTED.

TRACT CONVEYANCE

1. TRACT A IS TO BE A PRIVATE RECREATION TRACT. THE OWNERS OF LOTS 1 THROUGH 65 SHALL SHARE AN UNDIVIDED (1/65) INTEREST IN THE OWNERSHIP OF TRACT A. THE HOMEOWNER'S ASSOCIATION OF LOTS 1 THROUGH 65 OF GLACIER MEADOWS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT A. TRACT A MAY NOT BE FURTHER SUBDIVIDED, AND MAY NOT BE USED FOR FINANCIAL GAIN. ALL CONVEYANCES OF LOTS 1 THROUGH 65 MUST EXPRESSLY INCLUDE AN UNDIVIDED ONE SIXTY-FIFTH (1/65) INTEREST IN TRACT A.
2. TRACT B IS TO BE A PRIVATE STORMWATER DETENTION TRACT. THE OWNERS OF LOTS 1 THROUGH 65 SHALL SHARE AN UNDIVIDED (1/65) INTEREST IN THE OWNERSHIP OF TRACT B. THE HOMEOWNER'S ASSOCIATION OF LOTS 1 THROUGH 65 OF GLACIER MEADOWS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT B. TRACT B MAY NOT BE FURTHER SUBDIVIDED, AND MAY NOT BE USED FOR FINANCIAL GAIN. ALL CONVEYANCES OF LOTS 1 THROUGH 65 MUST EXPRESSLY INCLUDE AN UNDIVIDED ONE SIXTY-FIFTH (1/65) INTEREST IN TRACT B.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED GLACIER MEADOWS, LLC OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, ALSO ALL PARKS, EASEMENTS OR WHATEVER PUBLIC PROPERTY OR PLACES THERE ARE SHOWN ON THE PLAT FOR THE PURPOSE THEREON INDICATED; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS, AVENUES, ALLEYS AND PLACES SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2018.

THOMAS L. TOLLEN, GLACIER MEADOWS, LLC _____ COLUMBIA STATE BANK

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF PIERCE)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS L. TOLLEN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF GLACIER MEADOWS, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF PIERCE)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE REPRESENTATIVE OF COLUMBIA STATE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

SQUARE FOOTAGE

ENTIRE SITE 937,649 SF (21.525 AC)
SMALLEST LOT AREA 8,006 SF (LOT 25)
LARGEST LOT AREA 15,657 SF (LOT 13)
AVERAGE LOT AREA 9,615 SF

TRACT A (RECREATION) 6,406 SF
TRACT B (POND) 76,635 SF

GENERAL NOTES

1. AGRICULTURAL USES ARE NEARBY AND UNPLEASANT SMELLS AND SOUNDS ARE NOT TO BE CONSIDERED NUISANCES. THIS IS BASED ON SATISFYING COMPREHENSIVE POLICIES AND GOALS MAINTAINING THE EXISTING COMMUNITY CHARACTER AND SMALL TOWN FEEL.
2. NO LOT FOR RESIDENTIAL PURPOSES SHALL BE DIVIDED OR SOLD INTO ADDITIONAL LOTS OR BUILDING SITES, UNLESS THE PROPOSED LOTS TO BE SUBDIVIDED MEET COMPLIANCE WITH THE EXISTING ZONING REGULATIONS.
3. UPON APPLICATION FOR A BUILDING PERMIT FOR CONSTRUCTION OF A DWELLING UNIT UPON ANY LOT WITHIN THE PLAT THE APPLICANT SHALL PAY ALL GENERAL FACILITY AND/OR CONNECTION CHARGES PERTAINING TO EACH CITY UTILITY AS REQUIRED BY ADOPTED CITY CODE.
4. ALL PROPOSED PRIVATE ACCESSSES SHALL BE REQUIRED TO COMPLY WITH CITY EMERGENCY ACCESS REQUIREMENTS.
5. LIGHT AND GLARE ONTO ADJACENT PROPERTIES WITHIN THE SUBDIVISION SHALL BE AVOIDED. AS APPROVED BY THE CITY STAFF AND CITY ENGINEER, MEASURES SUCH AS BUT NOT LIMITED TO VEGETATIVE PLANTER STRIPS, BARRIERS, ETC., SHALL BE PROVIDED ALONG ROADWAYS WITHIN THE SUBDIVISION AS NECESSARY TO REDUCE LIGHT AND GLARE. LIGHTS ASSOCIATED WITH RESIDENTIAL USE SHALL BE SHIELDED DOWN AND AWAY FROM ADJACENT PROPERTIES AND OPEN SPACE AREAS. APPROVED MEASURES SHALL BE SHOWN ON CONSTRUCTION PLANS.
6. PROPONENT SHALL BE REQUIRED TO INSTALL SAFETY RAILINGS OR FENCING ALONG PEDESTRIAN CORRIDORS WHICH ARE LOCATED ADJACENT TO CUT SLOPES WITH A VERTICAL HEIGHT OVER THREE (3') FEET AND A SLOPE IN EXCESS OF 3:1 AND/OR ROCKERIES THAT ARE OVER THREE (3') FEET IN VERTICAL HEIGHT. LOCATION, TYPE AND DESIGN SHALL BE APPROVED BY THE CITY ENGINEER.
7. UPON APPLICATION FOR A BUILDING PERMIT FOR CONSTRUCTION OF A DWELLING UNIT UPON ANY LOT WITHIN THE PLAT ADOPTED FEES ASSOCIATED WITH IMPACTS TO THE CITY'S TRANSPORTATION SYSTEM, PARKS AND SCHOOLS SHALL BE PAID TO THE CITY OF BUCKLEY.

APPLICATION NO. _____ SHEET 1 OF 5

SURVEYOR'S CERTIFICATE

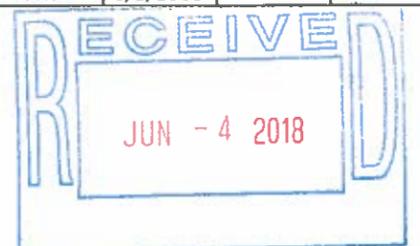
I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN FEBRUARY 2018, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58-09 RCW AND 332-130 WAC, AT THE REQUEST OF DEBRA PURCELL, GLACIER MEADOWS, LLC.



BEYLER CONSULTING
Plan. Design. Manage

CONTACT PHONE: 253-301-4157 OFFICE
FAX: 253-336-3950 5920 100TH ST SW, STE 25
beylerconsulting.com LAKEWOOD, WA 98499

DRAWN: EBR CHKD: MW DATE: 6/1/2018 SCALE: NONE JOB #: 17.820

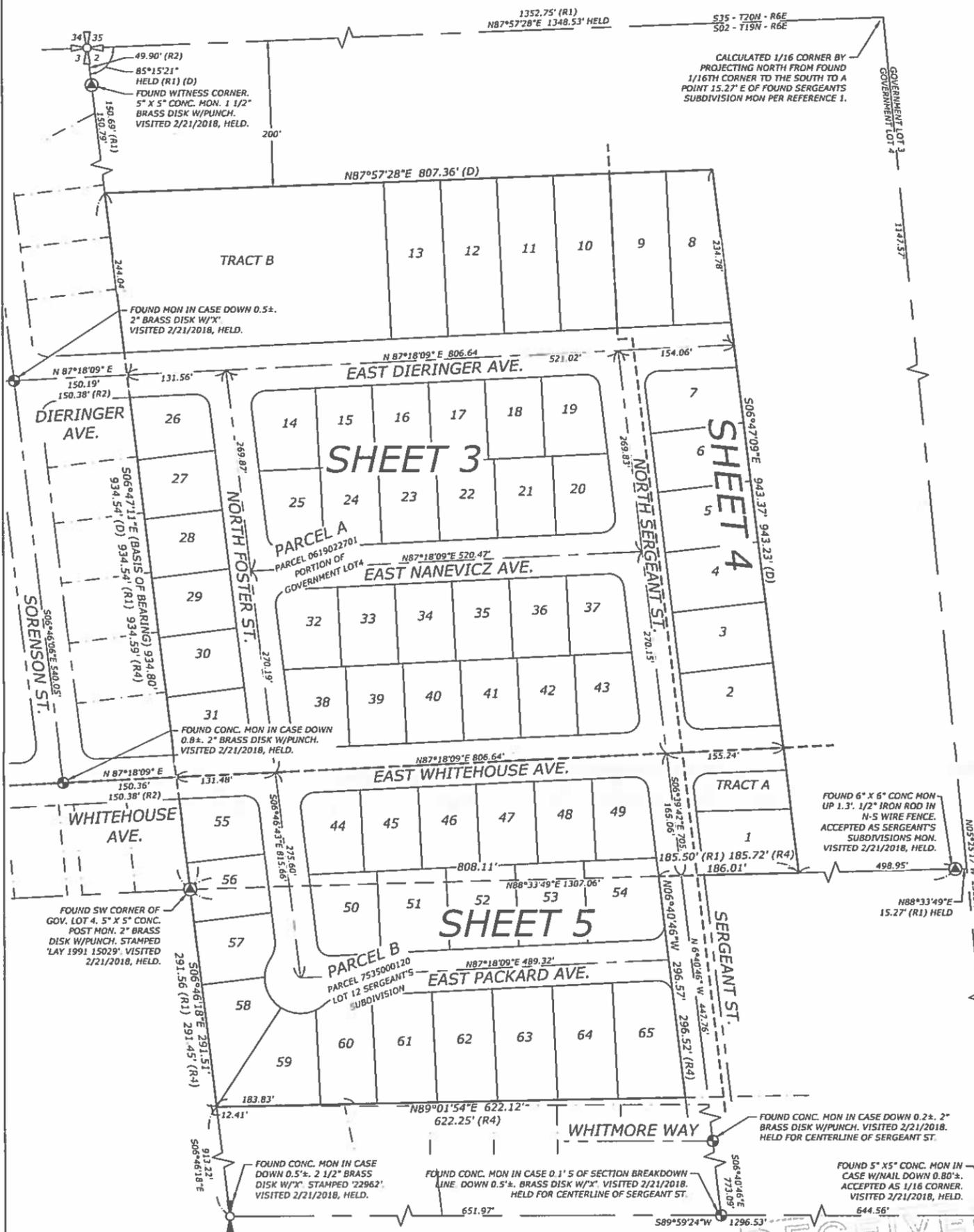


GLACIER MEADOWS PLAT

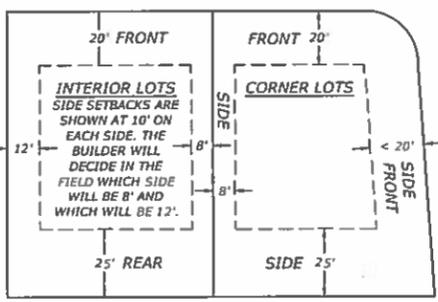
A PORTION OF THE NORTHWEST 1/4 & THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 6 EAST, W.M.

ADDRESSES

LOT	HOUSE	STREET
1	390	NORTH SERGEANT ST.
2	420	NORTH SERGEANT ST.
OR	1602	EAST WHITEHOUSE AVE.
3	430	NORTH SERGEANT ST.
4	438	NORTH SERGEANT ST.
5	454	NORTH SERGEANT ST.
6	476	NORTH SERGEANT ST.
7	498	NORTH SERGEANT ST.
8	1620	EAST DIERINGER AVE.
9	1600	EAST DIERINGER AVE.
10	1594	EAST DIERINGER AVE.
11	1582	EAST DIERINGER AVE.
12	1560	EAST DIERINGER AVE.
13	1520	EAST DIERINGER AVE.
14	1501	EAST DIERINGER AVE.
OR	498	NORTH FOSTER ST.
15	1507	EAST DIERINGER AVE.
16	1519	EAST DIERINGER AVE.
17	1555	EAST DIERINGER AVE.
18	1585	EAST DIERINGER AVE.
19	1591	EAST DIERINGER AVE.
OR	497	NORTH SERGEANT ST.
20	1590	EAST NANEVICZ AVE.
OR	463	NORTH SERGEANT ST.
21	1580	EAST NANEVICZ AVE.
22	1560	EAST NANEVICZ AVE.
23	1520	EAST NANEVICZ AVE.
24	1510	EAST NANEVICZ AVE.
25	1500	EAST NANEVICZ AVE.
OR	460	NORTH FOSTER ST.
26	487	NORTH FOSTER ST.
OR	1497	EAST DIERINGER AVE.
27	477	NORTH FOSTER ST.
28	453	NORTH FOSTER ST.
29	447	NORTH FOSTER ST.
30	435	NORTH FOSTER ST.
31	423	NORTH FOSTER ST.
OR	1498	EAST WHITEHOUSE AVE.
32	1503	EAST NANEVICZ AVE.
OR	436	NORTH FOSTER ST.
33	1571	EAST NANEVICZ AVE.
34	1533	EAST NANEVICZ AVE.
35	1559	EAST NANEVICZ AVE.
36	1591	EAST NANEVICZ AVE.
37	1599	EAST NANEVICZ AVE.
OR	435	NORTH FOSTER ST.
38	1502	EAST WHITEHOUSE AVE.
OR	422	NORTH FOSTER ST.
39	1510	EAST WHITEHOUSE AVE.
40	1522	EAST WHITEHOUSE AVE.
41	1560	EAST WHITEHOUSE AVE.
42	1586	EAST WHITEHOUSE AVE.
43	1598	EAST WHITEHOUSE AVE.
44	1503	EAST WHITEHOUSE AVE.
OR	380	NORTH FOSTER ST.
45	1509	EAST WHITEHOUSE AVE.
46	1531	EAST WHITEHOUSE AVE.
47	1557	EAST WHITEHOUSE AVE.
48	1589	EAST WHITEHOUSE AVE.
49	1597	EAST WHITEHOUSE AVE.
OR	397	NORTH SERGEANT ST.
50	1500	EAST PACKARD AVE.
51	1520	EAST PACKARD AVE.
52	1530	EAST PACKARD AVE.
53	1580	EAST PACKARD AVE.
54	1590	EAST PACKARD AVE.
OR	385	NORTH SERGEANT ST.
55	397	NORTH FOSTER ST.
OR	1499	EAST WHITEHOUSE AVE.
56	339	NORTH FOSTER ST.
57	327	NORTH FOSTER ST.
58	305	NORTH FOSTER ST.
59	1501	EAST PACKARD AVE.
60	1503	EAST PACKARD AVE.
61	1521	EAST PACKARD AVE.
62	1531	EAST PACKARD AVE.
63	1577	EAST PACKARD AVE.
64	1589	EAST PACKARD AVE.
65	1599	EAST PACKARD AVE.



BUILDING SETBACK LINES



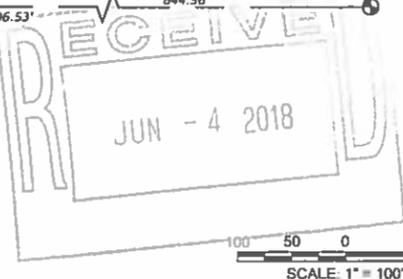
NOTE: GARAGES HAVE A 22 FOOT SETBACK.

BASIS OF BEARING

ASSUMED: S06°47'11"E BETWEEN FOUND MONUMENTS AT THE SW CORNER OF GOVERNMENT LOT 4 AND THE WITNESS CORNER TO THE NW CORNER OF SECTION 2, TOWNSHIP 19, RANGE 6 EAST, WILLAMETTE MERIDIAN.

LEGEND

- CALCULATED SECTION CORNER
- FOUND W QUARTER SECTION CORNER
- ⊙ FOUND MON IN CASE
- ⊙ FOUND MONUMENT AS NOTED



SCALE: 1" = 100'

APPLICATION NO. _____
SHEET 2 OF 5



BEYLER CONSULTING

CONTACT
phone: 253-301-4157
fax: 253-336-3950
beylerconsulting.com

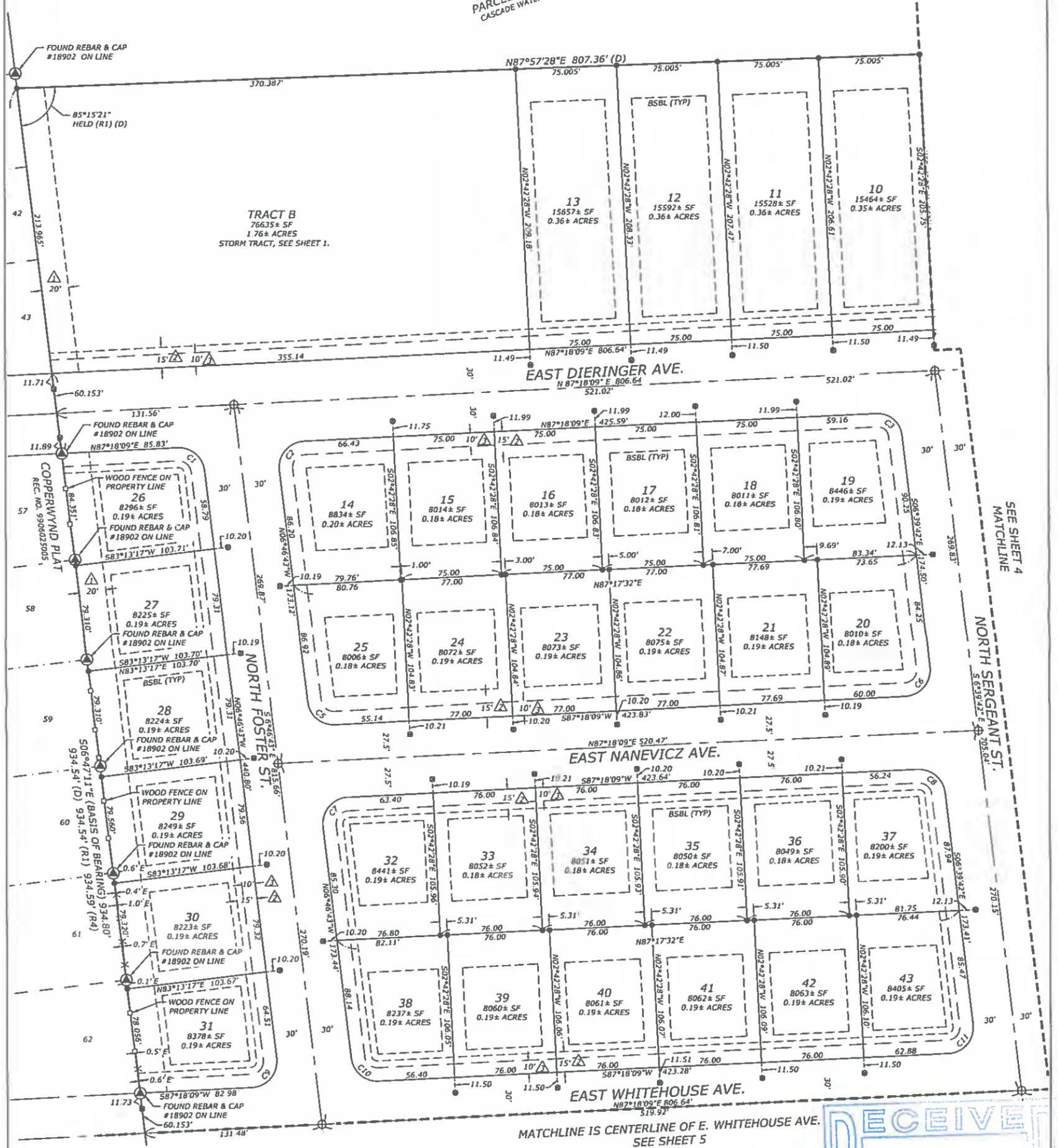
OFFICE
5920 100th St SW #25
Lakewood, WA 98499

DRAWN	CHKD	DATE	SCALE	JOB #
EBR	MW	6/1/2018	1"=100'	17.820

GLACIER MEADOWS PLAT

A PORTION OF THE NORTHWEST 1/4 & THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 6 EAST, W.M.

PARCEL 0619022001
CASCADE WATER ALLIANCE



TRACT B
76635± SF
1.76± ACRES
STORM TRACT, SEE SHEET 1.

EAST DIERINGER AVE.
N 87°18'09" E 806.64'
521.02'

EAST NANEVICZ AVE.
N 87°18'09" E 520.47'
423.64'

EAST WHITEHOUSE AVE.
N 87°18'09" E 806.64'
519.97'

MATCHLINE IS CENTERLINE OF E. WHITEHOUSE AVE.
SEE SHEET 5

LEGEND

- ▲ FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP "M WALTERS PLS 35154"
- SET CURB PLUG AT PROLOGATION OF LOT LINES. DISTANCES AS NOTED.
- ⊕ SET CENTERLINE MONUMENT
- BSBL BUILDING SETBACK LINES
- △ PROPOSED STORM EASEMENT SEE EASEMENT PROVISION 1, SHEET 1.
- △ PROPOSED JOINT UTILITY EASEMENT. SEE EASEMENT PROVISIONS 2 & 3, SHEET 1.
- △ EXISTING PSE EASEMENT AFN: 201803160800. SEE REFERENCE 7, SHEET 1.
- △ PROPOSED SEWER EASEMENT SEE EASEMENT PROVISION 4, SHEET 1.
- WOOD FENCE
- X— METAL FENCE

APPLICATION NO. _____
SHEET 3 OF 5

RECEIVED
JUN - 4 2018



BEYLER CONSULTING

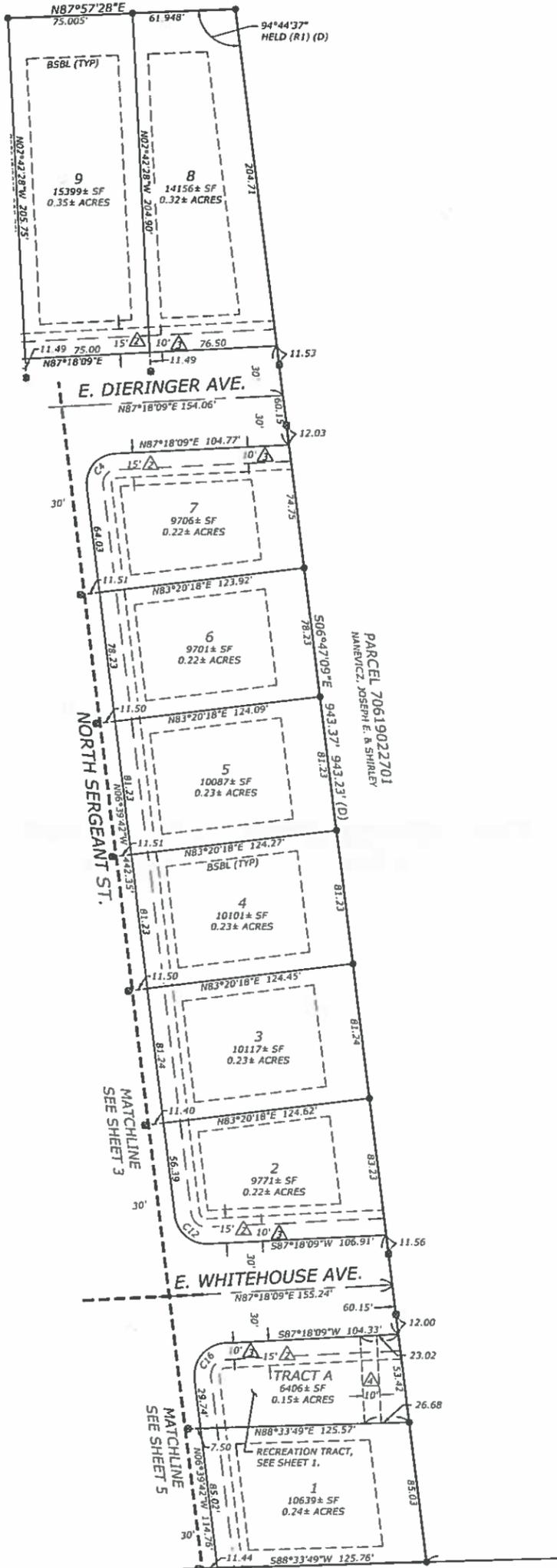
CONTACT
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OFFICE
5920 100th St SW #25
Lakewood, WA 98499

DRAWN	CHKD	DATE	SCALE	JOB #
EBR	MW	6/1/2018	1" = 50'	17.820

GLACIER MEADOWS PLAT

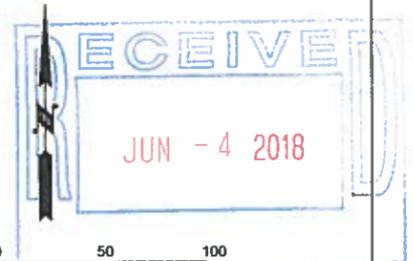
A PORTION OF THE NORTHWEST 1/4 & THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 6 EAST, W.M.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	29.24	19.50	85°55'08"
C2	32.02	19.50	94°04'52"
C3	27.03	18.00	86°02'09"
C4	29.52	18.00	93°57'51"
C5	29.24	19.50	85°55'08"
C6	31.98	19.50	93°57'51"
C7	32.02	19.50	94°04'52"
C8	29.28	19.50	86°02'09"
C9	32.02	19.50	94°04'52"
C10	29.24	19.50	85°55'08"
C11	31.98	19.50	93°57'51"
C12	29.28	19.50	86°02'09"
C13	29.24	19.50	85°55'08"
C14	32.02	19.50	94°04'52"
C15	29.28	19.50	86°02'09"
C16	31.98	19.50	93°57'51"
C17	26.26	37.50	40°07'09"
C18	26.39	17.60	85°55'08"
C19	26.26	37.50	40°07'09"
C20	31.99	19.50	93°58'55"
C21	29.28	19.50	86°01'05"

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP "M WALTERS PLS 35154"
- SET CURB PLUG AT PROLOGATION OF LOT LINES. DISTANCES AS NOTED.
- ⊕ SET CENTERLINE MONUMENT
- BSBL BUILDING SETBACK LINES
- △ PROPOSED STORM EASEMENT. SEE EASEMENT PROVISION 1, SHEET 1.
- △ PROPOSED JOINT UTILITY EASEMENT. SEE EASEMENT PROVISIONS 2 & 3, SHEET 1.
- △ EXISTING PSE EASEMENT AFN: 201803160800. SEE REFERENCE 7, SHEET 1.
- △ PROPOSED SEWER EASEMENT. SEE EASEMENT PROVISION 4, SHEET 1.
- WOOD FENCE
- X-X METAL FENCE



50 25 0 50 100
SCALE: 1" = 50'

PARCEL 7535000112
HARRIS JR STEVE & LAVERNI I.



CONTACT
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fax: 253-336-3950
beylerconsulting.com

OFFICE
5920 100th St SW #25
Lakewood, WA 98499

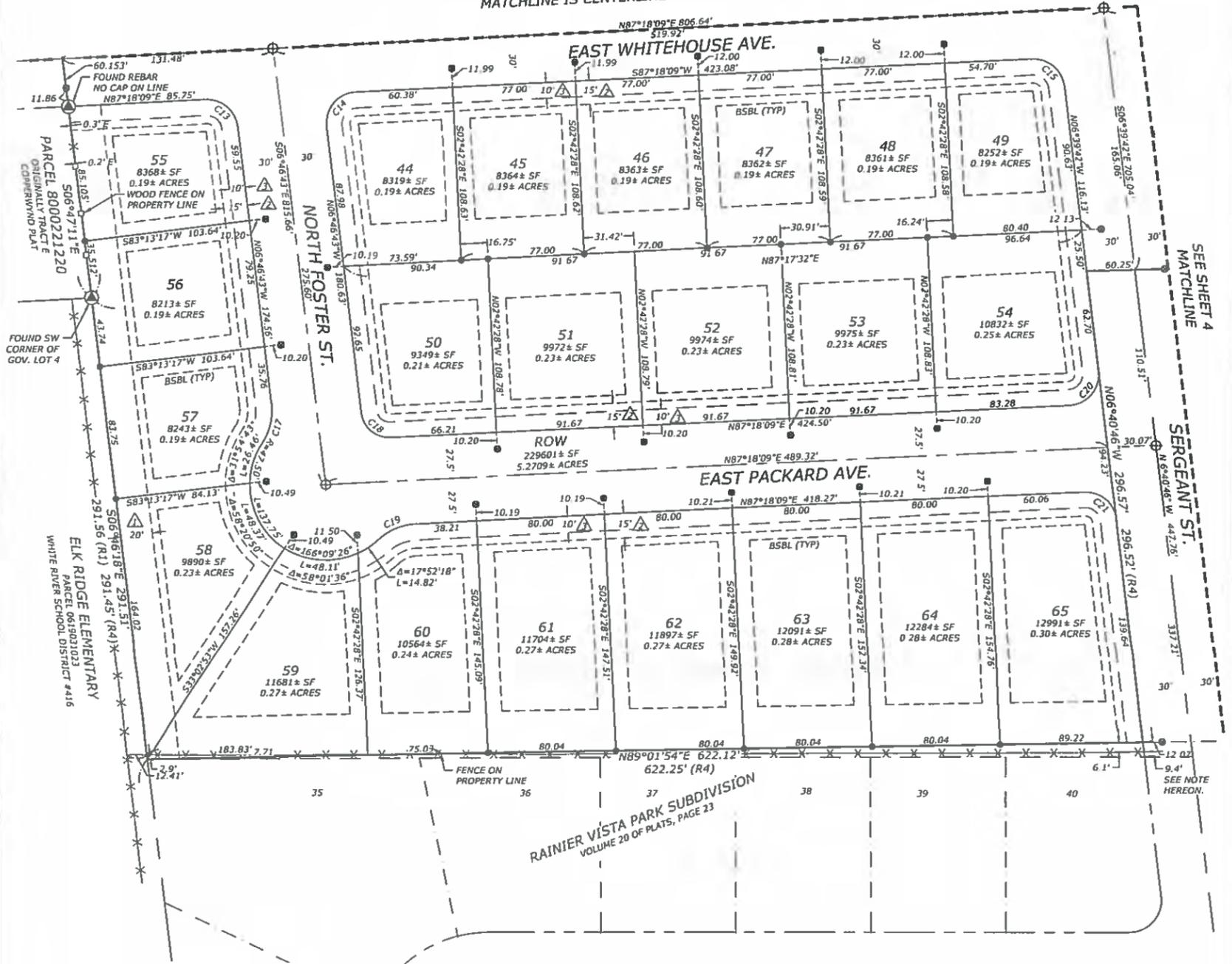
DRAWN	CHKD	DATE	SCALE	JOB #
EBR	MW	6/1/2018	1"=50'	17.820

APPLICATION NO. _____
SHEET 4 OF 5

GLACIER MEADOWS PLAT

A PORTION OF THE NORTHWEST 1/4 & THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 6 EAST, W.M.

SEE SHEET 3
MATCHLINE IS CENTERLINE OF E. WHITEHOUSE AVE.

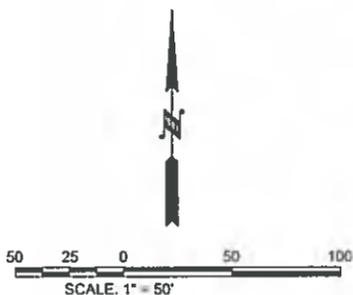


SURVEY NOTE

PLEASE NOTE THAT THERE IS AN APPARENT GAP BETWEEN THE SOUTH LINE OF THIS PLAT (AKA SOUTH LINE OF LOT 12, SERGEANT'S SUBDIVISION), AND THE NORTH LINE OF THE PLAT OF RAINIER VISTA PARK. THIS GAP IS THE PRODUCT OF THE METHODS IN WHICH THE TWO PLATS HAVE BEEN CALCULATED. THE PLAT OF RAINIER VISTA APPARENTLY HELD FOUND MONUMENTS ALONG THE WEST EDGE OF THE PLAT (PLACED FOR THE UNDERLYING PLAT OF SERGEANT'S SUBDIVISION) BUT THEN DID NOT MEASURE TO MONUMENTS TO THE EAST. INSTEAD, THAT SURVEYOR HELD THE NORTH LINE OF THE PLAT AS BEING PARALLEL TO THE SOUTH LINE, WHICH WAS CALCULATED USING FOUND MONUMENTS. IF THAT SURVEYOR HAD LOCATED THE MONUMENTS TO THE EAST, HE WOULD HAVE DISCOVERED THAT THE RESULTING PRORATED LOT LINES OF SERGEANT'S SUBDIVISION ACTUALLY DIVERGE AS YOU MOVE EASTERLY, CREATING LOT LINES THAT ARE FAR FROM PARALLEL. THEREFORE, THE AREA LYING BETWEEN THE SOUTH LINE OF THIS PLAT AND THE MONUMENTED NORTH LINE OF THE PLAT OF RAINIER VISTA WOULD LIKELY ACTUALLY STILL BE OWNED BY THE ORIGINAL OWNER OF THE PLATTED PROPERTY, OR PERHAPS THE HEIRS OF THAT PERSON(S).

LEGEND

- ▲ FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & CAP "M WALTERS PLS 35154"
- SET CURB PLUG AT PROLOGATION OF LOT LINES DISTANCES AS NOTED.
- ⊕ SET CENTERLINE MONUMENT
- BSBL BUILDING SETBACK LINES
- ▲ PROPOSED STORM EASEMENT SEE EASEMENT PROVISION 1, SHEET 1.
- ▲ PROPOSED JOINT UTILITY EASEMENT SEE EASEMENT PROVISIONS 2 & 3, SHEET 1.
- ▲ EXISTING PSE EASEMENT AFN: 201803160800 SEE REFERENCE 7, SHEET 1
- ▲ PROPOSED SEWER EASEMENT SEE EASEMENT PROVISION 4, SHEET 1.
- WOOD FENCE
- × METAL FENCE



APPLICATION NO. _____
SHEET 5 OF 5



BEYLER CONSULTING

CONTACT
phone: 253-301-4157
fax: 253-336-3950
beylerconsulting.com

OFFICE
5920 100th St Sw #25
Lakewood, WA 98499

DRAWN	CHKD	DATE	SCALE	JOB #
EBR	MW	6/1/2018	1"=50'	17.820



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: River Ave. Reconstruction Project – CO #2	Agenda Date: June 12, 2018		AB18-052
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller	X	X
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Julie Bevaart		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		X
Attachments: Change Order			
<p>SUMMARY STATEMENT: See attached breakdown of change order items. Item #3 is related to a contractor delay due to unlocated CenturyLink facilities. This \$8,993.47 is reimbursable to the City so CenturyLink will be invoiced for the cost.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOTION to Approve River Ave. Reconstruction Project – CO #2.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

ITEM NO. 2: Remove Concrete Encasement

Chip away existing concrete encasement around the upstream sanitary sewer manhole at the intersection of Jefferson and Pearl Street. This work results in the following estimated quantity changes to the contract.

The following payment item is added to the Contract:

No.	Description	Quantity	Unit Price	Total
220	Remove Concrete Encasement	1 LS	\$807.20	\$807.20

The lump sum cost for this work is:\$807.20

Justification: The additive work is the result of changed site conditions.

ITEM NO. 3: Delay Claim Due to Unlocated CenturyLink Communication Crossing at Jefferson/Pearl

The Contractor experienced delays due to the presence of CenturyLink communication buried lines just west of the existing manhole at ~ STA 53+53 on Jefferson Avenue. The line was not located or shown on the Plans. The Contractor was delayed in the construction of sanitary sewer line due to the presence of the conduit.

The following payment item is added to the Contract:

No.	Description	Quantity	Unit Price	Total
221	Delay Due to Unlocated CenturyLink Crossing at Jefferson/Pearl	1 LS	\$8,993.47	\$8,993.47

The lump sum cost for this work is:\$8,993.47

Justification: The additive work is the result of changed site conditions.

CHANGE TO CONTRACT PRICE

Original Contract Amount (without tax):\$977,089.00
 Current Contract Amount, as adjusted by previous change orders:.....\$983,148.00
 The Contract Amount due to this Change Order will be increased by:\$11,960.90
 The new Contract Amount (without tax) due to this Change Order will be:.....\$995,108.90

CHANGE TO CONTRACT TIME

The Substantial Completion Contract Time will be increased by 2 working days, for a total of 62 working days.

The Physical Completion Contract Time will be increased by 2 working days, for a total of 72 working days.

This document will become a supplement to the Contract and all provisions in the Contract will apply hereto. The Contractor acknowledges and agrees that by executing this change order he foregoes all rights and privileges of acquiring any additional compensation for any known or unknown claims of any type or nature, to include but not be limited to, any additional work, delays, extended office overhead, design omissions, changed site conditions, or any oral directions as of the date of the execution of this change order.

**GRAY & OSBORNE, INC.
(RECOMMENDED)**

 Date 5-31-18

**REED TRUCKING &
EXCAVATING, INC.
(ACCEPTED)**

 Date 5-31-18

**CITY OF BUCKLEY
(ACCEPTED)**

_____ Date _____



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Cancellation of 2nd City Council meeting of the month in June 2018. Cost Impact: N/A Fund Source: N/A Timeline: N/A	Agenda Date: June 12, 2018		AB18-053
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt	X	X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Julie Bevaart		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
PW/Utilities – Chris Banks			
Attachments: N/A			
SUMMARY STATEMENT: Due to the annual AWC Conference being scheduled the week of June 25 and fact that the Mayor, Mayor Pro-tem and other Council members will be in attendance at the conference on Tuesday June 26, 2018, the 2 nd Council meeting in June is being cancelled.			
COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: MOTION to Approve Cancellation of the 2nd City Council meeting of the month in June 2018.			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	

D. CONSENT AGENDA

City Council
May 22, 2018

Mayor Johnson called the regularly scheduled meeting to order at 7:00 PM.

Upon roll call the following Council members were present: Tremblay, B. Burkett, Bender, Wilbanks, S. Burkett, Smith and Leggett. Also in attendance were City Administrator Schmidt, Police Chief Arsanto and City Planner Thompson.

City Administrator Schmidt stated there is an amended agenda to include an Executive Session. Mayor Johnson asked if there were any other additions, deletions, or changes to the amended agenda. There were none. **Council member Tremblay moved to approve the amended agenda as presented. Council member S. Burkett seconded the motion. Motion carried.**

CITIZEN PARTICIPATION

None.

STAFF REPORTS

City Planner Thompson stated that the Planning Department is getting inquiries for more cottage developments. The most recent inquiry was in a mixed use zone where it is not permitted. Planner Thompson said in the next couple of months they will be looking at the feasibility and possibly the effect of changing that to a permitted zone. We currently have one application and one on its way for mini storage in two of the biggest commercial zones we have.

Police Chief Arsanto distributed police stats for the months of January-April and stated he will be handing these out quarterly.

City Administrator Schmidt stated they need the Water System Plans back from the Council members who have them; they will be updated with the final plan. Mayor Johnson went with the County on Monday and presented our Technical Review Plan for the trail head parking lot. Utilities Superintendent Banks and I had a conference call this afternoon with the people in charge of the culvert replacement projects, and we were able to educate the lead biologist at Fisheries with WSDOT on the Spiketon ditch history.

MAIN AGENDA

ORD No. 09-18: Amending BMC 4.24 Cemetery Headstones

Council member Leggett moved to Approve ORD No. 09-18 Amending BMC 4.24 Cemetery Headstones. Council member Smith seconded the motion. Upon roll call vote, motion carried 7/0.

Employee Subcontracting Disclosure – PD Storage Garage:

Council member S. Burkett moved to Authorize City Employee Tom Chess to Bid and Perform Police Department Storage Garage Site Work under Business Name of Chess Construction. Council member Leggett seconded the motion. Motion carried.

Executive Session: Real Estate Transaction:

Council retreated into Executive Session at 7:34 PM, for approximately 15 minutes, to discuss a Real Estate Transaction, with possible action to follow. At 7:49 PM City Administrator Schmidt requested 5 more minutes. At 7:54 PM City Administrator Schmidt requested an additional 5 minutes.

Council returned from Executive Session and reconvened the City Council meeting at 7:58 PM. There was no action.

CONSENT AGENDA

Council Member Smith moved to approve the Consent Agenda. Council member S. Burkett seconded the motion. Motion carried.

Approve Minutes of May 8, 2018 City Council Meeting

Claim check numbers 58423 through 58453, in the amount of \$81,339.51, for the period of May 9, 2018 through May 22, 2018, are hereby approved and ordered paid this 22nd day of May, 2018.

COMMITTEE REPORTS

Mayor's Report: Mayor Johnson stated that she presented the Technical Review Plan and was able to get good feedback. Also, she and Council member Tremblay did the bike ride to South Prairie last Saturday. The AWC Conference is coming up. The Buckley Fire Department Honor Guard is going to be there and they also asked if we had anyone from the City who would like to sing the National Anthem. If you haven't noticed yet, the flower baskets have been delivered; we had close to \$2,000.00 donated for the baskets. Thank you cards will be sent out shortly. Lastly, the Foothills Museum Rummage Sale will be this weekend at Buckley Hall.

Administration, Finance & Public Safety:

Council member Tremblay stated they met this morning. Finance Director Bazzar stated she was 99.9% done with the Annual Report, but we will be audited sometime this year. Walk Buckley will start on June 20th and will be every third Wednesday at 6 PM at the Foothills Museum. Lastly, Tremblay wanted to recognize and thank City of Buckley Police Detective Plaster and his wife Rochelle Plaster for the memorial donation of a theater screen and LED projector for the Boyd backyard movie nights; we greatly appreciate it.

Transportation & Utilities:

Council member B. Burkett stated they met on the 15th. We looked over bids to replace parts on the dump truck. Glacier Meadows and Blue Roster are both under way, as well as the logging at the Rainier School. We reviewed options for brush cutters, discussed the increased rates for recycle, and we're still brain storming for low income options. Next meeting will be June 19th.

Community Services:

Council member S. Burkett stated they met and approved Blue Max's paint colors, approved Buckley Wine and Spirits sign, and discussed the Buckley Hall renovations. Next meeting will be June 21st.

Council Member Comments & Good of the Order:

Council member Leggett asked about the memorial bricks and when the Museum Rummage Sale was.

Council member Tremblay moved to adjourn. Council member B. Burkett seconded the motion. Motion carried.

With nothing further the meeting was adjourned at 8:17 PM.

Mayor

City Administrator

**CITY COUNCIL
STUDY SESSION**

June 5, 2018

ATTENDEES: Councilmembers Bender, Smith, Tremblay, S. Burkett, Leggett, B. Burkett, City Administrator Schmidt and Mayor Johnson.

Mayor Pro Tem Tremblay called the Study Session to order at 7:05 PM.

Mayor Pro Tem Tremblay opened the meeting with allowing Jeremy Pyle, Safety Officer 3 with the Rainier State School. Jeremy presented a short presentation pertaining to natural disasters and how ready the community of Buckley is, if a large disaster were to happen.

Mayor Pro Tem Tremblay allowed City Administrator Schmidt to welcome two members of the Planning Commission to join the council at the table. The council had a lengthy discussion pertaining to the moratorium on Marijuana grow and processing and the two members of the Planning Commission have some feedback to take back to the commission.

Lastly, the council had a long discussion on the Rainier Gateway Design Opportunity. The council would like to discuss this more at the next study session.

Mayor Pro Tem Tremblay adjourned the study session at 8:45PM.

City Administrator Dave Schmidt

Mayor Pat Johnson

CITY OF BUCKLEY		31-May-18	TRANSFER VOUCHER	
From Fund #	NAME	AMOUNT	To Fund #	NAME
	Bars Number			Bars Number
1	General Fund	\$ 270,089.53		Payroll Fund
		\$ 90,456.53		Claims Fund
	597.00.40	\$ 100.00	430	Utility Equip Res
	597.00.65	\$ 416.00	2	Contingency Reserve Fund
				397.00.60
				397.00.10 St Merge
3	GF Cumulative Reserve			
	597.00.30	\$ 3.02	1	G F Investment Interest
				397.00.45 St Merge
4	Cemetery	\$ 2.36		Claims Fund
	597.00.00	\$ 83.00	430	Utility Equipment Reserve
	597.00.50.30		1	GF Insurance Portion
				397.00.20
				397.60.80 St Merge
7	P D Maintenance Reserve			Payroll Fund
		\$ 835.99		Claims Fund
8	Railroad ROW	\$ 2,477.93		Payroll Fund
				Claims Fund
	597.00.50.30		1	GF Insurance Portion
	597.00.00.46	\$ 83.00	430	Utility Equipment Reserve
				397.60.80 St Merge
				397.00.70
30	Fire Equipment & EMS Reserve			Payroll Fund
				Claims Fund
35	Park Construction			Payroll Fund
				Claims Fund
	597.10.00.10	\$ 179.77	1	G F Investment Interest
	597.10.10.10	\$ 2,778.00	307	Cap Imp Trailhead Parking
	597.10.20	\$ 223.00	430	Utility Equipment Reserve
				397.00.40 St Merge
				397.10.40
				397.00.75
101	Street Operations	\$ 4,757.33		Payroll Fund
		\$ 8,559.31		Claims Fund
	597.00.00	\$ 42.00	430	Utility Equipment Reserve
	597.50.00.30		1	GF Insurance Portion
	597.20.00	\$ 4,000.00	1	GF Administration
	597.30.00	\$ 1,000.00	102	Street Capital Improvement
	597.50.00.70	\$ 41.00	1	GF Dispatch
				397.00.10
				397.60.82
				397.60.20
				397.00.10.50
				397.60.22
102	Street Capital Improvement	\$ 28,861.03		Payroll Fund
				Claims Fund
	597.10.00.30	\$ 360.61	1	GF Investment Interest
	597.10.00.31	\$ 4,225.00	1	GF Project Administration
				397.00.40
				397.60.95

From Fund #	NAME	AMOUNT	To Fund #	NAME	Bars Number
	Bars Number				Bars Number
102	Street Capital Improvement				
	597.10.00.32	\$ 2,778.00	307	Cap Imp Trailhead Parking	397.10.80.60
	597.10.00.33	\$ 1,112.00	430	Utility Equipment Reserve	397.00.80
103	Tranportation Benefit District	\$ 37.40		Claims Fund	
	597.00.00	\$ 4,167.00	101	City Street	397.42
	597.30.48	\$ 6,792.00	101	City Street	397.20.10
105	EMS	\$ 7,387.14		Payroll Fund	
		\$ 3,050.46		Claims Fund	
	597.90.00	\$ 500.00	030/131	Fire Equip/EMS Res	131-397
	597.90.00.40	\$ 125.00	30	Fire/EMS Bunker Gear	397.10.10
109	Criminal Justice			Payroll Fund	
				Claims Fund	
	597.10.00.20	\$ 4,167.00	7	PD Maintenance Reserve	397.00.00
134	Fire Station Construction			Payroll Fund	
				Claims Fund	
	597.10.00.30	\$ 77.27	202	FS Bond Investment Interest	397.00.40
136	Visitor Promo			Payroll Fund	
		\$ 808.39		Claims Fund	
	597.10.00.10	\$ 109.72	1	GF Investment Interest	397.00.40
	597.51.00.30		1	GF Insurance Portion	397.60.90
	597.52.00.60		1	GF Brick Sales Administration	397.60.91
202	Fire Station Construction Bond	\$ 73,705.75		Claims Fund	
307	Capital Improvement			Payroll Fund	
		\$ 115,001.62		Claims Fund	
	597.10.00.10	\$ 483.48	1	GF Investment Interest	397.00.40
	597.10.00.31	\$ 530.00	1	GF Project Administration	397.60.99
	597.10.00.32		102	St Cap - PW Admin Bldg	
308	Comp Plan Cap Imp	\$ 6,891.74		Payroll Fund	
				Claims Fund	
	597.10.30	\$ 5,556.00	307	Cap Imp - PW Admin Bldg	397.10.80.50
401	Natural Gas Operations			Claims	
	6% tax 533.10.54		1	GF Business Tax	316.43
	597.00.00.70		1	GF Gas System Sale	397.60.93
From Fund #	NAME	AMOUNT	To Fund #	NAME	Bars Number

E. COMMITTEE REPORTS