



BUCKLEY CITY COUNCIL MEETING AGENDA
August 8, 2017
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 #16-17
Next Resolution #17-07
Next Agenda Bill #AB17-065

A. Citizen Participation

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

B. Staff Reports

- Fall Calendar – 2018 Budget Prep Pg. 6

C. Main Agenda

1. **Public Hearing – 2018-2023 Six Year Transportation Improvement Plan (STIP)** Pg. 13
2. RES: Adopting 2018-2023 Six Year Transportation Improvement Plan (STIP) Pg. 15
3. Small Works Bid Award - WWTP NPW Project Pg. 21
4. Agreement – EMS Services – RAGNAR Event Pg. 25
5. Final Plat - Perkins Prairie Phase 3 Subdivision Pg. 27
6. Small Works Bid Award - PW Building Remodel Pg. 67

D. Consent Agenda

7. A. Approve Minutes of July 25, 2017 City Council Meeting Pg. 74
- B. Payroll check numbers 36619 – 36665 - \$ 86,807.81; EFT/ACH Payroll - \$268,717.14
- for the month of July, 2017. Claim check numbers 57141 – 57163 - \$42,773.84
- for the period July 12 – July 25, 2017
- C. Transfer Voucher
- D. Payroll

E. Committee Reports

8. Mayor's Report Johnson
9. Administration, Finance & Public Safety Boyle Barrett
10. Transportation & Utilities Tremblay
11. Community Services Rose
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

Aug 8	7:00 PM	City Council
Aug 14	10:30 AM	Buckley Hall Board
Aug 15	9:30 AM	Admin, Finance & Public Safety (City Hall)
Aug 15	7:00 PM	Transportation & Utilities (City Hall)
Aug 17	6:30 PM	Community Services
Aug 21	7:00 PM	Planning Commission
Aug 22	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 August 2, 2017

August 2017



Sun	Mon	Tue	Wed	Thu	Fri	Sat
		<i>1 9:30 Admin, Fin & Public Safety</i> <i>National Night Out</i>	2	3	4	5
6	<i>7 Planning Commission</i>	<i>7 City Council</i>	9	10	11	12
13	<i>14 10:30 Buckley Hall Board</i>	<i>15 9:30 Admin, Fin & Public Safety</i> <i>7 Transportation & Utilities</i>	16	<i>17 6:30 Community Services</i>	18	19
20	<i>21 7 Planning Commission</i> 	<i>22 7 City Council</i>	23	24	25	26
27	28	29	30	31		

A. CITIZEN PARTICIPATION

B. STAFF REPORTS

Fall Meeting Schedule
“2018”
Budget
Preparation

August 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8 Council	9	10 Sheila 9 AM	11	12
13	14 Mike 9 AM Shane 3 PM	15 Julie B. 3 PM	16 Chris B. 9 AM Kathy T. 3 PM	17 Joanne 9 AM	18	19
20	21 Jim D. 9 AM Chris B. 3 PM	22 Alan P 9 AM Council	23 Jessica C 9 AM Jim A. 3 PM	24	25	26
27	28	29	30	31		

September 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 <i>Labor Day—Holiday</i>	5	6	7	8	9
10	11	12 Council	13	14	15	16
17	18 <i>Committee 9:30 AM F & Ad Budget (1)</i>	19 <i>Committee 7:00 PM T & U Budget (1)</i>	20	21 <i>Committee 4:00 PM CS Budget (1)</i>	22	23
24	25	26 Council	27	28	29	30

October 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Council Workshop <i>Committee 9:30 AM F & Ad Budget (2)</i>	4	5	6	7
8	9	10 Council	11	12	13	14
15	16	17 <i>Committee 7:00 PM T & U Budget (2)</i>	18	19 <i>Committee 4:00 PM CS Budget (2)</i>	20	21
22	23	24 Council	25	26	27	28
29	30	31 Council Workshop - "1st Departmental Budget Presentations"				

November 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 Council Workshop - "Final Departmental Budget Presentations"	8	9	10 <i>Holiday— Veteran's Day</i>	11
12	13	14 Council-Public Hear- ings (Budget & Levy)	15	16	17	18
19	20	21 <i>Committee 7:00 PM T & U Budget</i>	22	23 <i>Holiday—Thanksgiving</i>	24 <i>Holiday—Thanksgiving</i>	25
26	27	28 Council - Set Property Tax—Final Budget Discussion	29	30		

December 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 <i>Council Workshop</i>	6	7	8	9
10	11	12 Council— Adopt Final 2018 Budget	13	14	15	16
17	18	19	20	21	22	23
24	25 Holiday—Christmas	26 Council—Cancel (?)	27	28	29	30
31						

C. MAIN AGENDA



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Public Hearing-STIP 2018-2023	Agenda Date: August 8, 2017		AB17-065
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt	X	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 – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW/Utilities – Chris Banks		X	
Attachments: Hearing Notice			
SUMMARY STATEMENT: This is a public hearing on the 2018 – 2023 Six Year Transportation Improvement Plan. The STIP identifies and prioritizes transportation improvement projects throughout the City.			
COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: N/A			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	



NOTICE OF PUBLIC HEARING CITY COUNCIL ADOPTION OF THE 2018-2023 SIX YEAR TRANSPORTATION IMPROVEMENT PLAN

NOTICE IS HEREBY GIVEN that the Buckley City Council has scheduled a Public Hearing shortly after 7:00 PM on **Tuesday, August 8, 2017**, at the Buckley Multipurpose Building at 811 Main Street, Buckley. The purpose of the Public Hearing is to solicit public input and comment from interested individuals or groups on the adoption of the City's 2018-2023 Six Year Transportation Improvement Plan (STIP).

Each person wishing to speak at this Public Hearing will take the podium, clearly state their name and full address for the record, and will be allowed three (3) minutes in which to voice their comments and/or concerns on the matter at hand. Speakers are asked to avoid repetitious or irrelevant comments, and personal attacks will not be tolerated. **Questions will not be taken at this time.** If you have questions, please contact the City as indicated below, in advance of the Public Hearing.

Buckley does not discriminate on the basis of disabilities. If you need special accommodation, please contact City Hall within three business days prior to the Public Hearing at (360) 761-7801.

Comments may be presented orally at the Public Hearing or submitted in writing to the City of Buckley, P.O. Box 1960, Buckley, WA 98321, or by e-mail to: city@cityofbuckley.com, prior to 5:00 PM on Monday, **August 7, 2017**. Copies of the proposed draft 2018-2023 STIP being considered will be available at City Hall. **Questions may be answered by contacting City staff at (360) 761-7801.**

DATED this 27th Day of July, 2017.

Posted: July 27, 2017
Published: August 2, 2017



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Resolution No. 17-07: Adopting the 2018 – 2023 Six Year Transportation Improvement Plan (STIP) Cost Impact: N/A Fund Source: N/A Timeline: N/A	Agenda Date: August 8, 2017		AB17-066
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt	X	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 – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
PW/Utilities – Chris Banks		X	
Attachments: Resolution & STIP 2018 – 2023			
SUMMARY STATEMENT: Annual update to our Six Year Transportation Improvement Plan for 2018 – 2023. The plan adjusts funding and project implementation timelines and makes adjustment for completed and changed projects.			
COMMITTEE REVIEW AND RECOMMENDATION: T/U 7/18/17			
RECOMMENDED ACTION: Motion to Approve Resolution No. 17-07 Adopting the 2018 – 2023 STIP.			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	

CITY OF BUCKLEY, WASHINGTON

RESOLUTION NO. 17 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, UPDATING THE SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM (STIP).

WHEREAS, for the City to be eligible for certain governmental monies for street improvements it is required to have a Six-Year Street Transportation Improvement Program; and

WHEREAS, State law requires an annual update of the Six-Year Transportation Improvement Program; and

WHEREAS, on August 8, 2017 a Public Hearing was held to allow the public to consider said Six-Year Transportation Improvement Program and changes thereto;

NOW THEREFORE BE IT HEREBY RESOLVED by the Buckley City Council, City of Buckley, Pierce County, Washington that the 2018 to 2023 Six-Year Transportation Improvement program attached hereto and by reference incorporated herein is hereby adopted by the City Council for the City of Buckley.

BE IT FURTHER RESOLVED that the attached 2018 to 2023 Six-Year Transportation Improvement Program shall be transmitted to the Department of Transportation as required by State law.

Introduced, passed, and approved this 8th day of August, 2017.

Pat Johnson, Mayor

ATTEST:

Joanne Starr, Deputy City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

POSTED: July __, 2017

2018 - 2023 Six Year Transportation Improvement Plan (STIP)

Priority	Project	Location/Segment	2016 Est Cost	Funding Source	Est Project Date	Project Scope
1 (New#)	River Avenue Pedestrian Improvements	Jefferson Ave to SR165/SR410 Intersection	\$721,200	TIB (SCAP) & Local	2018	Widen and pave roadway with expanded parking, install curb and gutter, sidewalk, storm, relocate power and install lighting.
2 (New#)	River Avenue Pedestrian Improvements	Jefferson Ave to Skatepark	\$159,100	TIB (PSMP) & Local	2018	Widen and pave roadway, install curb and gutter, sidewalk, storm, relocate power and install lighting.
3	Cedar Street Overlay	Main Street to Jefferson Ave	\$248,300	TIB (SCP) & Local	2019	Grind existing surface, replace long side water services and overlay with asphalt.
4	Naches Street Overlay	Park Avenue to Mason Avenue	\$198,200	TIB (SCP Pavement Preservation) & Local	2019	Grind existing surface and overlay with asphalt.
5	Division Street Overlay	Jefferson Ave to Ryan Road	\$187,500	TIB (SCP Pavement Preservation) & Local	2019	Grind existing surface and overlay with asphalt.
6 (New#)	Sergeant Sreet Improvement Project	Collins Road to Whitmore Way	\$206,600	TIB (SCP Pavement Preservation) & Local	2020	Shoulder improvements w/ pavement widening, installation of curb, gutter, sidewalks, storm drainage and street lighting. During construction replace and upsize existing water main.
7 (New#)	SR410 & Park Avenue Safety Improvement Project	Intersection of SR410 & Park Ave	\$288,600	WSDOT & Local	2020	Install right hand turn pocket on Park Avenue for access to northbound SR410, install pedestrian improvements including curb, gutter and sidewalk and relocate crossing to south side of intersection.
8	Dundass Street Overlay	Edith Street to Naches Street	\$206,600	TIB (SCP Pavement Preservation) & Local	2020	Grind existing surface and overlay with asphalt.
9	Hinkleman Road Resurfacing (Phase II)	Hinkleman Ext to 28410 Hinkleman Road	\$141,700	TIB (SCP Pavement Preservation) & Local	2020	Reconstruct with minor widening, overlay, relocate power and install utilities.
10	Mundy Loss Pedestrian Improvement Project	SR410 to 112th Street East	\$383,200	TIB (PSMP) & Local	2021	Shoulder improvements w/ pavement widening, installation of curb, gutter, sidewalks, storm drainage and street lighting.
11 (New#)	Jefferson Avenue Overlay	SR410 to Franklin Street	\$366,700	TIB (SCP) & Local	2021	Grind existing surface and overlay with asphalt.
12 (New#)	White River Bridge (Trail)	Foothills Trail to King County over the White River	\$6,580,000	STP, ISTEA, IAC, King County, Pierce County & Local	2021	Construct approach and fully designed non-motorist bridge over the White River
(12A)	White River Bridge - Trail Extension & Approach	Foothills Trail to the White River	\$263,300	RCO & Foothills Grant, and Local match	2021	Extend trail to new proposed bridge approach
(12B)	White River Pedestrian Bridge Construction	White River Span	\$6,320,000	STP, ISTEA, RCO, King County & Pierce County	2021	Construct fully designed non-motorist bridge over the White River

14 (New#)	Whitmore Way Overlay (Phase II)	Collins Road to Heather Lane	\$93,000	TIB (SCP Pavement Preservation) & Local	2022	Grind existing surface and overlay with asphalt. During construction replace and upsize existing water main.
15 (New#)	River Avenue Resurfacing	Jefferson Street to Main Street	\$188,000	TIB (SCP Pavement Preservation) & Local	2022	Grind and overlay with asphalt or as alternative maintenance chip seal. During construction extend the 8" DIP water main from the Tacoma Booster Station to Main St.
16 (New#)	Mt. View Resurfacing	Division Street to Spiketon Road	\$171,300	TIB (SCP Pavement Preservation) & Local	2022	Reconstruction/rehabilitate, grind, repair/replace curb, gutter & sidewalk, repave.
17 (New#)	Main Street Rehabilitation	River Avenue to SR410	\$289,200	TIB (SCP) & Local	2023	Reconstruct/rehabilitate, grind, replace water, stormwater drainage and underground power, install curb and gutter, sidewalk, landscape amenities, lighting and repave.
18 (New#)	River Avenue & Main Street Intersection Improvements	Intersection of Main Street & River Ave	\$1,103,500	TIB (SCP) & Local	2023	Install signalization, turn lanes and pedestrian facilities.
19 (New#)	Spiketon Road Pedestrian Improvements	Mt. View to South City Limits	\$1,113,600	TIB (SCP) & Local	2023	Shoulder improvements w/pavement widening, installation of curb, gutter, sidewalks, storm drainage and street lighting.
Total			\$12,675,400			

2018 - 2023 Six Year Transportation Improvement Plan (STIP)

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(12A)	White River Bridge - Trail Extension & Approach	Foothills Trail to the White River	\$263,300	RCO & Foothills Grant, and Local match	2021	Extend trail to new proposed bridge approach
(12B)	White River Pedestrian Bridge Construction	White River Span	\$6,320,000	STP, ISTE, RCO, King County & Pierce County	2021	Construct fully designed non-motorist bridge over the White River
13 (New#)	View Place Overlay	Whitmore Way to Cul-de-sac	\$25,800	Local	2022	Grind existing surface and overlay with asphalt.

14 (New#)	Whitmore Way Overlay (Phase II)	Collins Road to Heather Lane	\$93,000	TIB (SCP Pavement Preservation) & Local	2022	Grind existing surface and overlay with asphalt. During construction replace and upsize existing water main.
15 (New#)	River Avenue Resurfacing	Jefferson Street to Main Street	\$188,000	TIB (SCP Pavement Preservation) & Local	2022	Grind and overlay with asphalt or as alternative maintenance chip seal. During construction extend the 8"DIP water main from the Tacoma Booster Station to Main St.
16 (New#)	Mt. View Resurfacing	Division Street to Spiketown Road	\$171,300	TIB (SCP Pavement Preservation) & Local	2022	Reconstruction/rehabilitate, grind, repair/replace curb, gutter & sidewalk, repave.
17 (New#)	Main Street Rehabilitation	River Avenue to SR410	\$289,200	TIB (SCP) & Local	2023	Reconstruct/rehabilitate, grind, replace water, stormwater drainage and underground power, install curb and gutter, sidewalk, landscape amenities, lighting and repave.
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Total			\$12,675,400			



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Small Works Bid Award - WWTP NPW Project	Agenda Date: August 8, 2017		AB17-067
	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 – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
	PW/Utilities – Chris Banks	X	X
Attachments: Eng Recommendation w/Bid Tabulations and Project Description			
<p>SUMMARY STATEMENT: See attached review letter from the City engineer and project description from WWTP Supervisor.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None			
<p>RECOMMENDED ACTION: MOTION to Award Bid of the Small Works WWTP Non-Potable Water System Improvement Project to R.L. Alia Company for \$236,301.</p>			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



August 2, 2017

Mr. Dave Schmidt
City Administrator
City of Buckley
P.O. Box 1960
Buckley, Washington 98321

SUBJECT: REVIEW OF BIDS, WWTP NON-POTABLE WATER SYSTEM
IMPROVEMENTS PROJECT
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #17230.00

Dear Mr. Schmidt:

On August 1, 2017, the City of Buckley received two bid for the WWTP Non-Potable Water System Improvements Project. The bids ranged from \$236,301.00 to \$251,299.10. The Engineer's Estimate was \$205,010.00. Each proposal was checked for correctness of extensions of the prices per unit and the total price. No corrections were made. We have provided a bid summary with this letter. The bidder and bid amount, including sales tax where applicable, are as follows:

	Engineer's Estimate.....	\$205,010.00
1.	R.L. Alia Company (Renton, WA).....	\$236,301.00
2.	Gary Harper Construction, Inc. (Snohomish, WA)	\$251,299.10

The low responsive bidder, R.L. Alia Company of Renton, Washington, is currently a Washington State registered and licensed contractor and appears to have the relevant qualifications and experience to successfully perform the work the project will require. To our knowledge, the low bidder has not claimed bid error and no formal bidding protests have been recorded. In accordance with RCW 39.04, we have verified the low bidder,

Based on our evaluation, we recommend that the WWTP Non-Potable Water System Improvements Project be awarded to the lowest responsive, responsible bidder, R.L. Alia Company, 107 Williams Avenue South, Renton, Washington 98057.

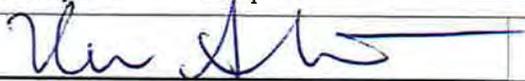
Please contact us if you have any questions and/or require additional information.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

BIDDER BIDDER ADDRESS			ENGINEER'S ESTIMATE		R.L. ALIA COMPANY 107 Williams Avenue South Renton, WA 98057 343, 041-00 RLALIC*104PT 5% BID BOND		GARY HARPER CONSTRUCTION, INC. 14831 223rd Street SE Snohomish, WA 98296 838, 522-01 GARYHCI055LF 5% BID BOND	
WASHINGTON STATE WORKMAN'S COMP. ACCT. NO. WASHINGTON STATE CONTRACTOR'S REG. NUMBER BID BOND OR OTHER GOOD FAITH TOKEN								
NO.	ITEM	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	1 LS	\$18,000.00	\$18,000.00	\$20,000.00	\$20,000.00	\$22,100.00	\$22,100.00
2	Unexpected Site Changes	1 CALC	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
3	Trench Excavation Safety Systems	1 LS	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,400.00	\$2,400.00
4	Unsuitable Excavation	1 CY	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$100.00	\$100.00
5	Existing Non-Potable Pump Motor Replacement	1 LS	\$18,000.00	\$18,000.00	\$8,000.00	\$8,000.00	\$12,500.00	\$12,500.00
6	Ultraviolet Disinfection Building Modifications	1 LS	\$26,000.00	\$26,000.00	\$30,000.00	\$30,000.00	\$7,900.00	\$7,900.00
7	Belt Filter Press Building Modifications	1 LS	\$12,000.00	\$12,000.00	\$15,000.00	\$15,000.00	\$4,200.00	\$4,200.00
8	Flow Meter Vault Installation	1 LS	\$28,000.00	\$28,000.00	\$45,000.00	\$45,000.00	\$38,800.00	\$38,800.00
9	Electrical, Telemetry and Instrumentation	1 LS	\$72,000.00	\$72,000.00	\$86,000.00	\$86,000.00	\$131,000.00	\$131,000.00
10	HMI Programming and Integration	1 LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$11,900.00	\$11,900.00
Subtotal:				\$190,000.00		\$219,000.00		\$232,900.00
Sales Tax @ 7.9%				\$15,010.00		\$17,301.00		\$18,399.10
TOTAL CONSTRUCTION COST				\$205,010.00		\$236,301.00		\$251,299.10
Sealed bids were opened at the City of Buckley, 933 Main Street, Buckley, Washington 98321 on Tuesday, August 1, 2017, at 11:00 a.m. (local time).								
I hereby certify that, to the best of my knowledge, the above tabulations are true and correct transcriptions of the unit prices and total amounts bid.								
 KEITH STEWART, P.E.								

CITY OF BUCKLEY, WASHINGTON
 WWTP NON-POTABLE WATER SYSTEM IMPROVEMENTS
 GRAY & OSBORNE #17230

DATE: 8/2017
 DRAWN: SC
 CHECKED: KS
 APPROVED: KS

GRAY & OSBORNE, INC.
 CONSULTING ENGINEERS

The Non-Potable Utility Water System

The Non-Potable Utility Water System at the Wastewater Treatment Plant is a system that provides pressurized water for a number of wash-down tasks at the wastewater plant. **The water is used for washing screenings that are taken out of the wastewater arriving at the headworks or inlet to the plant; wash-down water for the Belt Filter Press which we use to thicken Biosolids for transport prior to their re-use; and all of the hose hydrants around the plant used for clean-up.**

The system presently consists of two large pumps which pump treated effluent back into a system of piping which includes a very large bladder tank which maintains pressure in the system, much as a well tank works for homes that are on wells. The pumps run until a set pressure is reached in the tank at which time a pressure switch turns off the pumps until the pressure drops necessitating a recharge in pressure.

It was found last summer that the rubber bladder in the bladder tank had ruptured. When replacement was attempted, **we found that the metal tank which holds the bladder had rusted to the point where it was unsafe to use.** Due to the size of the tank, it will have to be cut apart to remove it from the building housing it, (it appears the building was built around it) and replacing the tank is not an option due to its size relative to the doorways and equipment in the way. **Another issue we have with the system as it exists is that we have no way to measure the amount of water being used by the system.** The pumps draw water from a wet well which is filled with effluent that has already been metered out of the plant and deposits it back into the system where it is re-measured as it leaves the system again. Provisions have been made in this project to **install metering equipment on the utility water system so that water used can be measured.**

In order to make the system usable again, we will need to install equipment to control the pumps differently without the use of the bladder tank. This equipment will be able to slow the pumps down to match the water usage requirements. **Equipment to be installed will include Variable Frequency Drives which will allow us to control pump speed, replacement motors which will work with the drives, a redundant pressure control system, and a relief valve to ensure that there is adequate flows through the pumps when there is low demand for the water.** Currently, the pumps are not able to be controlled, and when running at full speed produce about 130 psi of pressure. We need to be able to control the pressure to 60-80 psi in order to save wear and tear on equipment and piping.

Currently, we use a very small pump to provide a meager amount of pressure to the system to help with screenings wash, but have to manually start a large pump to do any washdown, and are required to take measures to keep the pressure in the system manageable.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Agreement to provide EMS special event coverage Cost Impact: Revenue Fund Source: EMS Fund 105 Timeline: August 18 & 19, 2017	Agenda Date: August 8, 2017		AB17-068
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		
	City Administrator – Dave Schmidt		
	City Attorney – Phil Olbrechts		
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore	X	
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		
Attachments: Event Medical Staffing Solutions Event Stand-By Agreement Ragnar Trail Rainier 2017			
<p>SUMMARY STATEMENT: The City of Buckley Fire Department is the primary Advanced Life Support and ambulance transport service provider for Pierce County Fire District No. 25 (Crystal Mountain Fire Department).</p> <p>A special event, Ragnar Trail Rainer 2017 - a multi-day cross-country trail running event, is taking place at Crystal Mountain Resort on August 18th and 19th, 2017. Crystal Mountain Fire Department was contacted by the event organizer requesting emergency medical service stand-by coverage for their event. Crystal Mountain Fire Department is only able to provide a portion of the emergency medical services requested by the event organizer, and subsequently referred the event organizer to the City of Buckley Fire Department to inquire about providing the Advanced Life Support (ALS) services requested by the event organizer.</p> <p>The event organizer contacted the City of Buckley Fire Department and we initially referred them to American Medical Response (AMR). The event organizer came back to us, and we in-turn had conversation with AMR, and then provided the event organizer with a proposed cost to provide the ALS services requested.</p> <p>The event organizer accepted our proposal and sent the agreement for signature. Chief Predmore is recommending approval and will provide additional information in oral report at the August 8th City Council Meeting.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: Has not been reviewed by committee.			
<p>RECOMMENDED ACTION: MOTION authorizing the Mayor to sign the Agreement with EMSS to provide Stand-By EMS services for the Ragnar Trail Rainier Event on August 18th and 19th, 2017.</p>			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



EVENT STAND-BY AGREEMENT
Ragnar Trail Rainier 2017

THIS AGREEMENT made this 31st day of July 2017 between:

- Event Medical Staffing Solutions, (EMSS) 4 Hook Rd, Sharon Hill, PA 19079
- City of Buckley Fire Department, 611 South Division Street, Buckley WA 98321

WITNESSETH:

In consideration of the mutual covenants, promises and agreements contained herein, and intending to be bound hereby, the parties agree as follows:

1. EMSS agrees to Net 30 payment terms and will pay City of Buckley Fire Department the following rates for services provided at the Ragnar Trail Rainier WA 2017 event listed in section two (2):
 - o \$4,230.21 (\$114.33 per hour for 37 hours)
2. City of Buckley Fire Department will provide the following services during the following times, dates and locations:
 - o (1) Dedicated Advanced Life Support ambulance
 - o Ambulance crew are to report by 0500 hours on Friday, 8-18-2017 and are expected to be released by 1800 hours on Saturday, 8-19-2017
 - o Staff are to report to the Crystal Mountain Resort located at 33915 Crystal Mountain Blvd, Crystal Mountain WA 98022
3. EMSS will provide the adequate space for the following equipment for the duration of the event:
 - o (1) Advanced Life Support Ambulance staffed with (1) EMT and (1) Paramedic

IN WITNESS WHEREOF, each party hereto, being authorized to do so and intending to be legally bound hereby, has duly executed and entered into this Agreement on the date first set forth above.

By: Event Medical Staffing Solutions
 Name: Adam C. Scull
 Title: Vice President
 Date: July 31st 2017

By: City of Buckley Fire Department
 Name: _____
 Title: _____
 Date: _____

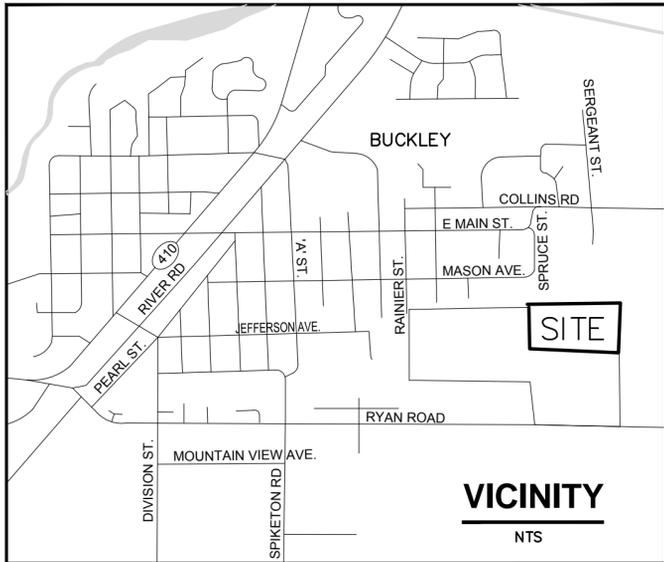


CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Phase 3, Perkins Prairie subdivision. The first phase contained 58 of the approved lots. The second phase contained 60 lots. Phase 3 contains 50 lots. See the attached memo report for analysis of conditions of approval. Cost Impact: N/A Fund Source: N/A Timeline: N/A	Agenda Date: August 8, 2017		AB17-069
	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		X
	Fire Dept – Chief Predmore		X
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson	X	X
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW/Utilities – Chris Banks		X	
Attachments: Staff Memo Report will be emailed as soon as it is finished; final plat submittal materials are attached.			
<p>SUMMARY STATEMENT: The preliminary long plat was approved with conditions on October 19, 2011. Construction ensued and the first phase was recorded under AFN 201504155001; the second phase was recorded March 2, 20176 under AFN 201703025002. Now comes the applicant for the third phase for which the work is partially done for this three-phase plat. The applicant will bond for any unfinished work and provide maintenance bonds so the lots can receive final plat approval.</p> <p>Civil construction plans were submitted and approved by the city engineer April 30, 2014, for all phases. On June 10, 2014, a developer agreement was entered into between the city and Investco Financial Corporation to construct the utilities and road system. A bond for this work was offered; the amount offered (\$829,304) was accepted by the city.</p> <p>The final plat request for Phase 3 was submitted June 21, 2017, and an extension was granted July 6, 2017, to August 8, 2017. By state statute the city council must – within 30 days – review the final plat and either approve it or deny it. The only decision criteria is whether the plat conditions are met.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: Approve Block 3 of Perkins Prairie with conditions stated in the memo report.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

A PORTION OF THE SW 1/4 OF SECTION 02, AND THE SE 1/4 OF SECTION 03, TOWNSHIP 19 NORTH, RANGE 06 EAST OF THE WILLAMETTE MERIDIAN, CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON.



ASSESSOR-TREASURER

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

ASSESSOR - TREASURER, PIERCE COUNTY DATE APN 0619023026

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 ____ 20__ A.D. FOR THE CITY OF BUCKLEY.

PLANNING DIRECTOR-CITY OF BUCKLEY

MAYOR

EXAMINED AND APPROVED THIS ____ DAY OF ____ 20__ A.D. FOR THE CITY OF BUCKLEY.

MAYOR-CITY OF BUCKLEY

CITY ATTORNEY

EXAMINED AND APPROVED THIS ____ DAY OF ____ 20__ A.D. FOR THE CITY OF BUCKLEY.

ATTORNEY-CITY OF BUCKLEY

UTILITIES SUPERINTENDENT

EXAMINED AND APPROVED THIS ____ DAY OF ____ 20__ A.D. FOR THE CITY OF BUCKLEY.

UTILITIES SUPERINTENDENT-CITY OF BUCKLEY

FIRE CHIEF

EXAMINED AND APPROVED THIS ____ DAY OF ____ 20__ A.D. FOR THE CITY OF BUCKLEY.

FIRE CHIEF-CITY OF BUCKLEY

AUDITOR'S CERTIFICATE

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

RECORDING NUMBER ____

COUNTY AUDITOR

FEE

BY

DWN. BY	DATE
TD	5/2/17
CHKD. BY	JOB NO.
DF	2160037.50

DESCRIPTION

SEE SHEET 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PERKINS PRAIRIE, 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 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__

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 ____ OF PERKINS PRAIRIE, 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 ____ 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT ____ WASHINGTON.

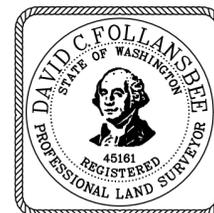
SURVEY FOR

PERKINS PRAIRIE, LLC
INVESTCO FINANCIAL CORPORATION
1302 PUYALLUP STREET
SUMNER, WA 98390-1600

SURVEYOR'S CERTIFICATE

I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN MAY, 2017, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF PERKINS PRAIRIE, LLC.

DAVID C. FOLLANSBEE, PLS 45161 DATE



2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

A PORTIONS OF THE SW 1/4 OF SECTION 02, AND THE SE 1/4 OF SECTION 03,
TOWNSHIP 19 NORTH, RANGE 06 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON.

NOTES

1. NO STRUCTURES OR IMPROVEMENTS SHALL BE PERMITTED WITHIN THE BUFFER AREA, INCLUDING BUILDINGS AND DECKS EXCEPT AS OTHERWISE PERMITTED UNDER THE CITY'S ADOPTED SENSITIVE AREAS REGULATIONS.
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. LEGAL DESCRIPTIONS, EASEMENTS, RESERVATIONS, RESTRICTIONS AND OTHER MATTERS OF RECORD WERE DERIVED FROM: SUBDIVISION GUARANTEE PUGET SOUND TITLE COMPANY ORDER NO. 0078597-TC AMENDMENT SECOND DATED SEPTEMBER 8, 2016.
4. ALL STRUCTURES SHALL CONNECT TO ROOF DRAIN SYSTEMS THAT INCORPORATE PROPER APPLICATION OF FLOW CONTROL BEST MANAGEMENT PRACTICES.
5. SET REBAR AND CAP LS 45161 AT EACH CORNER.
6. UPON APPLICATION FOR A BUILDING PERMIT FOR CONSTRUCTION OF A DWELLING UNIT UPON ANY LOT WITHIN THE PLAT, ADOPTED FEES ASSOCIATED WITH THE IMPACTS TO THE CITY'S TRANSPORTATION SYSTEM, PARKS AND SCHOOLS SHALL BE PAID TO THE CITY OF BUCKLEY.
7. ANY "ON-LOT" FENCING SHALL BE LOCATED OUTSIDE OF ANY EASEMENTS TO BE DEDICATED TO THE CITY UPON RECORDING OF THIS PLAT. SHOULD A FENCE BE PLACED IN THE CITY'S EASEMENT, IT MAY BE REMOVED FOR UTILITY WORK AT THE COST OF THE HOMEOWNER.
8. CC&R'S ARE RECORDED UNDER AFN 201703020349.

EASEMENT PROVISIONS

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

DESCRIPTION

XXXXXX

BUILDING LOTS

A TOTAL OF 50 BUILDABLE LOTS ARE BEING CREATED IN PHASE 3.

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42	20.00	90 00 00	N45° 51' 37"E	28.28
C2	31.42	20.00	90 00 00	S44° 08' 23"E	28.28
C3	31.89	20.00	91 21 59	S46° 32' 36"W	28.62
C4	30.94	20.00	88 38 01	N43° 27' 24"W	27.95
C5	11.78	972.50	0 41 38	N88° 07' 13"W	11.78
C6	31.65	20.00	90 40 21	S46° 11' 47"W	28.45
C7	31.42	20.00	90 00 00	S44° 08' 23"E	28.28
C8	31.42	20.00	90 00 00	N45° 51' 37"E	28.28
C9	23.85	1000.00	1 21 59	N88° 27' 24"W	23.85
C10	13.54	1027.50	0 45 17	N88° 09' 03"W	13.54
C11	31.20	20.00	89 23 19	S43° 50' 03"E	28.13
C12	31.42	20.00	90 00 00	N45° 51' 37"E	28.28
C13	31.42	20.00	90 00 00	N44° 08' 23"W	28.28

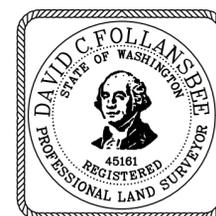
LEGEND

-  SECTION CORNER
-  QUARTER SECTION CORNER
-  CENTER SECTION
-  SET MONUMENT
-  SET REBAR AND CAP LS 45161
-  FOUND PROPERTY CORNER
-  BSBL
-  UE
-  [xxxx] ADDRESS

DWN. BY	DATE
TD	5/2/17
CHKD. BY	JOB NO.
DF	2160037.50

BUILDING SETBACKS (BSBL)

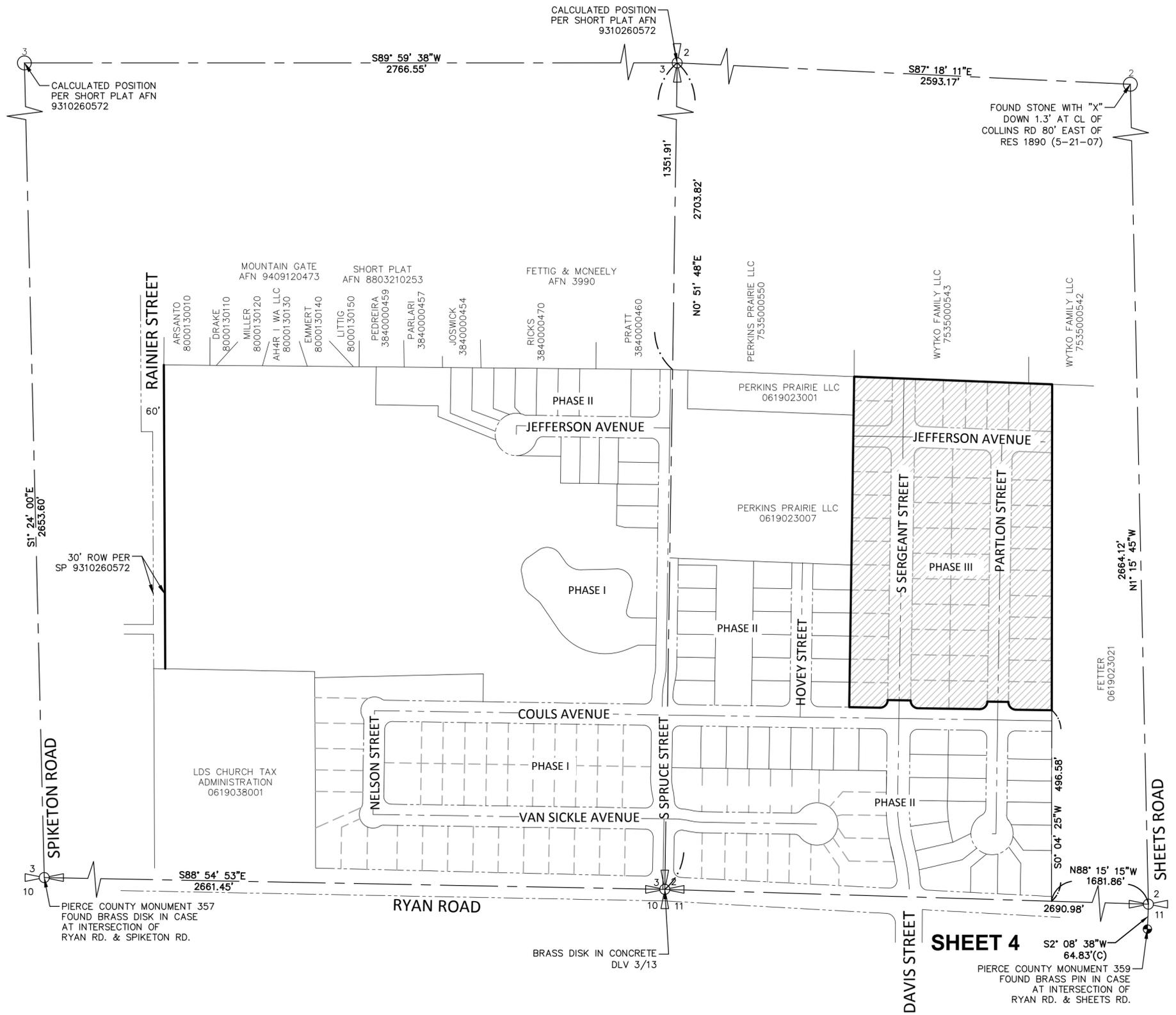
- FRONT YARD 15 FEET
- REAR YARD 15 FEET
- SIDE YARD 8 FEET
- SIDE YARD CORNER LOTS 15 FEET FROM STREET SIDE
- FRONT YARD TO GARAGE 22 FEET



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PERKINS PRAIRIE PH III

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TOWNSHIP 19 NORTH, RANGE 06 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON.



BASIS OF BEARING

NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
PIERCE COUNTY HORIZONTAL CONTROL
HOLDING COUNTY MONUMENT NUMBERS 357 AND 359.

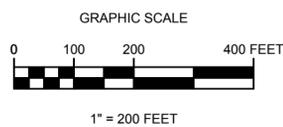
POINT NO. 357
N=668526.316
E=1260764.34
BRASS DISK WITH PUNCH IN CASE AT
RYAN RD. & SPIKETOWN RD.

POINT NO. 359
N=668329.137
E=1266112.22'
BRASS PIN IN CASE AT
RYAN RD. & SHEETS RD.

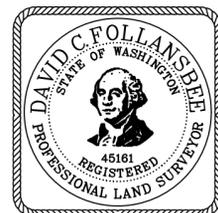
A LINE BETWEEN THE TWO FOUND MONUMENTS BEARS
SOUTH 87°53'18" EAST.

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- SET MONUMENT
- SET REBAR AND CAP LS 45161
- FOUND PROPERTY CORNER
- BSBL BUILDING SETBACK
- UE UTILITY EASEMENT-EASEMENT PROVISION, SHEET 2
- [xxxx] ADDRESS



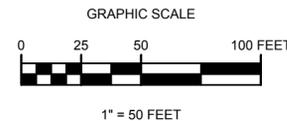
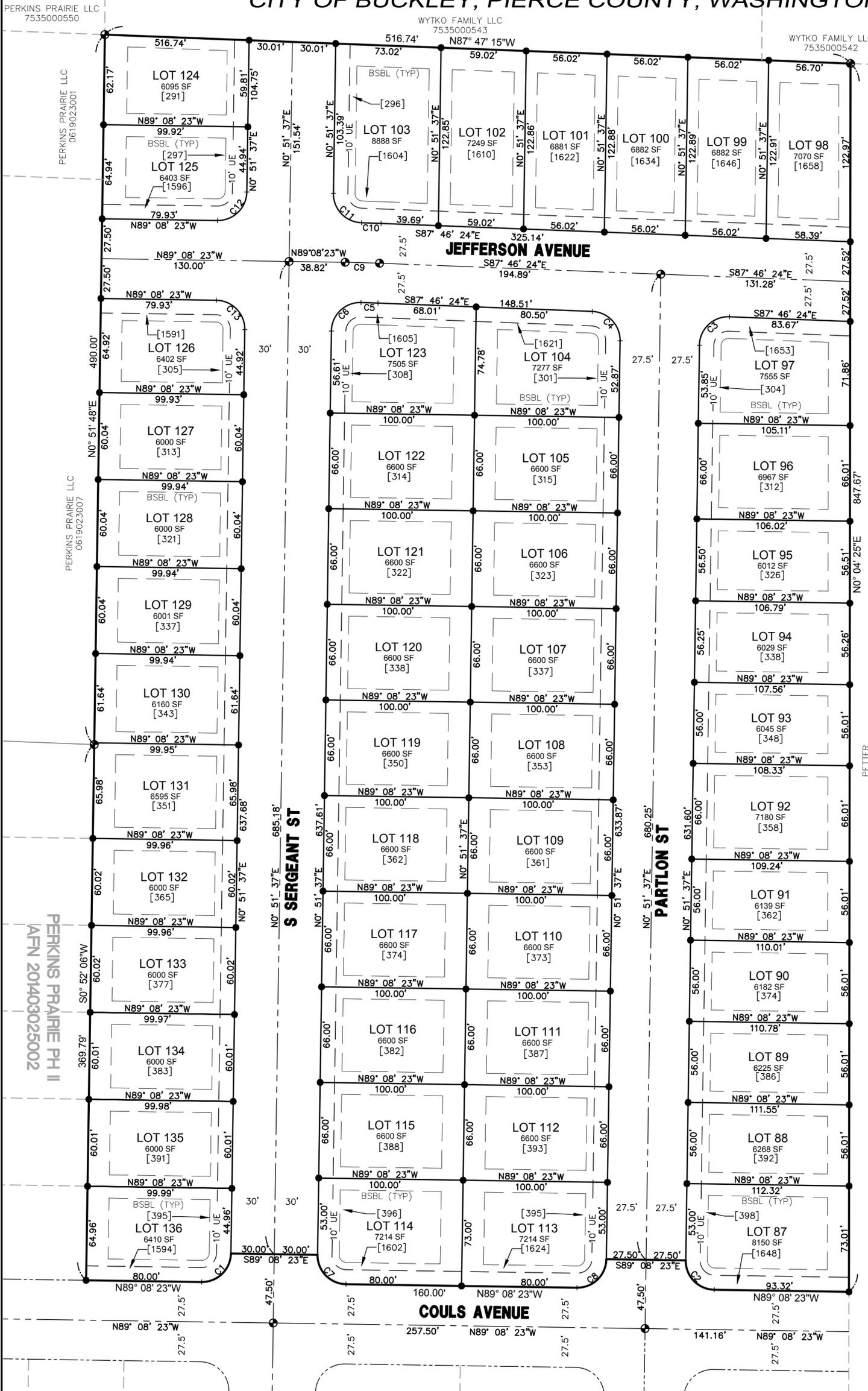
DWN. BY	DATE
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PERKINS PRAIRIE PH III

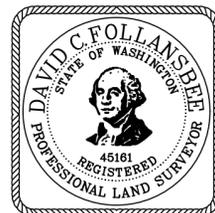
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CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON.



LEGEND

- SET MONUMENT
- SET REBAR AND CAP LS 45161
- FOUND PROPERTY CORNER
- BSBL BUILDING SETBACK
- UE UTILITY EASEMENT-EASEMENT PROVISION, SHEET 2
- [xxxx] ADDRESS

DWN. BY	DATE
TD	5/2/17
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DF	2160037.50



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CITY OF BUCKLEY

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

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



MEMO

To: Mayor Pat Johnson
Members of the city Council
From: City Planner Kathy Thompson
Date: August 3, 2017
RE: Perkin's Prairie, a.k.a. Clearwater Estates, a.k.a. VanSickle Landing, a.k.a. Elkhorn
Subdivision Block 3, Lots 87 through 136 (50 lots); Ryan Road; File Number: LP-2011-01



History.

The preliminary plat of Perkin's Prairie was approved by the city twice. The first version of the plat (LP-2008-01) included 262 lots on 59.94 acres and was approved June 30, 2009. A revision (LP-2011-01) was submitted a few years later. This revised subdivision contains 177 lots and will be completed in phases (blocks) with 168 lots. A request for extension was timely made and granted; **the plat expired June 30, 2017**. Phase 1 was recorded under Assessor's File Number (AFN) 201504155001; Phase 2 was recorded under AFN 201703025002; this application is Phase 3 for 50 lots; the final plat application is sufficient to meet the expiration date. Phase 3 will not be completely constructed before final plat recording.

The city approved the revised preliminary long plat with conditions on October 19, 2011. Construction ensued and is done for Phase 1 and Phase 2; a preconstruction meeting was conducted recently for completing construction in the Phase 3 block. The applicant will bond for any unfinished work and provide maintenance bonds so the lots can receive final plat approval.

The project construction was phased; the Hearing Examiner Conditions of Approval (COA) were confirmed by the city at the time of construction for each phase. This is the final phase.

Civil construction plans were submitted for Clearwater Estates and approved for the entire plat by the city engineer April 30, 2014

- A pre-construction meeting for Phase 1 was conducted May 28, 2014.
- On June 10, 2014, the city and Investco Financial Corporation entered into a developer agreement to construct the utilities and road system. A bond for this work was offered and the amount (\$829,304) was accepted by the city.
- A latecomers' agreement application for sanitary sewer was approved by the city under Phase 1 and covers the lots in Phase 2. The latecomer's agreement was recorded on May 28, 2015 under AFN 201505280142.



- A pre-construction meeting for Phase 2 was April 19, 2016.
- The pre-construction meeting for Phase 3 was May 22, 2017.

Phase 1 final plat. The final plat request for Phase 1 on parcel numbers 0619038002 and 0619023005 for 58 lots was submitted February 25, 2015, approved with conditions by the council March 22, 2015, and recorded at the county April 15, 2015, under AFN 201504155001.



Phase 2 final plat. The final plat request for Phase 2 on parcel numbers 0619038011 and 0619023025 for 60 lots was made November 21, 2016. On December 2, 2016, the applicant agreed to additional time for the city’s review and the plat was approved with conditions January 10, 2017, and recorded March 2, 2017, under AFN 201703025002. As conditions of this phase, the CC&Rs were recorded under AFN 201703020349; the declaration and grant of storm drainage easement was recorded under AFN 201703020350; the declaration and grant of access and utilities easement was recorded under 201703020351; and the trail easement was recorded under AFN 201703020352.

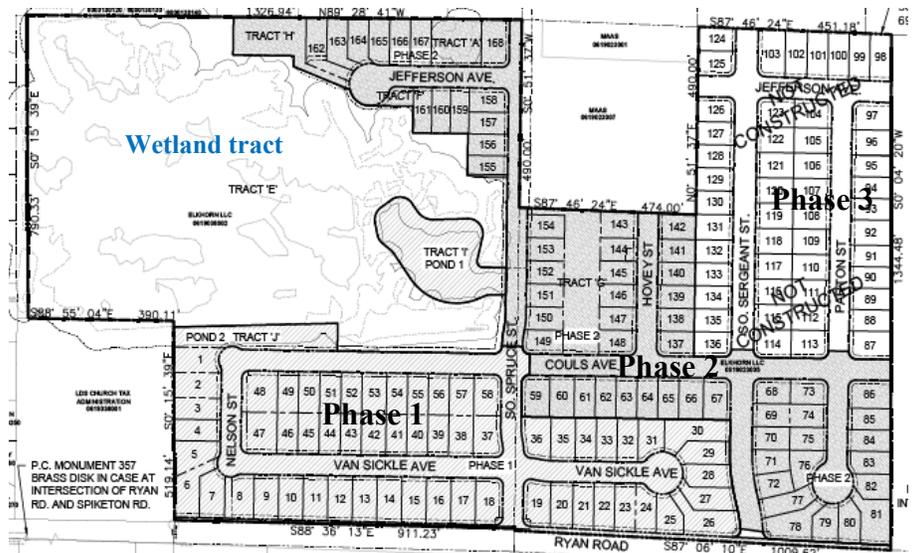
Phase 3. The final plat request for Phase 3 on parcel number 0619023026 contains 50 lots for a plat total of 168 lots. Application was submitted June 21, 2017; an extension was granted July 6, 2017, to enable the council to review the material adequately, to August 8, 2017.

Decision options.

The council may either approve or not approve the final long plat request. No new conditions can be added to the list of conditions.

If the long 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 applicant until the objections are overcome.



Recommendation.

City staff recommends the council approve the final plat request submitted July 21, 2017, but not authorize signatures on the final plat mylar until the following are resolved to staff’s satisfaction:

1. Because the utilities 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:

- 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 utilities through bills of sale; OR
- b. The mylar shall be unsigned until the utilities are completed accepted through bills of sale.



Drainage Tract

2. The guarantee, performance, and maintenance bond documents shall be reviewed for approval by the city before staff may sign the final plat mylar.
 - a. Included in this performance and then maintenance bonding is the requirement to repair two travel lanes on Ryan Road in accordance to COA 10 of LDA 2007-05.
3. Outstanding bills shall be paid in accordance with COA F.11.
4. Maintenance bonds shall be determined after construction is completed and submitted in compliance with COA F.13.
5. The following work shall be done prior to issuance of a building permit:
 - a. A landscape agreement shall be prepared for review, approval, and recording in conformance with COA D.7.
 - b. In addition to #1 above, on-site inspection and verification is required to the following conditions of approval before a building permit may be issued for the plat: A.1, A.8, A.9, B.1 through B.8, C.1, C.2 through C.5, C. 9, C.10, C.12, C.14, C.1, D.4, D.5, D.7, F.1 and F.7.
 - c. Segments of perimeter fencing shall be installed along Phase 3 plat boundaries in accordance with COA F.7
 - d. The design and construction of improvements within the Phase 3 Final Plat boundaries shall be confirmed by the city engineer to be in compliance with the stated requirements.
6. Note 8 on Sheet 2 of 4 shall be amended to list the recording number of the amended CC&Rs (COA A.2).
7. Construction of the trail within the wetland tract as required in COA F.

Application materials.

A copy of the application materials will be at city hall for review. Application materials included the following:

- Revised plat plan
- Plat certificate
- Lot closures
- Responses to plat conditions of approval
- Performance bond



Conditions of Approval.

The approval document from the hearing examiner for the preliminary plat amendment to the Van Sickle Landing Subdivision was **approved subject to the following Conditions**¹:

A. Stormwater and Water Quality Control:

1. A final engineered drainage and storm water plan and report shall be submitted to the city engineer for review and approval. The drainage plan must incorporate the storm drainage requirements of the D.O.E. Stormwater Management Manual for the Puget Sound Region (1992 edition), Volume 2. The stormwater control plan shall provide for extension of the storm conveyance/collector system to the plat boundary and include any additions of impervious surface to Ryan Road. The stormwater plan must also address compliance with minimum requirements Nos. 1 through 11 in BMC 14.30.051.

The final engineered drainage (construction plans dated April 29, 2014) and stormwater plan report (Stormwater Technical Information Report revised February 2014) were approved by the city engineer in conjunction with the civil construction plan approval on April 30, 2014, and were found to be in compliance with the plat condition for Phase 3. As a condition of Phase 3 final plat approval, the applicant's engineer shall verify that the stormwater system was constructed as designed and consistent with the stormwater report. The stormwater report shall be revised to incorporate any changes to the design during construction and two (2) hard copies of the final stormwater report submitted to the city for record. The final stormwater report shall be a stand-alone document, which includes hard copies of all referenced reports.

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.

The CC&Rs for the plat identify requirements for maintenance of utilities within the plat easements. As a condition of Phase 1 Final Plat approval, the CCR's, were recorded in conjunction with the final plat documents under AFN 201504150392. These will be the same CC&Rs for all other plat phases. Phase 2 CC&Rs were recorded under AFN 201703020349. The CC&Rs shall be amended to include this phase, see Note 8 on Sheet 2 of 4.

3. The 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 obtained by the applicant under WAR301725 (dated April 24, 2014) covers development of 41.6 acres and will be confirmed by the city at the time of development of subsequent phases as approved under the Clearwater Estates construction plans (dated April 29, 2014). The state permit will remain active and will be terminated by the applicant when the site is stabilized and construction is completed.

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 is stated on the face of the plat on Sheet 2 of 4, Note #4. In addition, this will be confirmed by the city at the time of building permits for individual houses and subsequent development phases as approved under the Clearwater Estates construction plans (dated April 29, 2014).

¹Note: The conditions listed include the original conditions of preliminary plat approval for Van Sickle Landing subdivision as modified by this amendment, in addition to conditions specific to this proposed plat amendment.

5. To mitigate and avoid significant impacts to water quality, the proponent shall provide on-site water quality monitoring and temporary erosion and sedimentation control during construction. A water quality monitoring plan (WQM Plan) and temporary erosion and sedimentation control plan (TESC Plan) shall be submitted by the applicant for review and approval and approval by the city engineer prior to commencement of any clearing, grading, or filling on the site. The WQM and TESC Plans shall be developed in accordance with the city of Buckley Municipal Code Chapters 14.30 and 14.40, Stormwater Management and Stormwater Maintenance Ordinances and shall incorporate erosion and sediment controls, preservation of natural drainage discharge locations, source controls, runoff treatments, stream bank erosion controls and performance bonding to ensure compliance with the standards set forth therein during project clearing, grading and construction. The WQM and TESC Plans shall indicate measures to be taken to avoid untreated stormwater discharges to any and/or all critical areas, and the treatment necessary to meet the State Water Quality Standards, Chapter 173-201 WAC and shall address each of the following:
 - The Plans shall provide for additional and/or upgraded protections and measures as necessary;
 - The Plans shall identify requirements of and frequency of reporting to the city;
 - The Plans shall include monitoring at appropriate stations;
 - The Plans shall allow for adjustment of monitoring and water quality monitoring parameters depending on location of development activity;
 - On-going monitoring shall include evaluation of the proposed BMPs and testing of sediment as appropriate; and
 - The Plans shall stipulate that if water quality standards are exceeded then all on-site activity shall “stop” immediately until additional measures have been developed, reviewed and approved by the city to prevent further non-compliance.

The Construction Stormwater Pollution Prevention Plan (dated December 2013) and Temporary Erosion and Sedimentation Control (TESC) Plans (dated April 29, 2014) were submitted by the applicant and approved by the city engineer in conjunction with the civil construction plan approval on April 30, 2014. These items, together with the Applicant’s Department of Ecology Construction Stormwater Permit addressed this condition.

6. The proponent shall designate a qualified individual or firm who shall be responsible for ensuring compliance with the WQM and TESC Plans. The individual/firm shall ensure that erosion and sedimentation control devices and other such soil protection are correctly installed, that Best Management Practices (BMP’s) are correctly implemented, and that BMP methods and maintenance schedules are followed; for monitoring and evaluating the effectiveness of practices and recommending modifications to the WQM and TESC Plans as necessary if monitoring reveals that practices are not effective; and for ensuring that reports and inspections are coordinated with the city.

The Construction Stormwater Pollution Prevention Plan (dated December, 2013) and Temporary Erosion and Sedimentation Control (TESC) Plans (dated April 29, 2014) were submitted by the applicant and approved by the city engineer in conjunction with the civil construction plan approval on April 30, 2014.

7. Stormwater runoff rate leaving the site shall not exceed pre-development conditions for quality or quantity.

The final engineered drainage (construction plans dated April 29, 2014) and stormwater plan report (Stormwater Technical Information Report revised February 2014) were approved by the city engineer in conjunction with the civil construction plan approval on April 30, 2014, and were found to be in compliance with the plat condition for Phase 2. Site inspection of the completed storm drainage facilities confirms that the storm drainage system associated with the Phase 3. Site inspections shall verify that this condition is met.

8. All open ditches receiving runoff directly adjacent to and immediately downstream of the site must be mowed, cleaned, channelized (if necessary) and stabilized prior to construction, to insure that adequate capacity exists and/or is maintained for runoff leaving the site.

Site inspection shall verify that this condition is met.

B. Clearing, Grading and Erosion Control:

1. The applicant shall identify the source of all imported fill material and provide written documentation that the material is free of environmentally hazardous substances. All grading and filling must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval must be obtained through the Tacoma-Pierce County Health Department (TPCHD) prior to filling.

The contractor provided submittals for import material (Aggregate Source Approval Report by WSDOT Materials Lab) which were approved by the city engineer per RAM #2 (dated May 30, 2014). Site inspection of the Phase 3 shall confirm that the imported material appears to be consistent with the report.



Intersection of Spruce and & Couls facing Hovey

2. Sedimentation and erosion control measures shall be installed prior to any clearing or grading on-site and shall remain in place until the city engineer approves removal. Silt fencing shall be required in all down slope areas of clearing and grading activities. Other than access construction, the remainder of all lower story vegetation removal shall be staged so that exposed soils will be minimized until absolutely necessary as approved by the city.

Site inspection of the construction shall verify that this condition is met.

3. The city shall inspect all temporary erosion and stormwater control structures during the construction period and sediment shall be removed from sedimentation ponds as necessary to ensure proper functioning. Disposal of sediment materials shall be subject to the approval of the city in accordance with applicable Federal, State and city regulations. Enhanced inspection and maintenance may be required at the city's discretion. The developer shall pay for the cost of inspection for temporary erosion and stormwater control structures during construction period.

Site inspection of the construction shall verify that this condition is met.

4. Clearing and grading of the site shall be limited to the dry season only (April 1-September 30), without prior city approval. The site shall be stabilized for the wet season (Oct. 1-March 31) by October 1, unless otherwise approved by the city. Stabilization shall occur by using recommended measures within BMC 14.30 and 14.40, Stormwater Management and Stormwater Maintenance Ordinances. The applicant shall identify and flag in the field, prior to start of work, the clearing limits of the project and maintain said flagging for the duration of the project. Clearing and grading of the site shall not start until the city inspects and approves the TESC measures in place and issues a permit.

Site inspection of the construction shall verify that this condition is met.

5. Tracking of mud and debris onto city sidewalks and roadways shall be minimized. Any mud, soil or debris tracked or deposited onto public property shall be cleaned up immediately and not allowed to accumulate.

Site inspection of the construction shall verify that this condition is met. Applicant states that BMPs will be implemented to minimize tracking and that mud & debris shall be cleaned immediately during construction.

6. Prior to the initiation of filling and grading, the applicant shall provide supporting documentation from the Geotechnical Engineer identifying their review of the proposed permitting activities and providing any applicable amendments to the original geotechnical report prepared for the project.

The required geotechnical compliance and information was provided by the applicant's soil engineer (Final Report by Earth Solutions NW LLC dated October 12, 2016) and is acceptable to the city engineer. Site inspection of the Phase 3 Final Plat shall confirm the improvements are constructed in substantial compliance with the approved plans.

7. The proponent shall designate a geotechnical engineer who shall be responsible for ensuring compliance with the geotechnical recommendations. The geotechnical engineer shall be on site during all filling and grading activities and shall ensure that grading, filling, site stabilization, excavating and testing shall be consistent with the geotechnical recommendations for the site. Geotechnical reports shall be provided to the city for review and approval prior to completion and acceptance of the site work approved under this application for preliminary plat.

The required geotechnical compliance and information was provided by the applicant's soil engineer (Final Report by Earth Solutions NW LLC dated October 12, 2016) and is acceptable to the city engineer. Site inspection of the Phase 3 Final Plat and geotechnical inspection reports shall confirm that the improvements are constructed in substantial compliance with the approved plans.

8. Filling and/or excavation of the site which results in elevation changes between the site and adjacent properties shall require the applicant to provide adequate stormwater conveyance measures as approved by city staff and the city engineer to prevent flooding or ponding of water on adjacent properties.

Site inspection of the Phase 3 Final Plat under the direction of the city engineer shall continue during construction. The city engineer shall confirm the improvements are constructed in substantial compliance with the approved plans before releasing the performance bond.

C. Utilities and Fire Protection:

1. The plat shall comply with city requirements for potable water use and fire protection.
The proposed water system plan was confirmed by the city engineer to be in compliance with city requirements for potable water use and fire protection. The city engineer shall confirm the condition is met after construction is completed. Bonds are offered to complete this condition.

2. A hydraulic analysis shall be performed on the proposed water system to ensure the availability of fire flow in accordance with the Buckley Municipal Code and the city of Buckley Comprehensive Water Plan.

The hydraulic analysis was performed during the design phase of the water distribution system and shall be confirmed by the city engineer to meet this condition for this phase.

3. In order to provide for the extension of utility services to the development the applicant will be required to pay for and install any necessary extensions to the natural gas, water, sewer or stormwater system that are necessary in order to serve the proposed subdivision.

Utility lines shall be confirmed by the city engineer as constructed within the Phase 3 Final Plat for service to the development and for extension to other areas anticipated to be served in the future by the utility systems. Bonds are offered to complete this condition.

4. All public utility lines proposed to serve the development shall be extended to the plat boundaries and dedicated to the city of Buckley.

Plat service to the development and for extension to other areas anticipated to be served in the future by the utility systems were approved under the original construction plans.

5. All utilities shall be designed and constructed in accordance with the “City of Buckley Development Guidelines and Public Works Standards”, unless otherwise modified herein.

Utilities within the Phase 3 Final Plat shall be constructed in compliance with the “City of Buckley Development Guidelines and Public Works Standards”.

6. Utility plans submitted for preliminary short plat are conceptual “only” and must be resubmitted as formal construction drawing for review and approval by the city engineer prior to any on-site construction being performed.

Utilities within the Phase 3 Final Plat will be constructed as approved by the city engineer under the Clearwater Estates construction plans (dated April 29, 2014). Utility easements are provided along lot frontages and don’t include public utility lines through private property. (See Easement Provisions on Page 2 of 4.)

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.

Easements, where required, shall be recorded with the plat. As part of Phase 3 Final Plat approval, any easements outside of the boundary of the Phase 3 Final Plat shall be separately granted to the city.

8. The applicant shall be required to pay for all general facility and/or connection charges pertaining to each city utility as required by adopted city code.

General facility and/or connection charges for water and sewer are paid as part of building permits. (Also see Note 6 on Sheet 2 of 4.)



9. Construction of offsite utilities within city right-of-way shall include half street overlay and shall be constructed in accordance with the “City of Buckley Development Guidelines and Public Works Standards.” Offsite utilities on private property that are to be dedicated to the city within easements shall include provisions for access by city Public Works vehicles for maintenance of utilities to be dedicated to the city.

The frontage and half street overlay improvements were constructed and are confirmed by the city engineer to be in compliance with the “City of Buckley Development Guidelines and Public Works Standards”. As a condition of Phase 3 Final Plat approval, any

easements outside of the boundary of the Phase 3 Final Plat shall be separately granted to the city.

10. Where feasible, as determined by the city, each proposed side sewer shall connect to sewer main line a minimum of distance 5-feet from a sanitary sewer manhole.

The construction of the side sewer connections shall be confirmed by the city engineer to be in compliance with the stated requirements.

11. Utilities to be dedicated to the city shall be extended to the boundaries of the plat to facilitate future connections by adjacent properties. The utilities include domestic water, sanitary sewer, storm drainage, and natural gas. The locations for such extensions shall be determined by the city during construction review of the plat utilities. Utilities provided by entities other than the city shall meet the requirements of the respective entities for extensions to the boundaries of the plat.

Utility lines shall be constructed within the Phase 3 Final Plat for service to the development and for extension to other areas anticipated to be served in the future by the utility systems. A bond to perform this work was submitted with the final plat application. The location and extension of utilities were determined by the city engineer during the design phase of the improvements and the installations were confirmed by the city engineer during the construction phase.

12. All off-site utilities installed or constructed as a result of this development shall be dedicated to the city.

As part of Phase 3 Final Plat approval, any site utilities installed or constructed outside of the boundary of the Phase 3 Final Plat will be conveyed to the city under Bills of Sale (i.e. water, storm, and sewer) and located within dedicated right-of-way or utility easements separately granted to the city. Bills of sale shall be exchanged after construction is approved.

13. Applicant shall be required to replace the existing 10” water main with a 12” D.I. water main for 1,260 lineal feet of Ryan Road frontage to correspond with Capital Project D-3c identified in the city’s Comprehensive Water System Plan.

The replacement of the water main along Ryan Road was constructed and approved during Phase 1.

14. An engineered natural gas system plan meeting Federal and State Regulation shall be submitted to the city engineer for review and approval prior to construction.

After approval of the preliminary plat, the city sold the gas system to Puget Sound Energy, which reviewed and approved the submitted gas plans. The construction of the natural gas system improvements was determined during the design phase and the installations will be confirmed by Puget Sound Energy during construction of Phase 3.

D. Streets:

1. All proposed private accesses and public roadways shall be required to comply with city emergency access requirements.

The construction of the public roadways in conjunction with the Phase 3 Final Plat shall be confirmed by the city engineer to be in compliance with the stated requirements prior to release of the performance bond. Private accesses and public roadways are designed and will be constructed to meet emergency access requirements.

2. The applicant shall provide ½ street improvements to Ryan Road along property frontage consistent with the city of Buckley “Development Guidelines and Public Works Standards, and may include but shall not be limited to pavement widening (from centerline of existing roadway to right-of-way line), meandering sidewalk, curb and gutter, planter strip, landscaping, storm water drainage and street lighting.

The half street frontage improvements were constructed and approved during Phase 1.

3. The right-of-way of the proposed interior plat public roads and alley shall be dedicated to the city upon recording of the final plat.
The interior plat roads will be dedicated to the city through approval and recording of the Phase 3 Final Plat drawings. Stated under "Dedication" on Sheet 1 of 4.
4. All roadway improvements shall be designed and constructed per AASHTO standards and in accordance with the city of Buckley "Development Guidelines and Public Works Standards" adopted by Ordinance 20-95, July, 1995, and amended February 26, 2008.²
The construction of the public roadways in conjunction with the Phase 3 Final Plat shall be confirmed by the city engineer to be in compliance with the stated requirements prior to release of the performance bond. Private accesses and public roadways are designed and will be constructed to meet emergency access requirements.
5. Street lighting shall be required and located at all street intersections and at approximately 150' intervals per Puget Sound Energy Standards, as adopted by the city. The spacing, design and style of fixtures shall be pursuant to adopted city Standard.
The construction of the street lighting in conjunction with the Phase 3 Final Plat shall be confirmed by the city engineer to be in compliance with the stated requirements prior to release of the performance bond. Private accesses and public roadways are designed and will be constructed to meet emergency access requirements.
6. The design standards, including but not limited to geometry, features, materials, signage, and channelization, for roundabouts or neighborhood traffic circles shall comply with applicable current AASHTO and MUTCD standards and Publication No. FHWA-RD-00-067 "Roundabouts: An Informational Guide", dated June, 2000. The applicability of the various standards, guidelines, and recommendations to the proposed plat shall be determined by the city during construction review.
No roundabouts were approved or constructed as part of the approved construction plans for this plat.
7. The developer shall submit a right of way and landscape maintenance agreement with the final plat to verify public street and landscape maintenance responsibilities.
The a landscape maintenance agreement in conjunction with the Phase 3 Final Plat shall be confirmed by the city engineer to be in compliance with the stated requirements prior to release of the performance bond. The landscape maintenance agreement shall be provided to the city separately for review and approval and a copy provided to the city for record upon recording.
8. [Eliminated]³.

E. Critical Areas:⁴

1. The applicant shall comply with all other State and/or Federal regulations and obtain relevant permits. This includes the U.S. Army Corps of Engineers and the Washington State Department of Ecology (DOE). It is the sole responsibility of the applicant to contact the other jurisdictions and secure any and all other permits required for this proposed project.
The original approval called for wetland fill, which would have needed permits from the state and federal government. The subsequent revision removed the permits that otherwise were needed.

²This condition was modified to remove references to LID techniques for road features.

³Condition No. 8 of the original preliminary plat approval requiring a supplement to the Traffic Impact Analysis is no longer necessary and is eliminated.

⁴Conditions No. 1, 3 and 7 of the original preliminary plat approval are not included here as they are no longer necessary. The conditions refer to mitigation of impacted wetland areas. No impacts to wetlands are proposed under the plat amendment.

2. Pursuant to BMC 12.12.100 the regulated wetland(s) and associated buffer(s) shall either be placed in a separate tract on which development is prohibited, protected by execution of an easement, dedicated to a conservation organization or land trust, or similarly preserved through a permanent protective mechanism acceptable to the city. The location and limitations associated with the wetland(s) and buffer(s) shall be shown on the face of the deed or plat applicable to the property and shall be recorded with the Pierce County assessor's office.

The prior recorded plats show Wetland areas in Tracts A and E. The wetlands and buffers show to extend off site onto adjacent lots. Phase 3 contains no wetlands.

3. Pursuant to BMC 12.12.100 a note shall be affixed to the face of the final plat map stating "No structures or improvements shall be permitted within the buffer area, including buildings and decks except as otherwise permitted under the city's adopted sensitive areas regulations."

This is stated under "Notes" on Sheet 2 of 4, Number 1.



4. Pursuant to BMC 12.12.100 the boundary of the sensitive area tract and associated buffer shall be permanently identified by signage, the location and size of which must be approved by the planning director. These signs shall be worded as follows: "Protection of this natural area is in your care. Alteration or disturbance is prohibited by law. Please call the city of Buckley Planning Department for more information."

Signs are visible in Tracts J and I; the improvements were constructed in substantial compliance with the approved plans for Phase 2 Final Plat. Phase 3 contains no wetland areas and requires no signs.

F. Other Environmental Impacts and General Requirements:⁵

1. All on-site activity must comply with the terms and conditions of approval for LDA Permit #2007-05 to include but not limited to, offsite requirements/conditions of LDA #2007-05 (i.e. Condition #10 regarding Ryan Road). [Please see the attached LDA document of approval.]

The requirements/conditions of the LDA Permit applicable to Phase 3 are to be bonded before recordation. Completion of the tasks will be reviewed and accepted by the city engineer to be in conformance with the approved Clearwater Estates construction plans (dated April 29, 2014). The original plat contained wetland fill, the revised plat did not; therefore, this condition is not fully applicable to the current plat design. Applicant states that the amount of import and haul was less than anticipated under the 2007 permit.

Condition C.10 of LDA 2007-05 states:

"The developer shall post a performance bond with the City equal to 125% of the estimated cost of the planning, engineering, and construction of grinding, pavement overlay, and striping of Ryan Road from Pearl Street (Willow Glenn Apts) to the primary construction entrance of the subject property."

Perkins Prairie shall repair Ryan Road to the satisfaction of the city engineer.

2. Conversion of parcel to high-density development may require the applicant to obtain a Class IV Forest Practices permit from DNR.

⁵ Conditions No. 10, 15, 16, 17, 18, and 20 of preliminary plat approval have been removed as no longer necessary in the event of approval of this proposed plat amendment.

A land disturbing activities permit (LDA) was obtained from the city for tree removal prior to construction activities for Phase 1.

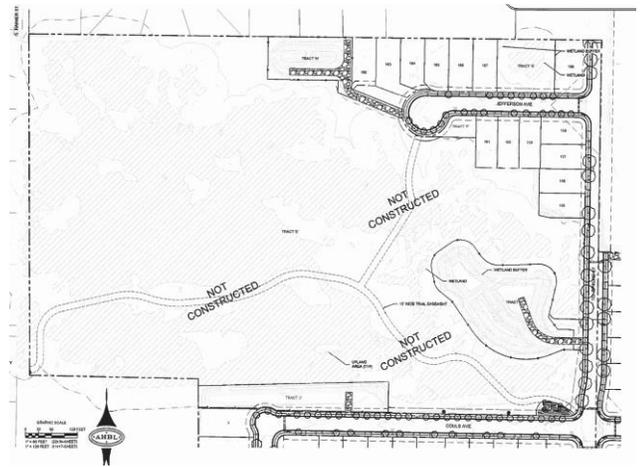
3. Prior to initiation of construction, the applicant shall submit a traffic control and haul route plan to the city for review and approval to minimize traffic safety conditions on Ryan Road, SR-165 and SR-410.

The traffic control plan and haul route plan was submitted to the city prior to construction in accordance with the stated requirement.

4. Proponent shall be required to incorporate and install a public transit bus stop into the frontage improvements along Ryan Road. Location shall be within the Ryan Road right-of-way and design shall be coordinated and approved by Pierce Transit and the city engineer. *This requirement is conditioned upon Pierce Transit (or its successor, if any) returning bus service to the area. If bus service has not resumed prior to the completion of the last phase of development as determined by the city manager, this condition shall become void.*

Bus service did not return to Buckley; as this is the last phase of the plat, this condition is now void.

5. Proponent shall grant an easement to the city of at least fifteen feet in width in the wetland area in Tract E (in an alignment to be chosen by the city) for the city's future public use as an interpretive trail. The trail shall connect to future Miller Park adjacent to the subdivision. A trail plan showing all trail dimensions and construction materials shall be submitted to the city for approval prior to construction. The Proponent shall prepare the legal description and legal documents for the easement at its expense. The design, permitting, construction and maintenance of the interpretive trail shall be the responsibility of the city. The Proponent and its successor(s) in interest shall fully cooperate with the city in achieving permitting, as needed. The applicant shall design the amended plat to allow access to the interpretive trail from within the plat boundaries.



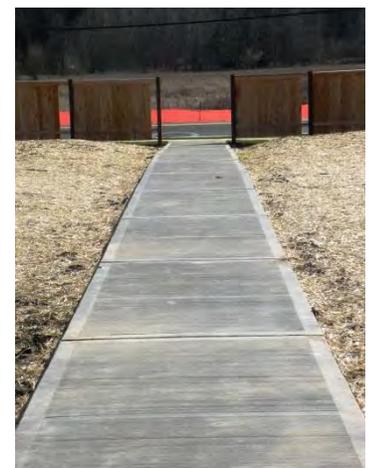
The Proponent shall prepare the legal description and legal documents for the easement at its expense. The design, permitting, construction and maintenance of the interpretive trail shall be the responsibility of the city. The Proponent and its successor(s) in interest shall fully cooperate with the city in achieving permitting, as needed. The applicant shall design the amended plat to allow access to the interpretive trail from within the plat boundaries.

Phase 3 is east of the wetland area and not contiguous to it. The trail was mentioned in Phase 2; as a condition for the final plat of Phase 2, the trail easement was recorded under AFN 201703020352. The trail is shown on the landscape drawings submitted December 15, 2016.

6. A public walkway easement, a minimum of eight (8) feet in width, shall be dedicated adjacent to open space/storm tract "D" and shown on the face of the final plat. The walkway shall connect road "B" as shown on the preliminary plat to Ryan Road, and the Proponent shall construct it with an asphalt surface five (5) feet in width. A note shall be affixed to the final plat dedicating this easement for access by the public, and limiting any fencing erected on property boundaries adjacent to the walkway easement to a maximum height of four feet.

Road "B" is now Van Sickle Avenue. Storm Tract D was removed; a 20-foot pedestrian and utility easement over Lot 8 goes south from Nelson Street at the west end of Van Sickle Avenue to Ryan Road. Fence restrictions are stated on Sheet 2 of 4 under Note 7.

7. 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.

Segments of perimeter fencing shall be installed along Phase 3 plat boundaries. The street trees and segments of perimeter fencing associated with the Phase 3 Final Plat were shown on the approved Clearwater Estates construction plans (dated April 29, 2014). The final lighting design was prepared by PSE/IntoLight and was approved by the city engineer.

8. 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.

Not applicable for this phase.

9. All applicable regulatory permits shall be acquired by the applicant prior to start of construction.

To the knowledge of the city, the applicant acquired all required permits.

10. 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.

Impact fees are paid at the time of building permit issuance. See Note 6 on Sheet 2 of 4.

11. 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.

The city billing will be paid prior to plat recordation. Current billing is about \$15,588.26, which should be paid prior to recording.

12. The applicant shall be required to submit a performance guarantee in the amount of 150% of the cost of the improvements for all work conducted within the city right-of-way.

A performance bond in the amount of \$2,055,000 was offered as part of this final plat request and approved by the city engineer.

13. The applicant shall be required to submit a maintenance guarantee/bond in the amount of 25% of the cost of the improvements for all work conducted within the city right-of-way and all improvements and infrastructure constructed and/or installed on-site at the time of completion and release of performance bonding. The maintenance guarantee shall be in place for a period of two years from the date of final acceptance by the city.

A maintenance bond in an amount to be approved by the city engineer shall be submitted after construction is completed.

14. Any and/or all phasing of a final plat will require that road layouts, utilities, etc. are complete as an operable system as determined by the city engineer to prevent service conflicts to developed portions.

The design and construction of improvements within the Phase 3 Final Plat boundaries shall be confirmed by the city engineer to be in compliance with the stated requirements prior to issuance of a building permit.

15. The applicant shall be required to add notes and/or language to the plat map indicating ownership of all tracts.

No tracts are proposed in Phase 3.

16. The applicant shall be required to affix a note to the final plat map that states, "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."

This is found on Sheet 2 of 4 under Notes, Number 2.



June 20, 2017

Mr. Dave Schmidt
City of Buckley
PO Box 1960
Buckley, WA 98321

Project: Perkins Prairie (formerly Van Sickle Landing) Final Design
AHBL No. 207187.12
Subject: Response to Hearing Examiner's "Amended Decision After Reconsideration,"
dated October 19, 2011, regarding Van Sickle Landing Preliminary Plat
Amendment, File No. LP 2011-01 Amendment

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

Dear Dave:

This letter provides a response to how the project conditions contained in the Van Sickle Landing (Perkins Prairie Phase 3) Hearing Examiner's "Amended Decision After Reconsideration," dated October 19, 2011, have been met. The comments below are in the same format as was provided in the "Amended Decision After Reconsideration" and are typed verbatim. Our responses are shown in **bold** after each comment.

CONDITIONS

A. Stormwater and Water Quality Control:

- 1. A final engineered drainage and storm water plan and report shall be submitted to the City Engineer for review and approval. The drainage plan must incorporate the storm drainage requirements of the D.O.E. Stormwater Management Manual for the Puget Sound Region (1992 edition), Volume 2. The stormwater control plan shall provide for extension of the storm conveyance/collector system to the plat boundary and include any additions of impervious surface to Ryan Road. The stormwater plan must also address compliance with minimum requirements Nos. 1 through 11 in BMC 14.30.051.

Response: Final engineered drainage plans and stormwater report were prepared and approved by the City of Buckley on April 30, 2014.

- 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.

Response: The Draft Maintenance Covenant (agreement) for Phase 3 is included with the final plat submittal. As previously discussed with Dom Miller on February 4, 2015, and done previously for Phases 1 and 2, the maintenance covenant covers landscaped areas only, since utilities will be owned by the City of Buckley.

TACOMA
2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
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www.ahbl.com



3. The Applicant shall be required to obtain a Construction Stormwater General Permit (NPDES) from the State of Washington prior to any construction activity on-site.

Response: The applicant was issued an NPDES permit (WAR301725) by the State of Washington prior to construction activity. The permit remains active and will be terminated by the applicant when the site is stabilized and construction is completed.

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).

Response: Noted. All lots and structures will have roof drain systems that drain to flow control ponds.

5. To mitigate and avoid significant impacts to water quality, the proponent shall provide on-site water quality monitoring and temporary erosion and sedimentation control during construction. A water quality monitoring plan (WQM Plan) and temporary erosion and sedimentation control plan (TESC Plan) shall be submitted by the applicant for review and approval and approval by the City Engineer prior to commencement of any clearing, grading, or filling on the site. The WQM and TESC Plans shall be developed in accordance with the City of Buckley Municipal Code Chapters 14.30 and 14.40, Stormwater Management and Stormwater Maintenance Ordinances and shall incorporate erosion and sediment controls, preservation of natural drainage discharge locations, source controls, runoff treatments, stream bank erosion controls and performance bonding to ensure compliance with the standards set forth therein during project clearing, grading and construction. The WQM and TESC Plans shall indicate measures to be taken to avoid untreated stormwater discharges to any and/or all critical areas, and the treatment necessary to meet the State Water Quality Standards, Chapter 173-201 WAC and shall address each of the following:

- The Plans shall provide for additional and/or upgraded protections and measures as necessary;
- The Plans shall identify requirements of and frequency of reporting to the City;
- The Plans shall include monitoring at appropriate stations;
- The Plans shall allow for adjustment of monitoring and water quality monitoring parameters depending on location of development activity;
- On-going monitoring shall include evaluation of the proposed BMPs and testing of sediment as appropriate; and
- The Plans shall stipulate that if water quality standards are exceeded then all on-site activity shall “stop” immediately until additional measures have been developed, reviewed and approved by the City to prevent further non-compliance.

Response: TESC Plans were approved by the City of Buckley on April 30, 2014. An Erosion Control Lead (ECL) will be established and monitoring will be completed as part of the City and Ecology requirements.

6. The proponent shall designate a qualified individual or firm who shall be responsible for ensuring compliance with the WQM and TESC Plans. The individual/firm shall ensure that erosion and sedimentation control devices and other such soil protection are correctly installed, that Best Management Practices (BMP’s) are correctly implemented, and that BMP methods and maintenance schedules are followed; for monitoring and



evaluating the effectiveness of practices and recommending modifications to the WQM and TESC Plans as necessary if monitoring reveals that practices are not effective; and for ensuring that reports and inspections are coordinated with the City.

Response: As required by the NPDES permit and City requirements, an ECL will be established prior to construction and will be responsible for TESC BMPs, monitoring, and reporting.

7. Stormwater runoff rate leaving the site shall not exceed pre-development conditions for quality or quantity.

Response: Stormwater flow control and treatment systems have been designed and installed during previous phases of the project. Runoff generated from the Phase 3 area will discharge to the previously constructed ponds. Runoff leaving the site will not exceed pre-development conditions.

8. All open ditches receiving runoff directly adjacent to and immediately downstream of the site must be mowed, cleaned, channelized (if necessary) and stabilized prior to construction, to insure that adequate capacity exists and/or is maintained for runoff leaving the site.

Response: Open ditches will continue to be cleaned and/or re-channelized or piped as necessary to maintain pre-existing flow patterns.

B. Clearing, Grading and Erosion Control:

1. The applicant shall identify the source of all imported fill material and provide written documentation that the material is free of environmentally hazardous substances. All grading and filling must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval must be obtained through the Tacoma-Pierce County Health Department (TPCHD) prior to filling.

Response: Fill material will be brought to the site per geotechnical recommendations and as approved by the City Engineer.

2. Sedimentation and erosion control measures shall be installed prior to any clearing or grading on-site and shall remain in place until the City Engineer approves removal. Silt fencing shall be required in all down slope areas of clearing and grading activities. Other than access construction, the remainder of all lower story vegetation removal shall be staged so that exposed soils will be minimized until absolutely necessary as approved by the City.

Response: Erosion control measures were installed prior to the start of construction. Construction of the plat is phased. Prior to the start of construction of Phase 3, appropriate TESC measures will be installed.

3. The City shall inspect all temporary erosion and stormwater control structures during the construction period and sediment shall be removed from sedimentation ponds as necessary to ensure proper functioning. Disposal of sediment materials shall be subject to the approval of the City in accordance with applicable Federal, State and City regulations. Enhanced inspection and maintenance may be required at the City's



discretion. The developer shall pay for the cost of inspection for temporary erosion and stormwater control structures during construction period.

Response: Erosion control structures will be placed during the construction period and all required inspections will be completed.

4. Clearing and grading of the site shall be limited to the dry season only (April 1-September 30), without prior city approval. The site shall be stabilized for the wet season (Oct. 1-March 31) by October 1, unless otherwise approved by the City. Stabilization shall occur by using recommended measures within BMC 14.30 and 14.40, Stormwater Management and Stormwater Maintenance Ordinances. The applicant shall identify and flag in the field, prior to start of work, the clearing limits of the project and maintain said flagging for the duration of the project. Clearing and grading of the site shall not start until the City has inspected and approved of the TESC measures in place and has issued a permit.

Response: Clearing and grading will be done per approved plans and as directed by the ECL and the City.

5. Tracking of mud and debris onto City sidewalks and roadways shall be minimized. Any mud, soil or debris tracked or deposited onto public property shall be cleaned up immediately and not allowed to accumulate.

Response: BMPs will be implemented so that tracking of mud and debris will be minimized and cleaned immediately during the course of construction.

6. Prior to the initiation of filling and grading, the applicant shall provide supporting documentation from the Geotechnical Engineer identifying their review of the proposed permitting activities and providing any applicable amendments to the original geotechnical report prepared for the project.

Response: Condition noted. Plans were reviewed by the geotechnical engineer prior to the start of construction.

7. The proponent shall designate a geotechnical engineer who shall be responsible for ensuring compliance with the geotechnical recommendations. The geotechnical engineer shall be on site during all filling and grading activities and shall ensure that grading, filling, site stabilization, excavating and testing shall be consistent with the geotechnical recommendations for the site. Geotechnical reports shall be provided to the City for review and approval prior to completion and acceptance of the site work approved under this application for preliminary plat.

Response: Designated geotechnical engineer will be present for onsite observations and testing during construction.

8. Filling and/or excavation of the site which results in elevation changes between the site and adjacent properties shall require the applicant to provide adequate stormwater conveyance measures as approved by City staff and the City engineer to prevent flooding or ponding of water on adjacent properties.



Response: Clearing and/or re-channelization and/or piping of ditches is proposed to prevent flooding or ponding on adjacent properties, as shown on the approved plans.

C. Utilities and Fire Protection:

1. The plat shall comply with City requirements for potable water use and fire protection.

Response: Condition noted. Plans were reviewed and approved by the City and Fire Marshal.

2. A hydraulic analysis shall be performed on the proposed water system to ensure the availability of fire flow in accordance with the Buckley Municipal Code and the City of Buckley Comprehensive Water Plan.

Response: Condition noted. Water system has been upsized in Ryan Road and new fire mains have been extended to ensure adequate fire flow.

3. In order to provide for the extension of utility services to the development the applicant will be required to pay for and install any necessary extensions to the natural gas, water, sewer or stormwater system that are necessary in order to serve the proposed subdivision.

Response: Utility plans were approved by the City and all extensions will be installed to serve Phase 3. Bonds are in place for completion of utility installation within Phase 3.

4. All public utility lines proposed to serve the development shall be extended to the plat boundaries and dedicated to the City of Buckley.

Response: All public utility lines will be installed to serve the plat. Bonds are in place for completion of utility installation within Phase 3.

5. All utilities shall be designed and constructed in accordance with the "City of Buckley Development Guidelines and Public Works Standards", unless otherwise modified herein.

Response: Condition noted. Utility plans were approved by the City and will be constructed per plan.

6. Utility plans submitted for preliminary short plat are conceptual "only" and must be resubmitted as formal construction drawing for review and approval by the City Engineer prior to any on-site construction being performed.

Response: Condition noted. Final utility plans were approved by the City.

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.



Response: Condition noted. Utility easements are provided along the frontage of the Phase 3 lots, as shown on the final plat document. Phase 3 does not include public utility extensions through private property.

8. The applicant shall be required to pay for all general facility and/or connection charges pertaining to each City utility as required by adopted city code.

Response: Condition noted. Payment of all facility and connection charges due for Phase 3 will be made upon receipt of final invoice from the City.

9. Construction of offsite utilities within City right-of-way shall include half street overlay and shall be constructed in accordance with the "City of Buckley Development Guidelines and Public Works Standards." Offsite utilities on private property that are to be dedicated to the City within easements shall include provisions for access by City Public Works vehicles for maintenance of utilities to be dedicated to the City.

Response: Condition noted. Offsite utility plans and half-street improvements were approved by the City and constructed per plan previously as part of Phase 1.

10. Where feasible, as determined by the City, each proposed side sewer shall connect to sewer main line a minimum of distance 5-feet from a sanitary sewer manhole.

Response: Condition noted. Side sewers will connect to sewer main a minimum distance of 5 feet from manholes where feasible.

11. Utilities to be dedicated to the City shall be extended to the boundaries of the plat to facilitate future connections by adjacent properties. The utilities include domestic water, sanitary sewer, storm drainage, and natural gas. The locations for such extensions shall be determined by the City during construction review of the plat utilities. Utilities provided by entities other than the City shall meet the requirements of the respective entities for extensions to the boundaries of the plat.

Response: Condition noted. Utilities extend to the boundaries of the plat, as approved by the City. Bonds are in place for completion of Phase 3 utility installation.

12. All off-site utilities installed or constructed as a result of this development shall be dedicated to the City.

Response: After construction, draft Bills of Sale for the public utilities within Phase 3 will be submitted to the City. Once approved by the City, documents will be finalized.

13. Applicant shall be required to replace the existing 10" water main with a 12" D.I. water main for 1,260 lineal feet of Ryan Road frontage to correspond with Capital Project D-3c identified in the City's Comprehensive Water System Plan.

Response: Condition noted. The 10-inch main has been replaced with a 12-inch D.I. water main per City requirements previously as part of Phase 1.

14. An engineered natural gas system plan meeting Federal and State Regulation shall be submitted to the City Engineer for review and approval prior to construction.



Response: Condition noted. Natural gas system has been designed as part of the utility plans.

D. Streets:

1. All proposed private accesses and public roadways shall be required to comply with City emergency access requirements.

Response: Condition noted. Private accesses and public roadways have been designed and will be constructed to meet emergency access requirements. Bonds are in place for completion of road improvements within Phase 3.

2. The applicant shall provide ½ street improvements to Ryan Road along property frontage consistent with the City of Buckley “Development Guidelines and Public Works Standards”, and may include but shall not be limited to pavement widening (from centerline of existing roadway to right-of-way line), meandering sidewalk, curb and gutter, planter strip, landscaping, storm water drainage and street lighting.

Response: Condition noted. Half-street improvements have been constructed per City requirements previously as part of Phase 1.

3. The right-of-way of the proposed interior plat public roads and alley shall be dedicated to the City upon recording of the Final Plat.

Response: Condition noted. Dedications will occur with Final Plat.

4. All roadway improvements shall be designed and constructed per AASHTO standards and in accordance with the City of Buckley “Development Guidelines and Public Works Standards” adopted by Ordinance 20-95, July, 1995, and amended February 26, 2008.³

Response: Condition noted. All roadway improvements were designed and will be constructed, as required by the City. Bonds are in place for completion of road improvements within Phase 3.

5. Street lighting shall be required and located at all street intersections and at approximately 150’ intervals per Puget Sound Energy Standards, as adopted by the City. The spacing, design and style of fixtures shall be pursuant to adopted City Standard.

Response: Condition noted. Street lighting will be installed per PSE/IntoLight standards.

6. The design standards, including but not limited to geometry, features, materials, signage, and channelization, for roundabouts or neighborhood traffic circles shall comply with applicable current AASHTO and MUTCD standards and Publication No. FHWA-RD-00-067 “Roundabouts: An Informational Guide”, dated June, 2000. The applicability of the various standards, guidelines, and recommendations to the proposed plat shall be determined by the City during construction review.

³ This condition was modified to remove references to LID techniques for road features.



Response: Signage and channelization were designed per AASHTO and MUTCD standards. Note that no roundabouts or traffic circles were constructed.

7. The developer shall submit a right of way and landscape maintenance agreement with the Final Plat to verify public street and landscape maintenance responsibilities.

Response: Condition noted. Draft maintenance agreement(s) are included in this submittal for City review. Agreements will be finalized upon approval from the City.

8. [Eliminated]⁴.

Response: Not applicable.

E. Critical Areas:⁵

1. The applicant shall comply with all other State and/or Federal regulations and obtain relevant permits. This includes the U.S. Army Corps of Engineers and the Washington State Department of Ecology (DOE). It is the sole responsibility of the applicant to contact the other jurisdictions and secure any and all other permits required for this proposed project.

Response: Condition noted. Note that no wetland fill was proposed with the amended plat.

2. Pursuant to BMC 12.12.100 the regulated wetland(s) and associated buffer(s) shall either be placed in a separate tract on which development is prohibited, protected by execution of an easement, dedicated to a conservation organization or land trust, or similarly preserved through a permanent protective mechanism acceptable to the city. The location and limitations associated with the wetland(s) and buffer(s) shall be shown on the face of the deed or plat applicable to the property and shall be recorded with the Pierce County assessor's office.

Response: Condition noted. The onsite wetland(s) and buffer(s) are located within two tracts (Tract A and Tract E).

3. Pursuant to BMC 12.12.100 a note shall be affixed to the face of the final plat map stating "No structures or improvements shall be permitted within the buffer area, including buildings and decks except as otherwise permitted under the city's adopted sensitive areas regulations."

Response: Condition noted. Note is shown on Sheet 2 of the Final Plat.

4. Pursuant to BMC 12.12.100 the boundary of the sensitive area tract and associated buffer shall be permanently identified by signage, the location and size of which must be

⁴ Condition No. 8 of the original preliminary plat approval requiring a supplement to the Traffic Impact Analysis is no longer necessary and is eliminated.

⁵ Conditions No. 1, 3 and 7 of the original preliminary plat approval are not included here as they are no longer necessary. The conditions refer to mitigation of impacted wetland areas. No impacts to wetlands are proposed under the plat amendment.



approved by the planning director. These signs shall be worded as follows: "Protection of this natural area is in your care. Alteration or disturbance is prohibited by law. Please call the City of Buckley Planning Department for more information."

Response: Condition noted. Signs have been installed as required during previous phases.

F. Other Environmental Impacts and General Requirements:⁶

1. All on-site activity must comply with the terms and conditions of approval for LDA Permit #2007-05 to include but not limited to, offsite requirements/conditions of LDA #2007-05 (i.e. Condition #10 regarding Ryan Road).

Response: The final amount of import and haul was much less than anticipated under the 2007 permit. We have worked with the City to complete these conditions and to comply with City requirements

2. Conversion of parcel to high-density development may require the applicant to obtain a Class IV Forest Practices permit from DNR.

Response: Condition noted.

3. Prior to initiation of construction, the applicant shall submit a traffic control and haul route plan to the City for review and approval to minimize traffic safety conditions on Ryan Road, SR-165 and SR-410.

Response: Condition noted. This was provided to the City by the contractor.

4. Proponent shall be required to incorporate and install a public transit bus stop into the frontage improvements along Ryan Road. Location shall be within the Ryan Road Right of Way and design shall be coordinated and approved by Pierce Transit and the City Engineer. *This requirement is conditioned upon Pierce Transit (or its successor, if any) returning bus service to the area. If bus service has not resumed prior to the completion of the last phase of development as determined by the City Manager, this condition shall become void.*

Response: Condition noted.

5. Proponent shall grant an easement to the City of at least fifteen feet in width in the wetland area in Tract E (in an alignment to be chosen by the City) for the city's future public use as an interpretive trail. The trail shall connect to future Miller Park adjacent to the subdivision. A trail plan showing all trail dimensions and construction materials shall be submitted to the City for approval prior to construction. The Proponent shall prepare the legal description and legal documents for the easement at its expense. The design, permitting, construction and maintenance of the interpretive trail shall be the responsibility of the City. The Proponent and its successor(s) in interest shall fully cooperate with the City in achieving permitting, as needed. The applicant shall design the amended plat to allow access to the interpretive trail from within the plat boundaries.

⁶ Conditions No. 10, 15, 16, 17, 18, and 20 of preliminary plat approval have been removed as no longer necessary in the event of approval of this proposed plat amendment.



Response: Condition noted. Trail design was included with initial engineering approval.

6. A public walkway easement, a minimum of eight (8) feet in width, shall be dedicated adjacent to open space/storm tract "D" and shown on the face of the final plat. The walkway shall connect road "B" as shown on the preliminary plat to Ryan Road, and the Proponent shall construct it with an asphalt surface five (5) feet in width. A note shall be affixed to the final plat dedicating this easement for access by the public, and limiting any fencing erected on property boundaries adjacent to the walkway easement to a maximum height of four feet.

Response: The public access/walkway was provided from Road B to Ryan Road, as required as part of Phase 1.

7. 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.

Response: The construction plans note the required planter strips. The final lighting design was prepared by PSE/IntoLight and conforms to City standards.

8. 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.

Response: Described slope conditions are not present in the Phase 3 area.

9. All applicable regulatory permits shall be acquired by the applicant prior to start of construction.

Response: Condition noted.

10. 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.

Response: Condition noted.

11. 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.

Response: Condition noted.

12. The applicant shall be required to submit a performance guarantee in the amount of 150% of the cost of the improvements for all work conducted within the City right-of-way.

Response: The required performance bond will be submitted to the City prior to the start of construction.



13. The applicant shall be required to submit a maintenance guarantee/bond in the amount of 25% of the cost of the improvements for all work conducted within the City right-of-way and all improvements and infrastructure constructed and/or installed on-site at the time of completion and release of performance bonding. The maintenance guarantee shall be in place for a period of two years from the date of final acceptance by the City.

Response: A maintenance bond will be put in place after completion of construction.

14. Any and/or all phasing of a Final Plat will require that road layouts, utilities, etc. are complete as an operable system as determined by the City engineer to prevent service conflicts to developed portions.

Response: Condition noted.

15. The applicant shall be required to add notes and/or language to the plat map indicating ownership of all tracts.

Response: Condition noted. There are no proposed tracts within Phase 3.

16. The applicant shall be required to affix a note to the final plat map that states, "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."

Response: Notes included on Sheet 2 of final plat document.

If you have any questions, please call me at (253) 383-2422.

Sincerely,

J. Matthew Weber, PE
Principal

JMW/lsk

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Opinion of Probable Cost

PROJECT: Perkins Prairie - Phase 3
PREPARED BY: Glenn Hume, PE
DATE: 6/6/2017

PROBABLE CONSTRUCTION COST SUMMARY DRAFT CD

Sect. #	Description	Estimated Cost
010	Site Preparation	233,888.20
020	Erosion Control	34,462.50
030	Storm Drainage System	158,534.80
040	Road & Parking Lot Construction	277,191.50
050	Traffic Control	4,005.00
060	Sidewalks & Retaining Walls	138,975.00
070	Utilities	60,000.00
080	Water System	169,625.00
090	Sanitary Sewer System	149,605.00
100	Miscellaneous Const.	29,800.00
110	Off-Site Construction	
	Subtotal	\$1,256,087
Sales Tax	8.80%	\$110,536
	Grand Total	\$1,366,623
	Use	\$1,370,000

Notes:

Estimate intended for performance bond.

Perkins Prairie Phase 3 Bond Estimate				207187.10	
				PROJECT NUMBER	
				ESTIMATOR: <i>GCH</i>	
Opinion of Probable Cost				Prices updated: 6/6/2017	
ITEM	DESCRIPTION	NO.	UNITS	UNIT PRICE	COST
SITE PREPARATION					
10.0062	Import & place structural fill	24578.0	CY	6.50	\$159,757.00
10.0240	Site Grading	67392	SY	1.10	\$74,131.20
SUBTOTAL SEC. 010					\$233,888.20
EROSION CONTROL					
20.0010	Hydroseeding	8.0	AC	2,250.00	\$18,000.00
20.0040	Silt Fence	1850.0	LF	6.00	\$11,100.00
20.0060	Ditch Construction w/ check dams	1650.0	LF	3.25	\$5,362.50
SUBTOTAL SEC. 30.00					\$34,462.50
STORM DRAINAGE SYSTEMS					
30.0050	PVC Drain Pipe, 6", RD	2077.0	LF	26.00	\$54,002.00
30.0310	CPEP, 8"	324.0	LF	23.20	\$7,516.80
30.0320	CPEP, 12"	868.0	LF	30.90	\$26,821.20
30.0340	CPEP, 18"	496.0	LF	41.30	\$20,484.80
30.0430	Storm Drain Cleanout	36.0	EA	500.00	\$18,000.00
30.0450	Type 1 Catch basin	17.0	EA	1,230.00	\$20,910.00
30.0460	Type II Catch basin, 48" Up to 8' Deep	4.0	EA	2,700.00	\$10,800.00
SEC. 30.00					\$158,534.80
ROAD AND PARKING LOT CONSTRUCTION					
40.0012	HMA CI 1/2"(2")	7150	SY	5.68	\$40,612.00
40.0020	Crushed Surfacing TC(1.85T/CY comp) 2" depth	7150	SY	2.85	\$20,377.50
40.0030	Crushed Surfacing BC (1.85T/CY comp) 4" depth	7150	SY	5.68	\$40,612.00
40.0040	Gravel Base, 12" depth	4715	TON	20.00	\$94,300.00
40.0170	Cement Conc. Curb & Gutter	3695	LF	22.00	\$81,290.00
SUBTOTAL SEC. 40.00					\$277,191.50
TRAFFIC CONTROL					
50.0010	Centerline Stripe (Sergeant)	755.0	LF	1.00	\$755.00
50.0050	Traffic Signs	5.0	EA	350.00	\$1,750.00
50.0070	Type 3 Barricade	3.0	EA	500.00	\$1,500.00

Perkins Prairie				207187.10	
Phase 3 Bond Estimate				PROJECT NUMBER	
Opinion of Probable Cost				ESTIMATOR: GCH	
				Prices updated: 6/6/2017	
ITEM	DESCRIPTION	NO.	UNITS	UNIT PRICE	COST
		SUBTOTAL SEC. 50.00			\$4,005.00
SIDEWALKS & RETAINING WALLS					
60.0060	Concrete Driveway Approach	775.0	SY	60.00	\$46,500.00
60.0100	Cement Conc. Walk	2055.0	SY	45.00	\$92,475.00
		SUBTOTAL SEC. 60.00			\$138,975.00
UTILITIES - Power, Lighting & Telephone					
70.0060	Gas, Power, Lights, Cable	1.0	LS	60,000.00	\$60,000.00
		SUBTOTAL SEC. 70.00			\$60,000.00
WATER SYSTEMS (Prices include excavation and backfill)					
80.0030	D.I. Pipe, 8"	2035.0	LF	45.00	\$91,575.00
80.0120	Fire Hydrant Assembly	4.0	EA	4,200.00	\$16,800.00
80.0280	Blow Off Assembly	3.0	EA	1,800.00	\$5,400.00
80.0281	Comb. Air Release/Air Vacuum Valve	1.0	EA	4,200.00	\$4,200.00
80.0290	Water Service, Single	8.0	EA	1,600.00	\$12,800.00
80.0300	Water Service, Double	21.0	EA	1,850.00	\$38,850.00
		SUBTOTAL SEC. 80.00			\$169,625.00
SANITARY SEWER SYSTEMS					
90.0020	PVC Sewer Line 6" Native Backfill 3034	1956.0	LF	30.00	\$58,680.00
90.0030	PVC Sewer Line, 8" 3034	1985.0	LF	35.00	\$69,475.00
90.0130	Sanitary Sewer Manholes 48", Up to 8' Deep	6.0	EA	3,450.00	\$20,700.00
90.0172	Sewer Cleanouts (8" pipe)	1.0	EA	750.00	\$750.00
		SUBTOTAL SEC. 90.00			\$149,605.00
MISCELLANEOUS					
100.0110	Lanscaping - planter strips	1.0	LS	25,000.00	\$25,000.00
100.0192	Mail Boxes (Clustered)	4.0	EA	1,200.00	\$4,800.00
	EQUIPMENT RENTAL RATES				
		SUBTOTAL SEC. 100.00			\$29,800.00
SECTION TOTALS					\$1,256,087.00
SALES TAX @ 8.8%:					\$110,535.66

Perkins Prairie			207187.10	
Phase 3 Bond Estimate			PROJECT NUMBER	
Opinion of Probable Cost			ESTIMATOR:	GCH
			Prices updated:	6/6/2017
ITEM	DESCRIPTION	NO. UNITS	UNIT PRICE	COST
			GRAND TOTAL:	\$1,366,622.66
EXCLUSIONS:				
Engineering Fees				
Permit Fees				
Inspection Fees				



**CITY OF BUCKLEY
PERFORMANCE BOND**

Developer: Perkins Prairie L.L.C.
Project Name/Permit No.: Perkins Prairie Phase III
Surety: International Fidelity Insurance Company
Amount: \$2,055,000.00

KNOW ALL MEN BY THESE PRESENTS: Whereas the City has approved construction plans dated 6th day of June, 2017 for the construction of Perkins Prairie Phase III [project name and improvement description], in accordance with the City's regulations.

NOW, THEREFORE, we, the Developer and surety, are held and firmly bound to the State of Washington and to the City of Buckley in the amount named above for the payment of which we do jointly and severally bind ourselves, our heirs, personal representatives, successors, and assigns by these presents.

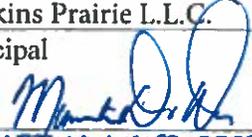
THE CONDITIONS OF THIS OBLIGATION are such that if the Developer, or the Developer's heirs, personal representatives, successors, and assigns shall well and truly keep all the provisions of the regulations of the City applicable to the work described in the City's regulations, and pay all laborers, mechanics, subcontractors, and materialman, and all persons who shall supply such person or subcontractors with provisions and supplies for carrying on such work and shall indemnify and save harmless the City, its officers and agents, from any pecuniary loss resulting from the breach of said regulations, including the obligation of the Developer to replace or correct any defective work or materials discovered by the City within two years from the date of acceptance of the work, then this obligation shall become void; otherwise, it shall remain in full force and effect.

No change, extension of time, alteration or addition to the work to be performed by the Developer shall affect the obligation of the principal or surety on this bond, and the surety waives notice of any such change, extension, alteration, or addition thereunder.

This bond is furnished pursuant to the requirements of Chapter 39.08 of the Revised Code of Washington, and the regulations of the City, and in addition to the foregoing, is made for the benefit of the City, together with all laborers, mechanics, subcontractors, materialmen, and all persons who supply such person or subcontractors with supplies and equipment for the carrying on of the work covered by this agreement, whether or not such work is deemed to be "public work" under the laws of the State of Washington.

In witness whereof, the principal and surety have caused this bond to be signed and sealed by their duly authorized officers or representatives this 13th day of June, 2017.

Perkins Prairie L.L.C.
Principal

By 
MARTIN D. WAIKS, PRESIDENT OF INVESTCO FINANCIAL CORPORATION
ITS: MANAGER

International Fidelity Insurance Company
Surety

By 
Teresa Glombecki, Attorney-in-Fact

POWER OF ATTORNEY

INTERNATIONAL FIDELITY INSURANCE COMPANY ALLEGHENY CASUALTY COMPANY

ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY 07102-5207

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and ALLEGHENY CASUALTY COMPANY a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

JIM S. KUICH, TERESA GLOMBECKI, ANDY PRILL, THERESA A. LAMB, STEVE WAGNER,
MICHAEL A. MURPHY, JIM W. DOYLE, JULIE M. GLOVER, CARL M. LOVSTED III, CHAD M. EPPLE,
PATTI WHITE

Bothell, WA.

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 15th day of August, 2000:

"RESOLVED, that (1) the President, Vice President, Chief Executive Officer or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY have each executed and attested these presents on this 31st day of December, 2015.



STATE OF NEW JERSEY
County of Essex

ROBERT W. MINSTER
Chief Executive Officer (International Fidelity Insurance Company) and President (Allegheny Casualty Company)



On this 31st day of December 2015, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 16, 2019

CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this

13th day of JUNE 2017

MARIA BRANCO, Assistant Secretary

July 31, 2017



Mr. Robert Schwindt
Tarragon
601 Union Street, Suite 3500
Seattle, Washington 98101

**SUBJECT: REVIEW OF FINAL PLAT DRAWINGS, PERKINS PRAIRIE
PHASE III
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #17244.00**

Dear Mr. Schwindt:

On June 27, 2017, Gray & Osborne, Inc. received an initial submittal package via e-mail regarding the above-subject project. The package included the following:

- Letter by AHBL, Inc. dated June 20, 2017, responding to Hearing Examiner Decision Conditions
- Subdivision Guarantee (Plat Certificate)
- Performance Bond
- Final Plat Drawings (four sheets dated May 2, 2017)
- Closure Calculations

This review covers the submitted documents as part of the Perkins Prairie Phase III Final Plat submittal. Phase I was recorded on April 4, 2015 and Phase II was recorded on March 2, 2017. We have reviewed the information provided for compliance with City standards, codes, and policies, and have the following comments:

HEARING EXAMINER'S CONDITIONS

1. We will provide our input on the responses and fulfillment of the Hearing Examiner's Conditions for the Plat under separate communication.

SUBDIVISION GUARANTEE (PLAT CERTIFICATE)

2. In accordance with BMC 18.24.060(4), a certificate of title from a title insurance company showing ownership of the land to be subdivided has



Mr. Robert Schwandt
July 31, 2017
Page 2

been submitted. The effective date of the Guarantee by Chicago Title Insurance Company is May 15, 2017.

PERFORMANCE BOND

3. The Performance Bond appears acceptable for purposes of the final plat. The following additional documents will be required following completion of construction of the plat improvements covered under the Performance Bond:
 - Agreement for Right-of-Way and Landscape Maintenance
 - Access and Utilities Easements
 - Final Geotechnical Report
 - Plat Maintenance Bond
 - Water System Bill of Sale
 - Sanitary Sewer Bill of Sale
 - Stormwater System Bill of Sale
 - Signing and Channelization Bill of Sale

FINAL PLAT DRAWINGS

4. Per BMC 18.24.050(4), the location, dimension, and purpose of any easement shall be shown on the final plat drawings. All easements identified in the title shall be shown and labeled. Provide reference notes as necessary.
5. On Sheet 1, label Davis Street/S Sergeant Street in the Vicinity Map.
6. On Sheet 1, the delineation of the site in the Vicinity Map should be revised to more closely match the actual plat area.
7. On Sheet 2, update the Subdivision Guarantee information under Note No. 3. The text appears to be bolder than other text. Resolve this discrepancy.
8. On Sheet 2, provide the legal description.
9. On Sheet 2, add the note regarding maximum lot coverage as provided under Note 14 of the Perkins Prairie II Final Plat.



Mr. Robert Schwandt
July 31, 2017
Page 3

10. On Sheet 3, clearly delineate the Phase I and Phase II boundaries and provide labels for the Plat Name and Recording Numbers (i.e. Perkins Prairie Ph I 201504155001, Perkins Prairie Ph II 201703025002).
11. On Sheet 3, label the wetland and stormwater tracts from Phase I and Phase II final plats.
12. On Sheet 3, the easterly line of the 30-foot Rainier Street right-of-way appears to be bolder than the surrounding line weights. Resolve this discrepancy.
13. On Sheet 3, relocated the "SHEET 4" callout above the Phase III boundary.
14. On Sheet 4, spell out the word "Street" for S Sergeant and Partlon.
15. On Sheet 4, provide a label for Perkins Prairie Ph II; south of Couls Avenue.
16. The utility easement (UE) should be identified on the Final Plat Drawings as public or private and who is responsible for maintenance. The easement should include language in regards to the ownership and maintenance of the storm conveyance lines for building roof drains and footing drains.
17. The addresses and street names should be verified by the City for acceptance.

CLOSURE CALCULATIONS

18. In accordance with BMC 18.24.050(13), allowable errors of closure shall not exceed 1 foot in 4,000 feet. Include the closure error in the calculations which demonstrates compliance with said code.
19. Lot Closures shall include the right-of-way dedication areas and the overall Phase III plat. The review will be completed upon receipt.
20. Submit Pages 28 through 31, and 33 as it appears they were omitted.
21. For Lot 103, the course of Segment #1 is inconsistent with Sheet 4. Resolve this discrepancy.



Mr. Robert Schwindt
July 31, 2017
Page 4

22. For Lot 124, the length of Segment #2 is inconsistent with Sheet 4.
Resolve this discrepancy.

Please contact me if you have any questions or concerns regarding these comments.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

cc: Mr. Dave Schmidt, City Administrator, City of Buckley
Ms. Kathy Thompson, City Planner, City of Buckley
Mr. Dave Henline, Investco
Mr. Matt Weber, AHBL, Inc.
Ms. Sheri Greene, AHBL, Inc.
Mr. Bruce Duncan, AHBL, Inc.
Mr. David Follansbee, AHBL, Inc.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Small Works Bid Award - PW Building Remodel Cost Impact: \$340,127.78 Fund Source: Fund 307 (Cap Imp) Timeline: N/A	Agenda Date: August 8, 2017		AB17-070
	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 – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks	X	X
Attachments: Eng Recommendation w/Bid Tabs, Plan Sheet and Project Description			
<p>SUMMARY STATEMENT: The Project provides for the demolition and interior remodel of the 60-foot by 26-foot, single story, PW Building, complete with walls, roofing, doors, windows, interior and exterior finishes, plumbing, casework, bathroom fixtures, HVAC, and electrical. Project items include development of detailed building plans in accordance with the Specifications and current City codes for purposes of obtaining a building permit for the PW Building Remodel. Utility work includes obtaining services for telephone, electrical, and cable, and connection to utility services provided by others for sanitary sewer, domestic water, storm sewer for roof drains, and natural gas. Site work, includes excavation for the plumbing and utilities, limited grading, and site restoration.</p> <p>See project description and engineering recommendation attached.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOTION to Award Bid of the Small Works PW Building Remodel Project to Lake Tapps Construction Unlimited for \$340,127.78.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



August 3, 2017

Mr. Dave Schmidt
City Administrator
City of Buckley
P.O. Box 1960
Buckley, Washington 98321

SUBJECT: REVIEW OF BIDS, PUBLIC WORKS BUILDING REMODEL
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #17204.03

Dear Mr. Schmidt:

On August 3, 2017, the City of Buckley received five bids for the Public Works Building Remodel Project. Per General Condition 2.01.8f, "A proposal will be considered irregular and will be rejected if – The Proposal form is not properly executed." Based on our review of the bid proposals, the bid from Neilson Construction did not include a properly executed bid proposal form and is therefore considered irregular.

The responsive bids ranged from \$340,127.78 to \$470,612.59. The Engineer's Estimate was \$299,530.40. Each proposal was checked for correctness of extensions of the prices per unit and the total price. Four corrections were made; however, these corrections did not change the position of the low bidder. We have provided a bid summary with this letter. The responsive bidders and their respective bid amounts are as follows:

	Engineer's Estimate.....	\$299,530.40
1.	Lake Tapps Construction Unltd.(Bonney Lake, WA)	\$340,127.78
2.	Oaks Hills Construction, LLC (Algona, WA)	\$343,122.00
3.	Talakai Construction (Seattle, WA)	\$416,321.36
4.	Goldbelt Operation Support Services (Tacoma, WA).....	\$470,612.59

The low responsive bidder, Lake Tapps Construction Unltd. of Bonney Lake, WA, is currently a Washington State registered and licensed contractor and appears to have the relevant qualifications and experience to successfully perform the work the project will require. To our knowledge, the low bidder has not claimed bid error and no formal bidding protests have been recorded. In accordance with RCW 39.04, we have verified



Mr. Dave Schmidt
August 3, 2017
Page 2

the low bidder, Lake Tapps Construction of Bonney Lake, WA, has met the responsibility criteria.

Based on our evaluation, we recommend that the project be awarded to the lowest responsive, responsible bidder, Lake Tapps Construction Unltd., P.O. Box 7318, Bonney Lake, WA 98391.

Please contact us if you have any questions and/or require additional information.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

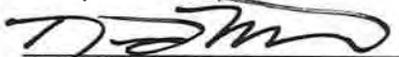
DJM/sp
Encl.

BIDDER		ENGINEER'S ESTIMATE		LAKE TAPPS CONSTRUCTION UNLTD P.O. Box 7318 Bonney Lake, WA 98391 577,485-00 LAKETCU101JB 5% BID BOND		OAKS HILLS CONSTRUCTION 901 Algona Blvd. N, Suite A Algona, WA 98001 530, 811-00 ALLENC*857MS 5% BID BOND		TALAKAI CONSTRUCTION 9236 25th Avenue SW Seattle, WA 98106 216, 027-00 TALAKCL*891CP 5% BID BOND		GOLDBELT OPERATION SUPPORT SERVICES 15 Oregon Avenue, Suite 203 Tacoma, WA 98409 328, 903-07 GOLDBOS841Q3 5% BID BOND		
WASHINGTON STATE WORKMAN'S COMP. ACCT. NO. WASHINGTON STATE CONTRACTOR'S REG. NUMBER BID BOND OR OTHER GOOD FAITH TOKEN												
NO.	ITEM	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	1 LS	\$24,000.00	\$24,000.00	\$20,000.00	\$20,000.00	\$2,000.00	\$2,000.00	\$20,800.00	\$20,800.00	\$1,000.00	\$1,000.00
2	Unexpected Site Changes	1 CALC	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
3	Trench Excavation Safety System	1 LS	\$500.00	\$500.00	\$0.00	\$0.00	\$100.00	\$100.00	\$2,860.00	\$2,860.00	\$1,700.00	\$1,700.00
4	Erosion Control	1 LS	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$100.00	\$100.00	\$2,500.00	\$2,500.00	\$3,600.00	\$3,600.00
5	Utility Service	1 LS	\$1,400.00	\$1,400.00	\$10,000.00	\$10,000.00	\$7,060.00	\$7,060.00	\$20,900.00	\$20,900.00	\$1,000.00	\$1,000.00
6	Sitework and Restoration	1 LS	\$1,200.00	\$1,200.00	\$10,000.00	\$10,000.00	\$12,250.00	\$12,250.00	\$15,840.00	\$15,840.00	\$26,900.00	\$26,900.00
7	Public Works Building Remodel	1 LS	\$245,000.00	\$245,000.00	\$269,225.00	\$269,225.00	\$291,490.00	\$291,490.00	\$317,940.00	\$317,940.00	\$396,956.25	\$396,956.25
Subtotal:				\$277,600.00		\$315,225.00		\$318,000.00		\$385,840.00		\$436,156.25
Sales Tax @ 7.9%				\$21,930.40		\$24,902.78		\$25,122.00		\$30,481.36		\$34,456.34
TOTAL CONSTRUCTION COST				\$299,530.40		\$340,127.78		\$343,122.00		\$416,321.36		\$470,612.59

Sealed bids were opened at the City of Buckley, 933 Main Street, Buckley, Washington 98321 on Thursday, August 3, 2017, at 10:00 a.m. (local time).

I hereby certify that, to the best of my knowledge, the above tabulations are true and correct transcriptions of the unit prices and total amounts bid.

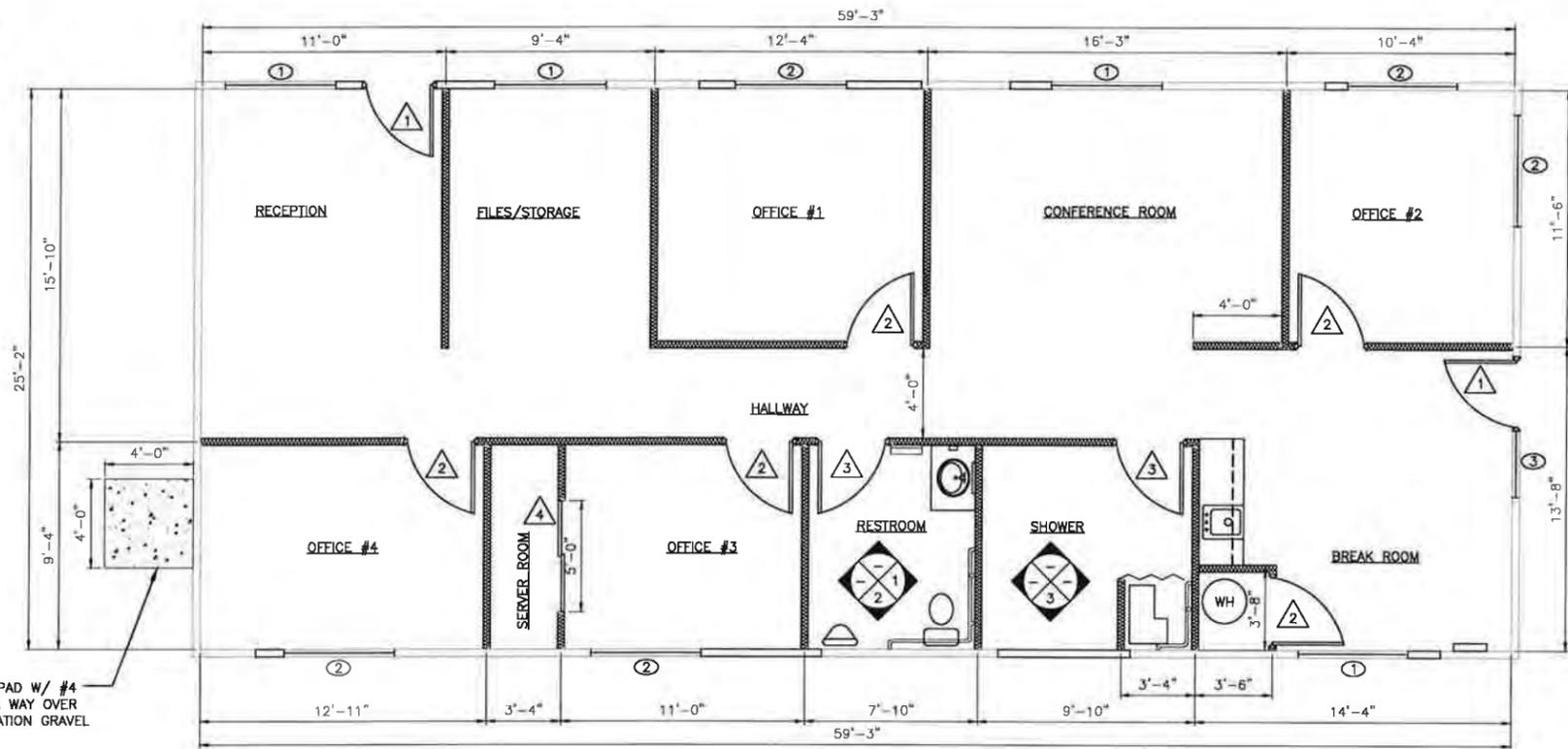
Sales tax in the Proposal was 8.4%, the correct sales tax is 7.9%.


DOMINIC J. MILLER, P.E.

Project Title: Public Works Building Remodel

Scope of Work: The Project provides for the demolition and remodel of the 60-foot by 26-foot, single story, Public Works Building, complete with walls, roofing, doors, windows, interior and exterior finishes, plumbing, casework, bathroom fixtures, HVAC, and electrical. Project items include development of detailed building plans in accordance with the Specifications and current City codes for purposes of obtaining a building permit for the Public Works Building Remodel. Utility work includes including obtaining services for telephone, electrical, and cable, and connection to utility services provided by others for sanitary sewer, domestic water, storm sewer for roof drains, and natural gas. Site work, includes excavation for the plumbing and utilities, limited grading, and site restoration.

L:\BUCK\FY17204.03 Public Works Building Improvements\PLANS\General\SITE_PLN.dwg, 7/21/2017 3:07 PM, EDWARD HAMMOND



FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTES:

- NOT ALL SLAB, CMU WALL, AND ROOF PENETRATIONS MAY BE SHOWN.
- SEALING, CAULKING, AND WEATHERSTRIPPING PER SPECIFICATION SECTION 07900.

EXTERIOR

- ALL EXTERIOR WALL OPENINGS CREATED BY DEMOLITION ACTIVITIES SHALL BE FRAMED AS NECESSARY FOR THEIR PROPOSED USE.
- INSTALL 5" GUTTERS AND DOWNSPOUTS.
- PRIME AND PAINT EXTERIOR.

ELECTRICAL

- SUPPLY AND INSTALL ELECTRICAL PANEL ENTRANCE PANEL.
- WIRE BUILDING INTERIOR.
- SUPPLY AND INSTALL LIGHTING FIXTURES.
- INSTALL WIRING FOR MAINTENANCE FREE QUICK START GENERATOR.

PLUMBING

- INSTALL ALL PLUMBING NEEDED FOR FIXTURES AS SHOWN ON PLANS PER CURRENT CODE.
- PROVIDE AND INSTALL 40 GALLON PROLINE MASTER GAS WATER HEATER OR EQUAL.

MECHANICAL

- INSTALL HEATPUMP WITH DUCTING AND EMERGENCY BACKUP.
- INSTALL WATER HEATER.

DEBRIS

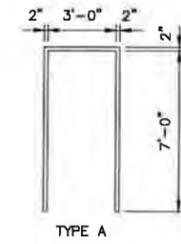
- CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION AND CONSTRUCTION RELATED DEBRIS AT AN AUTHORIZED DISPOSAL SITE.

OTHER BUILDING NOTES

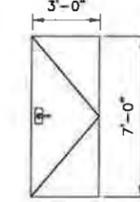
- PLAN FOR ETHERNET CONNECTIONS IN ALL OFFICES, RECEPTION AREA, AND CONFERENCE ROOM.
- INSTALL TV CABLE IN THE CONFERENCE ROOM.
- INSTALL LENNOX ELITE HEAT PUMP, AIR-CONDITIONER, AND DUCTING TO ALL ROOMS.
- ALL RESTROOM, SHOWER, AND BREAKROOM FIXTURES AND APPURTENANCES SHALL BE INSTALLED TO MEET ICC/ANSI A 117.1-2009.

WALL TYPES & LEGEND

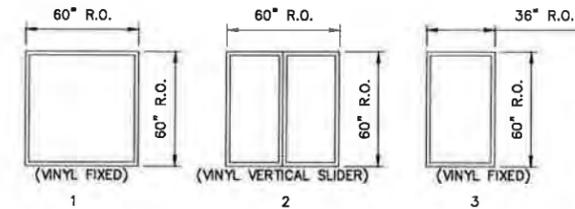
- NEW 4" STUD WALL @ 16" O.C. TO CEILING W/ 1/2" GWB EACH SIDE WITH BAIT INSULATION.
- NEW 4" STUD WALL @ 16" O.C. W/ GWB INSIDE FACE
- 4" EXISTING STUD WALL CONTRACTOR TO PROVIDE R-15 BAIT INSULATION IN ALL EXTERIOR WALLS
- DOOR NUMBER, SEE DOOR SCHEDULE
- WINDOW NUMBER, SEE WINDOW SCHEDULE



DOOR FRAME TYPE
NOT TO SCALE



DOOR TYPE
NOT TO SCALE



WINDOW TYPE
NOT TO SCALE

ROOM MATERIAL AND FINISH SCHEDULE

ROOM NAME	WALLS												CEILING	
	FLOOR		BASE		NORTH		SOUTH		EAST		WEST		MATL.	FINISH
	MATL.	FINISH												
RECEPTION	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
FILES/ STORAGE	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
BREAK ROOM	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
CONFERENCE ROOM	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
SHOWER	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
RESTROOM	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
OFFICE #1	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
OFFICE #2	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
OFFICE #3	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS
OFFICE #4	CONC	CRP	RUB	FF	GWB	PTS	GWB	PTS	GWB	PTS	GWB	PTS	ESB	PTS

- CONC - CONCRETE
- ESB - EXTERIOR SOFFIT BOARD
- CRP - CARPET
- FF - FACTORY FINISH
- GWB - GYPSUM WALL BOARD
- VIN - VINYL
- RUB - RUBBER BASE
- PTS - PAINT TO SPECIFICATIONS

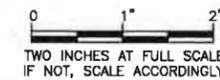
DOOR SCHEDULE

NO.	MATERIAL & TYPE	DOOR SIZE: WIDTH X HEIGHT X THICKNESS	DOOR TYPE	FRAME TYPE	FRAME GAUGE	FINISH	HARDWARE GROUP	DEFAULT U-FACTOR
1	HOLLOW METAL INSULATED	3'-0" x 7'-0" x 1 3/4"	A	A	16	PTS	1	0.34
2	HOLLOW METAL INSULATED	3'-0" x 7'-0" x 1 3/4"	A	A	16	PTS	2	0.34
3	HOLLOW METAL INSULATED	3'-0" x 7'-0" x 1 3/4"	A	A	16	PTS	3	0.34
4	SLIDING DOOR	-	-	-	-	-	4	-

WINDOW SCHEDULE

NO.	TYPE	WINDOW SIZE: WIDTH x HEIGHT = AREA	QUANTITY	TOTAL VGA	U-FACTOR NFRC CERTIFIED	SHGC (NFRC)
1	VINYL FIXED	5'-0" x 5'-0" = 25 SQ. FT.	5	-	0.34	0.40
2	VINYL VERTICAL SLIDER	5'-0" x 5'-0" = 25 SQ. FT.	5	-	0.34	0.40
3	VINYL FIXED	3'-0" x 5'-0" = 15 SQ. FT.	1	-	0.34	0.40

- NOTES:**
- ALL NEW EXTERIOR WINDOW GLAZING SHALL BE INSULATED LOW-E WITH ARGON DOUBLE GLAZING.
 - PROVIDE METAL SCREENS ON OPERABLE WINDOW OPENINGS.



Gray & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. 1
OLYMPIA, WA 98502 • (360) 292-7481

DATE: JULY 2017	SCALE: NOTED	DRAWN: JPW	CHECKED: SH	APPROVED: DJM



CITY OF BUCKLEY
PIERCE COUNTY WASHINGTON
PUBLIC WORKS BUILDING REMODEL
CONCEPTUAL FLOOR PLAN

SHEET: 4
OF: 6
Page 72
DWG SITE_PLN

D. CONSENT AGENDA

**City Council
July 25, 2017**

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

Upon roll call the following members were present: Sundstrom, Rose, B. Burkett, Tremblay, and Leggett. Council member Boyle Barrett arrived at 7:11 PM. Also in attendance was City Administrator Schmidt.

Council member Rose moved to excuse council member S. Burkett. Council member Leggett seconded the motion. Motion carried.

Mayor Johnson asked if there were any additions, deletions, or changes to the agenda. There were none. **Council member Tremblay moved to approve the agenda as presented. Council member Rose seconded the motion. Motion carried.**

CITIZEN PARTICIPATION

None.

STAFF REPORTS

City Administrator Schmidt stated that the Department of Health Cemetery Survey came back and we are in great shape for the next 3-5 years. The Federal Audit is still in process; she is finishing up and we're hoping to hear of an exit interview date within the next few weeks. The City published Don Kyllonen's position internally and the Mayor promoted Jesse Mickelson to the position.

MAIN AGENDA

Amendment to S.C.O.R.E Contract:

Council member Rose moved to Approve the Amendment to the Inmate Housing Agreement between the City and SCORE. Council member Leggett seconded the motion. Motion carried.

License Use Agreement-City and Army Corps-City Ag Land for Construction Staging:

Council member Tremblay moved to Approve the License Use Agreement between the City and U.S. Army Corps of Engineers for Use of City Ag Land for Construction Staging for White River Dam Project. Council member Rose seconded the motion. Motion carried.

Request for Waiver of Noise Ordinance – National Night Out – August 1, 2017:

Council member Rose moved to Exempt the Buckley Parks and Recreation Department from the Noise Control Regulations of BMC 8.30.020 for City Sponsored "Movie in the Park" on 8/1/17. Council member Leggett seconded the motion. Motion carried.

CONSENT AGENDA

Council member Boyle Barrett moved to approve the Consent Agenda. Council member Tremblay seconded the motion. Motion carried.

Approve Minutes of July 11, 2017 City Council Meeting
Treasurer Check Numbers 11984 – 11992 - \$11,468.28; EFTs - \$11,570.13
-for the month of June, 2017; Claim check numbers 57051 – 57140 - \$284,558.71
-for the period of June 28, 2017 through July 11, 2017

COMMITTEE REPORTS

Mayor's Report:

Mayor Johnson stated that National Night Out is next Tuesday, which is a City Council Study Session night, and the Study Session in September falls on a night after a holiday. Mayor Johnson entertained a motion that the Study Sessions be cancelled due to possible poor attendance. **Council member Boyle Barrett moved to cancel both Study Session meetings. Council member Leggett seconded the motion. Motion carried.**

Administration, Finance & Public Safety:

Council member Boyle Barrett stated they met on July 18th and discussed that the auditors were here conducting the Federal Audit, and an update on Spiketon Hill, as that work is finished now. We will meet August 1st.

Transportation & Utilities:

Council member Tremblay stated his minutes have been distributed. Next meeting will be August 15th.

Community Services:

Council member Rose stated they approved two sign reviews. Next meeting will be August 17th.

Council Member Comments & Good of the Order:

None.

Council member Boyle Barrett moved to adjourn. Council member Rose seconded the motion. Motion carried.

With nothing further the meeting was adjourned at 7:25 PM.

Mayor

City Administrator

E. COMMITTEE REPORTS