



BUCKLEY CITY COUNCIL MEETING AGENDA
February 26, 2019
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 #05-19
Next Resolution #19-03
Next Agenda Bill #AB19-022

Rosalia Noronha – Swearing in as Officer

A. Citizen Participation

1. Jami Thawsh – Building along 410 Pg. 5
2. Mike Franks – Growth Pg. 6

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

B. Staff Reports

C. Main Agenda

1. Contract for Engineering and Construction Phase Work – Naches St. Overlay Project Pg. 9
2. Final Acceptance – 2018 Utilities Project Pg. 15
3. 2018 Utilities Project – Additional CM Work Pg. 18
4. Engineering Services Proposal for Design and CM of Short-Term Telemetry System Upgrades Pg. 24
5. White River Meadows Final Plat Pg. 31

D. Consent Agenda

6. A. Approve Minutes of February 12, 2019 Pg. 79
- B. Claims
- C. Transfer Voucher
- D. Payroll

E. Committee Reports

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



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

February 2019

Feb. 21	1:00 PM	Community Services (City Hall)
Feb. 25	7:00 PM	Planning Commission
Feb. 26	9:30 AM	Admin, Finance, & PS (City Hall)
Feb. 26	7:00 PM	City Council

March 2019

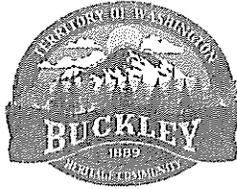
March 4	7:00 PM	Planning Commission
March 5	7:00 PM	City Council Study Session
March 11	10:30 AM	Buckley Hall Board (City Hall)
March 12	9:30 AM	Admin, Finance, & PS (City Hall)
March 12	7:00 PM	City Council
March 18	7:00 PM	Planning Commission
March 19	7:00 PM	Transportation & Utilities (City Hall)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

March 2019



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 7 Planning Commission	5 7 City Council Study Session	6	7	8	9
10 	11 10:30 Buckley Hall Board	12 9:30 A/F/PS 7 City Council	13	14	15	16
17 	18 7 Planning Commission	19 7 Transp. & Utilities	20 	21 1 Comm. Services	22	23
24	25	26 9:30 A/F/PS 7 City St. PCouncil	27	28	29	30
31						

A. CITIZEN PARTICIPATION



RECEIVED

FEB 20 2019

City of Buckley
Office of Administration -- Mayor Patricia Johnson

Citizen Participation Form

City Council Meeting Date: 2-26-19

Name: Jami Thawsh Organization: _____

Phone: 253 257 5943 Email: jthawsh@yahoo.com

Address: 520 Ryan Rd City: Buckley

I WISH TO SPEAK ON THE FOLLOWING SUBJECT(S):

Building along 410

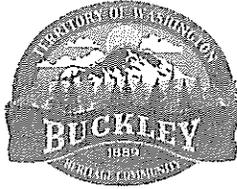
PLEASE NOTE:

This form must be submitted to City Hall (933 Main Street), Attn: City Clerk, by 5:00 PM on the Wednesday prior to the Council meeting you wish to attend.

Please include with your form **16 copies** of any written information you wish to have distributed at the Council meeting. You may wish to have additional copies available for the public audience.

As Council agendas are very full, you are asked to limit your talk/presentation to three (3) minutes.

Last Update: September 9, 2014



RECEIVED

FEB 20 2019

City of Buckley
Office of Administration -- Mayor Patricia Johnson

Citizen Participation Form

City Council Meeting Date: 2/26/19

Name: Mike Franks Organization: _____

Phone: 360 829 4243 Email: Mike.Franks.2016@outlook.com

Address: 520 Ryan Rd City: Buckley

I WISH TO SPEAK ON THE FOLLOWING SUBJECT(S):

Growth.

PLEASE NOTE:

This form must be submitted to City Hall (933 Main Street), Attn: City Clerk, by 5:00 PM on the Wednesday prior to the Council meeting you wish to attend.

Please include with your form **16 copies** of any written information you wish to have distributed at the Council meeting. You may wish to have additional copies available for the public audience.

As Council agendas are very full, you are asked to limit your talk/presentation to three (3) minutes.

Last Update: September 9, 2014

B. STAFF REPORTS

C. MAIN AGENDA

CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Agreement Between Pierce County and the City of Buckley Regarding Naches Street Improvements. Cost Impact: \$24,000 (est) Fund Source: TIB Grant Timeline:	Agenda Date: February 26, 2019		AB19-022
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		X
	City Clerk – Treva Percival	X	X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		X
Attachments: Agreement			
SUMMARY STATEMENT: Agreement between Pierce County and the City of Buckley to have the County complete the design and engineering services for this TIB grant awarded project. Through this agreement, the County will provide design engineering services to develop plans, specifications, and construction estimates.			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOVE to Approve the Contract Between Pierce County and the City of Buckley Regarding Naches Street Improvements.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

**CONTRACT
BETWEEN PIERCE COUNTY AND THE CITY OF BUCKLEY
REGARDING NACHES STREET IMPROVEMENTS**

THIS AGREEMENT is entered into this day by and between **PIERCE COUNTY**, a political subdivision of the State of Washington (herein referred to as "the COUNTY") and the **CITY OF BUCKLEY**, a municipal corporation of the State of Washington (herein referred to as "the CITY").

SECTION 1.0 AUTHORITY

The COUNTY and CITY are contracting pursuant to Revised Code of Washington (RCW) 35.77.020 through 35.77.040, as now or hereinafter amended. This Agreement shall not be binding and effective unless and until it is approved by ordinance of the City Council of the CITY and by resolution of the County Council of the COUNTY.

SECTION 2.0 PURPOSE

The purpose of this Agreement is to set forth the responsibilities and obligations of the COUNTY and the CITY concerning services requested by the CITY and any costs associated with this work.

SECTION 3.0 PROJECT

The PROJECT is the overlay of approximately 1,400 linear feet of Naches Street between Park Avenue and Mason Avenue, located within the city limits of Buckley. The CITY was awarded grant funds from the Transportation Improvement Board (TIB) in 2018. During the grant application process, the COUNTY committed to including the CITY's PROJECT in its Annual Overlay Program if TIB funding was obtained.

SECTION 4.0 COUNTY RESPONSIBILITIES AND OBLIGATIONS

The COUNTY will perform the following services for the CITY during 2019 and 2020:

- 4.1** Provide design engineering services to develop PROJECT plans, specifications, and construction estimates. The scope of the PROJECT will be the same as shown in the CITY TIB applications.
- 4.2** Include the PROJECT as a separate "group" in the bid package for the COUNTY's 2020 Overlay Program, expected to advertise in early 2020 for construction in summer 2020.
- 4.3** Provide contract administration and construction management services, including construction inspection, during construction of the PROJECT.
- 4.4** Notify the CITY of any proposed change orders on the PROJECT.
- 4.5** Invoice the CITY and provide supporting documentation for the actual work completed.

SECTION 5.0 CITY RESPONSIBILITIES AND OBLIGATIONS

The CITY is responsible for the following contributions to the PROJECT during 2019 and 2020:

- 5.1** Review draft PROJECT plans, specifications, and construction estimates for the CITY's "group" within COUNTY-specified time frames to ensure consistency with the TIB grant and the COUNTY's schedule as described in SECTION 4.2.
- 5.2** Seek and receive TIB approval to award the PROJECT within two (2) weeks of bid opening

by the COUNTY.

- 5.3** Review and approve proposed change orders recommended by the COUNTY for the PROJECT.
- 5.4** Pay the COUNTY for its work and reimburse COUNTY for PROJECT costs as summarized in Sections 4.0 and 6.0 by paying COUNTY's invoices within thirty (30) days of receipt.
- 5.5** Design, advertise, and construct all the required Americans with Disabilities Act (ADA) improvements (i.e. sidewalk curb ramps) within the limits of the PROJECT prior to March 2020.

SECTION 6.0 COMPENSATION

The CITY will reimburse the COUNTY for work associated with design, advertisement, and construction of the PROJECT, including any approved change orders per SECTION 4.0 and SECTION 5.0.

The Engineer's construction cost estimate for the TIB-approved PROJECT used in the competitive grant process was \$220,490, excluding construction engineering, construction inspection, or contract administration.

The COUNTY estimates its cost to complete the design work specified in SECTION 4.0 at approximately eleven percent (11%) of the construction cost estimate, or \$24,000. The COUNTY will submit to the CITY, and the CITY agrees to pay, itemized invoices for actual design engineering labor and material costs incurred.

The COUNTY estimates its cost to complete the construction administration and management specified in SECTION 4.0 at approximately eleven percent (11%) of the construction cost estimate, or \$24,000. The CITY authorizes the COUNTY to award the PROJECT after bid opening and TIB approval. The COUNTY will submit to the CITY, and CITY agrees to pay, an itemized invoice following the execution of each monthly progress pay estimate between the COUNTY and its contractor for actual PROJECT construction labor and material costs.

The CITY will reimburse the COUNTY for the costs invoiced within thirty (30) days of receipt.

SECTION 7.0 AGREEMENT PERIOD

The effective date of this AGREEMENT shall be the date that both CITY and COUNTY councils have approved a fully signed copy of this AGREEMENT. The AGREEMENT shall terminate upon the CITY's payment of the COUNTY's final invoice.

SECTION 8.0 REGULATIONS AND REQUIREMENT

This Agreement shall be subject to all laws, rules, and regulations of the United States of America, the State of Washington, and of CITY and COUNTY.

SECTION 9.0 TERMINATION

The COUNTY or CITY may terminate the agreement in whole or in part whenever either party, in its sole discretion, determines that such termination is in its interest. The terminating party must provide forty-five (45) days prior written notice to the non-terminating party, unless waived by the non-terminating party. Each party remains responsible for all obligations incurred under this Agreement prior to the termination date (including the notice period), including payment or reimbursement for work performed prior to termination.

SECTION 10.0 INDEMNIFICATION AND DEFENSE

To the extent of its comparative liability, each Party agrees to indemnify, defend and hold the other Party, its elected and appointed officials, employees, agents, and volunteers, harmless from and against any and all claims, damages, losses, and expenses, including but not limited to court costs, attorney's fees, and alternative dispute resolution costs, for any injury or damage of any kind which are alleged or proven to be caused by an act or omission, negligent or otherwise, of the Party, its elected and appointed officials, employees, agents, or volunteers.

A Party shall not be required to indemnify, defend, or hold the other Party harmless if the claim, damage, loss, or expense for any injury or damage of any kind is caused by the sole act or omission of the other Party.

The parties agree to maintain a consolidated defense to claims made against them and to reserve all indemnity claims against each other until after liability to the claimant and damages, if any, are adjudicated. If any claim is resolved by voluntary settlement and the Parties cannot agree upon apportionment of damages and defense costs, they shall submit apportionment to binding arbitration.

SECTION 11.0 NO THIRD PARTY BENEFICIARY

The COUNTY does not intend by this agreement to assume any contractual obligations to anyone other than the CITY, and the CITY does not intend by this agreement to assume any contractual obligations to anyone other than the COUNTY. The COUNTY and the CITY do not intend that there be any third-party beneficiary to this agreement.

SECTION 12.0 INSURANCE COVERAGE

The CITY, at its own expense, shall maintain at all times during the course of this Agreement, a general liability insurance policy or other comparable coverage with a self-insured retention of no more than \$2,000,000.00 and a policy limit of no less than \$5,000,000.00.

The COUNTY shall be named as an additional insured on all required policies and such insurance as is carried by the CITY shall be primary over any insurance carried by the COUNTY. The CITY shall provide a certificate of insurance to be approved by the COUNTY Risk Manager prior to execution of this Agreement. The certificate shall be attached to the Agreement.

SECTION 13.0 NON-DISCRIMINATION

The COUNTY and the CITY certify that they are Equal Opportunity Employers.

SECTION 14.0 ASSIGNMENT

Neither the COUNTY nor the CITY shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other Party.

SECTION 15.0 NOTICE

Any formal notice or communication to be given by the COUNTY to the CITY under this Agreement shall be deemed properly given if delivered or if mailed postage prepaid and addressed to:

CITY OF BUCKLEY
933 Main Street
Post Office Box 1960

Buckley, WA 98321-1960
Attention: City Administrator

Any formal notice or communication to be given by the CITY to the COUNTY under this Agreement shall be deemed properly given if delivered or if mailed postage prepaid and addressed to:
PIERCE COUNTY PLANNING & PUBLIC WORKS
4301 South Pine Street, Suite 628
Tacoma, WA 98409-7207
Attention: Transportation Improvement Manager

The name and address to which notices and communications shall be directed may be changed at any time, and from time to time, by either the CITY or the COUNTY, by giving notice thereof to the other as herein provided.

SECTION 16.0 CITY AND COUNTY AS INDEPENDENT CONTRACTORS

Both the CITY and the COUNTY are, and shall at all times be deemed to be independent contractors. Nothing herein contained shall be construed as creating the relationship of employer and employee, or principal and agent, between the CITY and the COUNTY or any of the CITY's or COUNTY's agents or employees. The CITY and the COUNTY shall each retain all authority for services rendered, standards of performance, control of personnel, and other matters incident to the performance of services by the CITY and the COUNTY, respectively, pursuant to this Agreement.

SECTION 17.0 INDUSTRIAL INSURANCE WAIVER

With respect to the performance of this Agreement and as to claims against the COUNTY, its officers, agents, and employees, the CITY expressly waives its immunity under Title 51 of the Revised Code of Washington, the Industrial Insurance Act, for injuries to its employees and agrees that the obligations to indemnify, defend, and hold harmless provided in this Agreement extend to any claim brought by or on behalf of any employee of the CITY. This waiver is mutually negotiated by the parties to this Agreement.

SECTION 18.0 APPLICABLE LAW, VENUE, AND ATTORNEY FEES

This Agreement shall be governed, construed, and interpreted according to the laws of the State of Washington. Venue for any legal proceeding related to this Agreement shall be in any of the three superior courts authorized by RCW 36.01.050 for actions against Pierce County. The Parties shall be responsible for their own attorney fees and costs.

SECTION 19.0 WAIVER

Waiver of any breach or condition of this Agreement shall not be deemed a waiver of any prior or subsequent breach. No term or condition of this Agreement shall be held to be waived, modified, or deleted except by an instrument, in writing, signed by the parties hereto.

SECTION 20.0 ENTIRE AGREEMENT

This written Agreement represents the entire Agreement between the parties and supersedes any prior oral statements, discussions, or understandings between the parties.

SECTION 21.0 AMENDMENT

Either party may request changes in the Agreement. No such modification, however, shall be effective unless in writing and signed by duly authorized agents of both Parties.

SECTION 22.0 SEVERABILITY

If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement on this ____ day of _____, 2019.

CITY OF BUCKLEY

PIERCE COUNTY

CITY MAYOR Date

PIERCE COUNTY EXECUTIVE Date

CITY ADMINISTRATOR Date

DEPARTMENT DIRECTOR Date

PUBLIC WORKS SUPERINTENDENT Date

DEP. PROSECUTING ATTY Date
(approve as to form)

CITY ATTORNEY Date
(approve as to form)

FINANCE Date

CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Final Acceptance – 2018 Utilities Project	Agenda Date: February 26, 2019		AB19-023
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival	X	X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		X
Attachments: Notice of Completion – 2018 Utilities Project			
<p>SUMMARY STATEMENT: Staff is requesting and recommending that the City Council grant final acceptance of the 2018 Utilities Project. Pursuant to the engineer’s certification, the project has been constructed in conformity to the approved plans and specification.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None.			
RECOMMENDED ACTION: MOVE to Approve Final Acceptance of the 2018 Utilities Project.			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	



January 4, 2019

Mr. Chris Banks
Public Works Utility Superintendent
City of Buckley
933 Main Street
Buckley, Washington 98321

SUBJECT: FINAL PROGRESS ESTIMATE 5, PROJECT ACCEPTANCE, AND
RELEASE OF RETAINAGE BOND, 2018 UTILITIES PROJECT
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #17290.00

Dear Mr. Banks:

This letter provides the City with guidance regarding the final progress estimate, accepting the project as complete, and release of the retainage bond.

1. FINAL PROGRESS ESTIMATE

We have enclosed the signed Final Contract Voucher and two copies of Progress Estimate 5, which is the final progress estimate for this project. One progress estimate is for the City files and the other copy should be forwarded to the contractor with the payment. The total amount now due is indicated below. Since the City has accepted the contractor's retainage bond, no funds are to be retained.

Amount Now Due: \$120,403.71

2. PROJECT COMPLETION ACCEPTANCE

The project has been completed in compliance with the Contract, with the exception of the contractor submitting Affidavits of Wages Paid for all subcontractors on the project. We therefore recommend the City accept the project as complete **after** the contractor has submitted all required Affidavits of Wage Paid forms to the City. After the contractor has submitted all required Affidavits of Wages Paid, insert the affidavit identification number for each subcontractor on the Notice of Completion form. Attached for your use is a draft "Notice of Completion of Public Works Contract" form. We have also emailed this form to you for your use.

After the City has accepted the project as complete, the City needs to forward the "Notice of Completion of Public Works Contract" form to the Washington State Department of



Mr. Chris Banks
January 4, 2019
Page 2

Revenue, the Washington State Department of Labor and Industries, and the Washington State Employment Security Department.

After the City has accepted the project, please sign the enclosed "Final Contract Voucher" and forward a copy to the contractor and Gray & Osborne, Inc.

3. RELEASE OF RETAINAGE

The retainage bond should be released to the contractor contingent upon the following requirements being fulfilled:

1. Sixty days have elapsed since the date of project acceptance as indicated in the City Council meeting minutes.
2. The City receives the Washington State Department of Revenue "Certificate of Payment of State Excise Taxes by Public Works Contractor" (RCW 60.28).
3. The City receives the "Certificate of Payment of Contribution Penalties and Interest on Public Works Contract" from the Washington State Employment Security Department.
4. There are no claims or liens filed for labor and materials furnished on this Contract.
5. The City receives notification from the Washington State Department of Labor and Industries that the contractor and their subcontractors are current with payments of industrial insurance and medical aid premiums.

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

Sincerely,

GRAY & OSBORNE, INC.

Stephen Clarke, P.E.

SJC/hh
Encl.

cc: Mr. Jake Johnson, Pivetta Brothers Construction, Inc.

CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: 2018 Utilities Project – Additional CM Work	Agenda Date: February 26, 2019		AB19-024
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		X
	City Clerk – Treva Percival	X	X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		X
Attachments: Construction Management Services Proposal			
<p>SUMMARY STATEMENT: The attached scope of work is for additional construction management services for the 2018 Utilities Project, as a result of the additional work under Change Orders. Gray & Osborne will provide the following: Construction Contract Administration, Office Engineering, and Construction Monitoring.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: Transportation & Utilities 2/19/19			
<p>RECOMMENDED ACTION: MOVE to Approve the 2018 Utilities Project Additional Construction Management Services Proposal with Gray & Osborne.</p>			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	



February 15, 2019

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

SUBJECT: 2018 UTILITIES PROJECT ADDITIONAL CONSTRUCTION
MANAGEMENT SERVICES PROPOSAL
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #17290.00

Dear Mr. Schmidt:

Gray & Osborne has developed this proposal for providing additional construction management services for the 2018 Utilities project.

The attached Exhibit A defines the scope of work for the additional construction management services for the project. The attached Exhibit B includes a breakdown of hours and fees for this work. The estimated cost for completing the scope of work is \$15,700.

Thank you for the opportunity to provide this proposal. Should you concur with this engineering services proposal, please execute the authorization below and return a copy of this transmittal to me.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/hh
Encl.



Mr. Dave Schmidt
February 15, 2019
Page 2

**CITY OF BUCKLEY – 2018 UTILITIES PROJECT ADDITIONAL
CONSTRUCTION MANAGEMENT SERVICES**

Gray & Osborne, Inc. is hereby authorized to proceed with the engineering services as noted herein and under the terms and conditions of our current On-Call Engineering Services Contract dated September 14, 2011, for a cost not to exceed \$15,700 as noted herein without further written direction and authorization of the City.

Name (Print)

Title

Signature

Date

EXHIBIT A

SCOPE OF WORK

CITY OF BUCKLEY 2018 UTILITIES PROJECT ADDITIONAL CONSTRUCTION MANAGEMENT SERVICES

The following scope of work is for additional construction management services for the 2018 Utilities project. The City awarded Schedule B (Sanitary Sewer Improvements), Schedule C (Storm Improvements), and Schedule D (Rainier Street Water Improvements). Based on available funding and encountered field conditions, additional work was added by change order. The additional work included water and roadway improvements on C Street, side sewers on Pearl Street, and side sewers on Balm Street. The additional work included adding 25 working days to the contract.

Gray & Osborne proposes to provide the following additional construction management services to assist the City with the construction of the project.

TASK 1 – CONSTRUCTION CONTRACT ADMINISTRATION

- A. Construction Schedule – Review and comment on the Contractor’s construction schedule. Monitor the Contractor’s progress in relation to the schedule. Keep the parties advised on the time limit as it relates to the performance schedule.
- B. Construction Meetings – Coordinate and conduct construction meetings over the duration of the construction phase. Major meeting items to include schedule status, construction progress, construction issues, change order proposals, submittals, and pay estimates. Construction meetings will be held either weekly or every 2 weeks.
- C. Monthly Progress Estimates – Review the Contractor’s monthly progress payment requests.

TASK 2 – OFFICE ENGINEERING

- A. Clarify Design Intent – Respond to the Contractor’s questions and provide interpretation of the contract specifications and drawings which address and clarify design intent. Prepare supplementary sketches to clarify conditions. Maintain records of telephone meetings concerning design intent.
- B. Evaluate Change Orders – Estimate the added or reduced cost of changes during construction to be used in negotiation of contract change orders.

Provide engineering design for change orders as directed by the City. Evaluate the impact of change orders on the construction schedule and recommend eligible time extensions.

- C. Provide office support for field activities.

TASK 3 – CONSTRUCTION MONITORING

- A. Provide inspection for the duration of the project. The Resident Inspector will keep track of daily quantities, maintain a diary, review and recommend payment requests, prepare and maintain a field set of record drawings, provide general paperwork, and communicate directly with the Project Manager. The fee proposal assumes an additional 10 working days of inspection.

BUDGET

The maximum amount payable to the Engineer for completion of work associated with this scope of work, including contingencies, salaries, overhead, direct non-salary costs, and net fee is set forth in the attached Exhibit B. This amount will not be exceeded without prior written authorization of the City.

EXHIBIT B

**ENGINEERING SERVICES
SCOPE AND ESTIMATED COST**

City of Buckley - 2018 Utilities Project Additional Construction Management Services

Tasks	Principal/ Project Manager Hours	Civil Engineer Hours	Field Inspector Hours
1 Construction Contract Administration	2	2	
2 Office Engineering	8	36	
3 Construction Monitoring			80
Hour Estimate:	10	38	80
Estimated Fully Burdened Billing Rate:*	\$160	\$120	\$110
Fully Burdened Labor Cost	\$1,600	\$4,560	\$8,800

Total Fully Burdened Labor Cost: \$ 14,960
 Direct Non-Salary Cost:
 Mileage & Expenses (mileage @ current IRS rate) \$ 740
TOTAL ESTIMATED COST: \$ 15,700

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Engineering Services Proposal for Design and Construction Management of Short-Term Telemetry System Upgrades	Agenda Date: February 26, 2019		AB19-025
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		X
	City Clerk – Treva Percival	X	X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		X
Attachments: Engineering Services Proposal			
<p>SUMMARY STATEMENT: It is necessary for the City to upgrade the existing telemetry system to a cellular-based system with the intent of improving the telemetry links between infrastructure sites, eliminating the Rigid Computer based telemetry and control system, and replacing it with a control system that is able to be serviced through a local provider.</p> <p>Gray & Osborne proposes to provide Water Treatment Plant Telemetry, Wells 2 and 4 Telemetry, Well 5 Telemetry, Bid and Award Services, Quality Assurance/Quality Control, and Construction Management.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: Transportation & Utilities 2/19/19			
RECOMMENDED ACTION: MOVE to Approve the Engineering Services Proposal for Design and Construction Management of Short-Term Telemetry System Upgrades with Gray & Osborne.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



February 19, 2019

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

SUBJECT: ENGINEERING SERVICES PROPOSAL FOR DESIGN AND
CONSTRUCTION MANAGEMENT OF SHORT-TERM TELEMETRY
SYSTEM UPGRADES
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #17290.00

Dear Mr. Schmidt:

Gray & Osborne has developed this proposal to provide design engineering and construction management services for the Short-Term Telemetry System Upgrades.

The attached Exhibit "A" defines the scope of work for the design and construction management of the telemetry project. The attached Exhibit "B" includes a breakdown of hours and fees for this work. The estimated cost for completing the scope of work is \$44,200.

Thank you for the opportunity to provide this proposal. Should you concur with this engineering services proposal, please execute the authorization on the following page and return a copy of this transmittal to me.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sc
Encl.

cc: Mr. Chris Banks, Public Works Director, City of Buckley



Mr. Dave Schmidt
February 19, 2019
Page 2

**CITY OF BUCKLEY – SHORT-TERM TELEMTRY UPGRADES DESIGN
AND CONSTRUCTION MANAGEMENT SERVICES**

Gray & Osborne, Inc. is hereby authorized to proceed with the engineering services as noted herein and under the terms and conditions of our current General Engineering Services Contract dated September 14, 2011, for a cost not to exceed \$44,200 as noted herein without further specific written and additional authorization from the City.

Name (Print)

Title

Signature

Date

EXHIBIT “A”

SCOPE OF WORK

CITY OF BUCKLEY SHORT-TERM TELEMETRY SYSTEM UPGRADES DESIGN AND CONSTRUCTION MANAGEMENT SERVICES

PROJECT OVERVIEW

The City of Buckley would like to upgrade their existing telemetry system to a cellular-based system with the intent of improving the telemetry links between infrastructure sites, eliminating the Rugid Computer based telemetry and control system, and replacing it with a control system that is able to be serviced through a local provider.

The scope and intent of the Short-Term Telemetry System Upgrades is further defined in a memo prepared for the City of Buckley titled *Telemetry Upgrade Project – Short-Term Upgrades, August 28, 2018*.

Gray & Osborne proposes to provide the following specific services to assist the City of Buckley with design engineering, preparation of small works bid documents, and construction management services related to the Short-Term Telemetry System Upgrades.

Task 1 – Water Treatment Plant Telemetry

Provide design engineering services associated with upgrading the telemetry and control system at the Water Treatment Plant. This task will include providing engineering plans and specifications for a new control panel with operator interface at the treatment plant. This task also includes development of a new process control algorithm for the programmable logic controller (PLC) to be installed in the new control panel.

Task 2 – Wells 2 and 4 Telemetry

Provide design engineering services associated with upgrading the telemetry and control system at the City Wells 2 and 4 site. This task will include providing engineering plans and specifications for a new control panel with operator interface at the Wells 2 and 4 site.

Task 3 – Well 5 Telemetry

Provide design engineering services associated with upgrading the telemetry and control system at the Washington State Department of Social and Health Services (DSHS) Well 5 site on the Rainier School campus. This task will include providing engineering plans and specifications for a new control panel with operator interface at the Well 5 site.

Task 4 – Bid and Award Services

During the bid and award phase, the small works roster process will be utilized and the following services will be provided:

- A. Distribution of bid documents to contractors and plan centers will be accomplished through the Gray & Osborne website.
- B. Respond to contractor inquiries and prepare addenda as necessary.
- C. Review bids, prepare bid tabulation, and prepare an award recommendation letter.

Task 5 – Quality Assurance/Quality Control

To ensure high-quality design and PS&E, the following services will be provided:

- A. Oversee one in-house QA/QC meetings at Gray & Osborne’s office during the course of the design project. The meeting will include senior project staff, selected design team members, and City staff (as required and/or desired).
- B. Ensure incorporation of relevant recommendations and suggestions into bid/construction documents resulting from QA/QC review.

Task 6 – Construction Management

During the construction phase, the following services will be provided:

- A. Construction Contract Administration – Conduct a pre-construction meeting and biweekly construction meetings, prepare monthly progress estimates, and assist the City with project closeout.
- B. Provide Submittal Review – Review the construction schedule, material submittals, and O&M submittals from the Contractor.
- C. Respond to RFIs – Respond to Requests for Information (RFIs) from the Contractor.
- D. Provide Startup Services – Coordinate with the Contractor during startup to ensure that new telemetry and control facilities function as intended and properly integrate with existing instrumentation and equipment.

BUDGET

The maximum amount payable to the Engineer for completion of work associated with this scope of work, including contingencies, salaries, overhead, direct non-salary costs, and net fee is set forth in the attached Exhibit "B." This amount will not be exceeded without prior written authorization of the City.

DELIVERABLES

At the conclusion of the design effort and during the course of the project, as applicable, the Engineer will deliver to the City the following documents:

- Two copies of half-scale plans and project specifications at 90 percent design effort level
- One electronic set of final bid documents; full-scale and half-scale plans (hard copy and PDF), and specifications (hard copy and PDF)

SCHEDULE

The anticipated schedule of work is as follows:

- | | |
|--|----------------|
| • Notice to Proceed | March 13, 2019 |
| • Submit 90 Percent Design Documents to City | May 9, 2019 |
| • Submit Final Bid Documents to City | June 6, 2019 |

EXHIBIT "B"

**ENGINEERING SERVICES
SCOPE AND ESTIMATED COST**

*City of Buckley - Short-Term Telemetry System Upgrades
Design and Construction Management Services*

Tasks	Principal/ Project Mgr. Hours	Project Engineer Hours	Electrical Engineer Hours	AutoCAD Technician Hours
Short-Term Telemetry Upgrades				
1 Water Treatment Plant Telemetry	2	24	56	20
2 Wells 2 and 4 Telemetry	2	12	36	10
3 Well 5 Telemetry	2	8	24	10
4 Bid and Award Services	4	4	4	
5 Quality Assurance/Quality Control	2	2	4	
6 Construction Management	4	56	40	
Hour Estimate:	16	106	164	40
Estimated Fully Burdened Billing Rate:*	\$160	\$130	\$145	\$90
Fully Burdened Labor Cost	\$2,560	\$13,780	\$23,780	\$3,600

Total Fully Burdened Labor Cost (Short Term): \$ 43,720

Direct Non-Salary Cost:

Mileage & Expenses (mileage @ current IRS rate) \$ 380

Printing \$ 100

TOTAL ESTIMATED COST: \$ 44,200

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT:	Agenda Date: February 26, 2019		AB19-026
White River Meadows Final Plat	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		X
	City Clerk – Treva Percival		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren	X	X
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		
Attachments: White River Meadows Final Plat Staff Report with exhibits			
SUMMARY STATEMENT:			
<p>The White River Meadows Plat has been known in the past as the Evans Plat and the Spiketon Plat. Preliminary approval was granted on October 17, 2016. The platting process has 4 phases: pre-application (feasibility), preliminary plat, construction, and final plat approval. The plat has undergone and completed all or most of the first 3 phases as indicated in detail in the staff report. It is the responsibility of the planner to prepare a staff report and recommendation based on the final plat review criteria. In the case of a final plat, the planner, the city engineer, and the applicant work together to verify the work completed, work in progress and establish a performance bond for work not completed. Additionally, the planner and the city engineer verify that the conditions of the preliminary plat have been satisfied or will be satisfied. All pertinent information is presented in the staff report. Supplemental documents are on the city website under current projects; all other necessary documents have been attached to the staff report as exhibits.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None.			
RECOMMENDED ACTION: MOVE to Approve the final plat of White River Meadows			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	



City of Buckley Planning Department Memo

To: Mayor Johnson, City Council
From: Leticia Wallgren, Associate Planner
Date: February 20, 2019
Re: White River Meadows Final Plat Staff Report

Dear Mayor Johnson and Members of the City Council,

Attached is my staff report, recommendation, and exhibits for the White River Meadows Final Plat. I wanted to provide a few notes to help you understand how to read through the staff report and to let you know where you can take shortcuts if desired; the report is over 30 pages and I realize it's not the most entertaining of reading material.

First, section III is the bulk of the report and it contains detailed information about how the developer has satisfied each condition of approval from the preliminary plat. Any item or response in **BOLD** indicates an item that has not yet been satisfied and has also been added to the end of the report as a condition of final plat approval in section VI. It is safe to presume that any item not in bold has been satisfied; also detailed is a response to how the condition has been satisfied. The conditions that have not yet been satisfied exist simply because the plat is still in the construction phase and things like residential building permits, for example, don't come into play until after the plat is recorded.

Second, in the interest of conserving paper and providing the least burdensome packet for you all, I have opted to only include, as exhibits, items directly pertaining to the final plat approval. Many of the items submitted for the Final Plat were resubmittals of items that were submitted during the preliminary plat stage which was approved previously. The materials submitted along with the final plat application are available for you to view on the city website. The exhibits included in the council packet are listed on the exhibit list as well as those items available on the website.

Please feel free to reach out to me on Monday or ahead of the meeting Tuesday if you have any questions, concerns, or need clarification on any portion of the staff report.

Best Regards,

Leticia Wallgren, Associate Planner
Office: (360)761-7817; city cell: (253)263-6144
lwallgren@cityofbuckley.com



LAND USE STAFF REPORT

INTRODUCTION

Proposal Name: White River Meadows Final Plat
(a.k.a. Evans Plat, Spiketon Plat)

Proposal Address: Unaddressed Parcel # 0619101076 situated on Spiketon Road between Tanner Ave and Ryan Rd.

Proposal Description: Final plat approval for the White River Meadows subdivision which will result in a single family housing development with 63 lots on approximately 20 acres.

File Number: SUB-18-0003

Applicant: Richmond American Homes

Agent: CES NW
429 29th St NE Suite D
Puyallup, WA 98372
(253)848-4282

Planner: Leticia Wallgren, Associate Planner
lwallgren@cityofbuckley.com
360.761.7817

State Environmental Policy (SEPA) Threshold Determination: DNS (issued during preliminary plat)

Recommendations Included: Final Plat Approval

Staff Recommendation: Approval with Conditions

Leticia Wallgren, Associate Planner
City of Buckley

Date: 02/20/19

EXHIBITS

Items Attached Include:

1. Final Plat Map
2. Performance Bond
3. Estimate for work not completed (performance bond is based off this cost)

Items Available on the City Website:

1. Final Plat Map
2. Applicant Response to Conditions of Approval
3. Final Plat Application
4. Title Report
5. Lot Closure Calculations
6. Water Bill of Sale
7. Sewer Bill of Sale
8. Stormwater System Bill of Sale
9. Mitigated Determination of Non-Significance (MDNS)
10. Letter of Plat Name Change
11. Hearing Examiner Decision for Preliminary Plat
12. Geotechnical Report
13. Critical Areas Report
14. Storm Report
15. Performance Bond
16. Approved Civil Plans

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FINDINGS OF FACT

I. History

The preliminary plat of White River Meadows was conditionally approved on October 17, 2016 by the hearing examiner; the decision was issued after a public hearing that was opened on September 29, 2016. The public hearing is indicative of the end of the preliminary review process where the preliminary plans are reviewed by city staff such as the city engineer, city planner, public works, fire department, city administrator, and any other applicable staff. During the preliminary review, city staff verify compliance with any applicable regulations including federal, state and municipal code. The conditions issued on the preliminary approval were largely related (though, not limited) to the construction phase of the plat.

Civil construction plans were submitted for the plat and approved by the city engineer on March 23, 2018. A pre-construction meeting was held prior to the commencement of work. Construction is ongoing as of the date of this report; the applicant, Richmond American Homes, submitted a performance bond in the amount of \$1,315,042.60 for incomplete improvements. The bond amount represents 150% of the cost of said improvements and was accepted after the city engineer reviewed a construction estimate for the unfinished work.

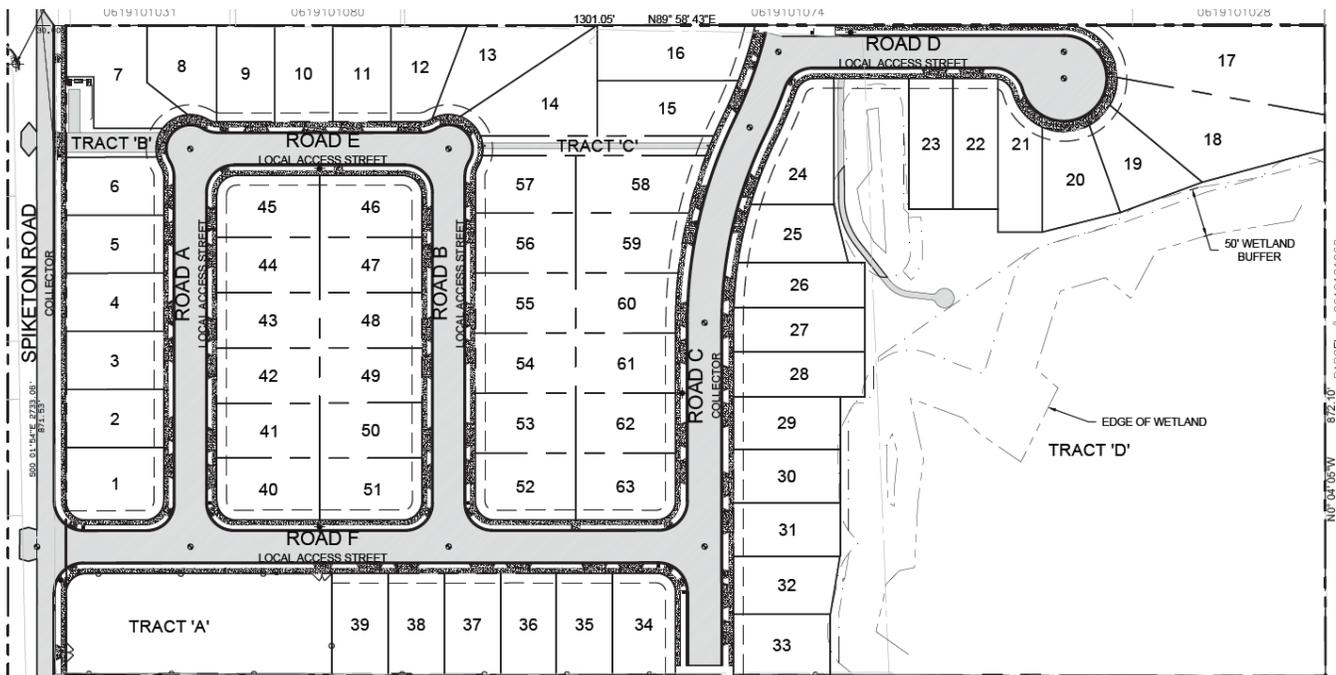


Figure 1. Plat Map

II. Recommendation

City Staff recommends the council approve the final plat as conditioned based on satisfaction of the requirements set forth in the guidelines for final approval (see Conclusions of Law in Section IV) and compliance with the conditions of approval as outlined in section III.

III. Preliminary Plat Conditions of Approval

The White River Meadows preliminary plat was approved subject to the following conditions:

A. General Conditions

1. State Environmental Policy Act (SEPA)

- a. A site within the plat shall be provided for sewer lift station if a suitable off-site location is not secured. Regardless of location, the sizing of the lift station shall be coordinated through the city engineer to be consistent with the sewer comprehensive planning efforts in process.

Staff Response: On sheet 2 of 5 of the plat map, under tract ownership, the purpose of Tract E is listed as “Lift Station” and dedicated to the City of Buckley. Additionally, the design for the sanitary sewer lift station was reviewed and approved by the city engineer on March 23, 2018.

- b. A secondary 30-foot wide access shall be provided for emergency services; the access may be either to the north through Bevlo or to Spiketon. (SEPA item B.14.d.) (In a subsequent document submitted April 25, 2016, the Bevlo access is not currently possible.)

Staff Response: On sheet 2 of 5 of the plat map, under tract ownership, the purpose of Tract B is listed as “Emergency Access” and dedicated to the City of Buckley. Tract B is reflected on the plat map just south of the lift station on sheet 4 of 5 of the plat map.

- c. The applicant may average the wetlands with approval from the city to (1) provide a trail behind the adjacent lots to the recreation area, and (2) to remove encroachment of the lots into the wetland buffer. The averaging will be in accordance with Chapters 12.08 and 12.09 BMC. (SEPA item B.3.a.) The buffers are reduced to 17.5 and 37.5 feet; the proposed 14-foot trail shall be reduced in width to accommodate this

buffer. Prior to final plat, the applicant shall show the reduced buffer and averaging areas, including the area between Wetland A and the sidewalk and side lot line of Lot 23.

Staff response: Page 2 of 40 of the Civil Plans reflect the planned wetland buffer. The Civil Plans were reviewed by the city engineer and approved on March 23, 2018.

2. Critical Area Conditions

- a. 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.

Staff response: In a response letter from the applicant's agent, CES NW, dated October 18, 2018, the agent indicated that all relevant permit(s) were applied for and approved.

- b. 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 plat applicable to the property and shall be recorded with the Pierce County assessor's office.

Staff response: On sheet 2 of 5 of the plat map, under tract ownership, the purpose of Tract D is listed as "Wetland & Buffer" and dedicated to the Homeowners Association. Tract D is reflected on the plat map just south of the lift station on sheet 5 of 5 of the plat map.

- c. Wetland buffers shall be 17.5 feet for the Wetland A and 37.5 feet for Wetlands B and C. The final plat shall show the averaged buffer area.

Staff response: See response to A.2.b

3. Other Environmental Impacts and General Requirements

- a. **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.**

Staff response: from the applicant's agent, CES NW, dated October 18, 2018, the agent indicated that the developer understands their responsibility for payment of costs incurred for the review and inspection of the project during site construction.

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

Staff Response: The applicant was granted all applicable permits including Preliminary Plat, Land Disturbing Activity (LDA), and is pending Final Plat approval. Going forward, the applicant shall acquire any applicable permits for any unfinished work or prior to commencing new work including but not limited to building and right-of-way permits.

- c. 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.

Staff response: The slopes in excess of 3:1 within the project are located in the pond tract (Tract A). Fencing will be provided once construction of the pond is complete. Fencing is indicated within the civil plans surrounding the storm pond in Tract A. The civil plans were reviewed and approved by the city engineer on March 23, 2018.

- d. 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.

Staff response: The city engineer reviewed and approved the civil engineering on March 23, 2018, which included the street lighting plans. **All protective measures noted on the approved plans to reduce light and glare shall be installed.** The properties to the east and south are protected from some light and glare by the wetlands and buffers in Tract D.

- e. 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.

Staff Response: The applicant met this condition prior to initiation of construction through submittals to the city engineer.

- f. Bonds or assurance devices shall be provided as follows:
 - i. Prior to construction activities in the right-of-way, the applicant shall submit a performance guarantee in the amount of 150 percent of the cost of the improvements for all work conducted within the city right-of-way.

Staff response: On January 25, 2019, the city engineer accepted the amount for the incomplete work as \$876,695.07. On January 30, 2019, the applicant submitted a bond for 150% of the cost of the remaining improvements in the amount of \$1,315,042.60.

- ii. **Prior to acceptance of the work in the right-of-way, the applicant shall submit a maintenance guarantee/bond in the amount of 25 percent 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.**

Staff response: Condition of Final Plat Approval

- g. The street sections for the proposed plat are consistent with the city's current public works standards details for street sections, which show the sidewalk between the

pavement and the planter strips. In a recent plat (Clearwater Estates), the city elected to have the planter strip located between the pavement and sidewalk. To be consistent the proposed plat shall be revised to be consistent with the recently approved plat.

Staff response: The civil plan set depicts the planter strip located between the pavement and sidewalk on page 14 of 40. The plans were reviewed and approved by the city engineer on March 23, 2018.

- h. **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.**

Staff response: Condition of Final Plat Approval

4. **Prior to installation, any proposed development sign shall receive approval of a sign permit, as required by BMC 19.30, Sign Code. The proposed location should be shown and labeled on the construction plans and a detail demonstrating compliance should be provided. Any proposed signs shall be situated in a manner so as not to adversely affect safety or corner vision. The sight triangles should take in account the sign location.**

Staff Response: Condition of Final Plat Approval

5. Prior to final plat application, the applicant shall install the following landscaping:
 - a. The south property line shall be fenced from Spiketon to the wetland buffer. The fence shall be constructed in accordance with the requirements of the Stormwater Manual along the stormwater pond. The fence from the pond to the wetland buffer (with the exception of Road C) shall be a six foot solid board fence.

Staff response: The fence along the south property line from Spiketon to the wetland buffer is indicated on the civil plans to be a 6-foot wood fence. The civil plans were reviewed and approved on March 23, 2018.

- b. The lots adjacent to the industrially-zoned property (Lots 17 and 18) shall have vegetative barrier buffers in accordance with BMC 19.29.060(2). At a minimum, the buffer shall be 10 feet with a fence.

Staff response: The plans reviewed and approved by the city engineer on March 23, 2108 indicate 10-foot barrier buffers at the east lot lines of lots 17 and 18.

- c. Street trees shall be planted between the sidewalk and street in accordance with 19.29.060(5).

Staff response: The developer proposes to install the street trees along Spiketon Road prior to Final Plat approval. The developer shall install street trees along the internal roadways during the home building process. This reduces the potential damage to the trees during home construction.

- d. Bonds or assurance devices shall be submitted for landscaping installation and/or maintenance in accordance with BMC 17.08.040 and 18.16.020.

Staff response: Street trees are included in the performance bond referenced in A.3.f.i

B. Final Plat Conditions

1. Restrictive language concerning acceptable activities in the wetland and wetland buffer shall be stated on the final plat drawing:

- a. The wetland buffer shall be fenced with split rail fencing.

Staff response: Noted on sheet 2 of 5 of the plat map under Wetland and Buffer Notes.

- b. Signs shall be placed at the edge of the buffer in accordance with BMC 12.09.030(7).

Staff response: Noted on sheet 2 of 5 of the plat map under Wetland and Buffer Notes.

- c. The area shall be used for passive recreation.

Staff response: Noted on sheet 2 of 5 of the plat map under Wetland and Buffer Notes.

d. The following statement shall be inscribed on the face of the plat: "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." (BMC 12.12.100)

Staff response: Noted on sheet 2 of 5 of the plat map under Wetland and Buffer Notes.

2. General design of single family residences in this subdivision shall be as follows and stated on the final plat drawing:

a. The second story of single-family residences shall be smaller than the first story by at least 10 percent of the first floor area (square footage) footprint excluding the attached garage, unless the bulk of the living space is located above the attached garage. (BMC 19.20.020(2.a.ii.A).)

Staff response: The statement is noted on sheet 2 of 5 of the plat drawing under engineering notes.

3. Prior to final plat application, the applicant shall provide street names for city consideration. The names shall be based in the city's history. The approved names shall be shown on the final plat.

Staff response: The names were chosen from a list surnames with a logging theme. The names were verified by the historical society. The street names are indicated on the plat.

4. The applicant shall indicate the following on the face of the final plat:
a. The applicant shall indicate ownership of all tracts, including the ownership and maintenance of the proposed trail.

Staff response: Noted on sheet 2 of 5 of the plat map

b. The right-of-way of the proposed interior plat public roads and alley shall be dedicated to the city upon recording of the plat.

Staff response: Noted on sheet 1 of 5 of the plat map

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

Staff response: No phasing is proposed.

- d. The applicant shall 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.”

Staff response: Noted on sheet 2 of 5 of the plat map.

5. Prior to final plat approval for this project, closure calculations for all lots, tracts, rights-of-way, and the overall plat boundary will be required for city review. This comment does not need to be addressed prior to construction plan approval.

Staff response: Lot closure calculations were reviewed and accepted by the city engineer

6. Prior to final plat, the applicant shall submit maintenance devices as follows:
 - a. **The developer shall submit a right of way and landscape maintenance agreement with the final plat to verify public street and landscape maintenance responsibilities.**

Staff response: Condition of Final Plat Approval

- b. **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.**

Staff response: Condition of Final Plat Approval

7. Upon preliminary plat approval, the city shall provide the applicant with addressing for each lot for each residence and potential accessory dwelling unit. Addresses of the primary dwelling shall be shown on the final plat.

Staff response: The Buckley fire department and building department coordinated to create addresses for the subject plat.

The addresses on the plat have been verified for consistency with what was provided to them by the city.

C. Engineer's Conditions

1. Applicant shall be required to obtain a Construction Stormwater General Permit (NPDES) from the State of Washington prior to any construction activity on-site.
 - a. The Applicant will be required to comply with the requirements of the Washington State Department of Ecology National Pollutant Discharge Elimination System (NPDES) general permit for stormwater discharges associated with construction activity.

Staff response: In a response letter dated October 18, 2018 from agent, CES NW, to city staff, the agent indicated that the developer applied for and was granted an NPDES permit.

2. 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.

Staff response: In a response letter dated October 18, 2018 from agent, CES NW, to city staff, the agent indicated that the developer applied for and was granted all relevant permits.

3. City of Buckley Development Guidelines and Public Works Standards details shall be used where applicable.

Staff response: The civil plans were in compliance with all applicable public works guidelines and standards. The city engineer reviewed and approved the civil engineering on March 23, 2018.

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

Staff response: Emergency access was reviewed at various stages throughout the review process. The emergency access is indicated on the civil plans and was approved on March 23, 2018.

5. 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.”

Staff response: Roadway improvements were reviewed during the review of the civil plans and approved by the city engineer on March 23, 2018.

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

Staff response: Utilities were reviewed during the review of the civil plans and approved by the city engineer on March 23, 2018.

7. The plat shall comply with city requirements for potable water use and fire protection.

Staff response: Potable water use and fire protection were reviewed during the review of the civil plans and approved by the city engineer on March 23, 2018.

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.**

Staff response: Condition of Final Plat Approval

9. Construction of offsite utilities within city right-of-way shall include half street overlay and shall be constructed in accordance with the “Development Guidelines and Public Works Standards.”

Staff response: The half street overlay of Spiketon Road was included on the civil plans approved by the city engineer on March 23, 2008. See page 2 of 40.

10. The Plans shall demonstrate compliance with the city Sanitary Sewer Standards Section 6.

Staff response: Plans for sanitary sewer were reviewed during the review of the civil plans and approved by the city engineer on March 23, 2018. See sheets 25-26 of 40 of the civil plans.

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

Staff response: The applicant applied for and was granted an LDA permit (LDA-17-0002); the applicant also acquired approved civil plans.

D. Permitting

1. Prior to issuance of a civil construction permit, the Applicant shall demonstrate that any conditions and/or mitigation measures of the Hearing Examiner's Decision or any official decisions for this project have been addressed and incorporated into, or noted in, the construction plans as applicable. A letter responding to each condition of the Hearing Examiner's Decision shall be provided to demonstrate compliance.

Staff response: The city engineer reviewed and approved civil plans for the subject plat on March 23, 2018. The applicant submitted a response letter to the COA's as directed by the Hearing Examiner's decision document.

2. Prior to work in the right-of-way, a right-of-way permit shall be obtained from the city. Prior to work on the parcel of land, an LDA permit shall be obtained from the city. Drawings required for this construction project shall include, but not be limited to the following Plans that demonstrate compliance with the current BMC and city standards. Approval of the Plans will be required prior to issuance of a construction permit for this plat. The city Standard Approval Block shall be added to all construction plans to be submitted for civil construction approval. Required permits also include:

- a. Civil Construction Plans (street, stormwater, water, sanitary sewer).

Staff response: The city engineer reviewed and approved civil plans for the subject plat on March 23, 2018.

- b. Street Lighting Plans and photometric calculations. Lighting shall be shielded to reduce off-site glare. Because the city Contracts with Puget Sound Energy (PSE) for street lighting energy and maintenance, the lighting design must be reviewed and approved by PSE. It may be advantageous for the Applicant to contract with PSE Intolight for the design and installation of the street lighting system.

Staff response: The applicant contracted with PSE Intolight for the design and installation of the street lighting. The applicant has obtained approval from the city engineer for the street lighting plans and photometric calculations.

- i. LED Street lighting shall be required and located at all street intersections and at 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.

Staff response: The proposed street lighting locations, spacing, design and style have been confirmed by the city engineer to meet adopted City Standards.

- c. Landscape and Irrigation Plans in compliance with BMC 19.29. The Planting Plan shall indicate the locations and types of all proposed landscaping for the street planter strips and the vegetative buffers as required by the city. Note that root barriers are required for all trees located in planter strips.

Staff response: The city engineer reviewed and approved civil plans for the subject plat on March 23, 2018. See sheets 37-40 of 40.

- d. A Traffic Control Plan will be required to be submitted to the city for review and approval prior to initiation of the work.

Staff response: The applicant met this condition prior to initiation of construction through submittal to the city engineer.

- e. A Haul Route Plan will be required to be submitted to the city for review and approval prior to commencement of import or export haul operations for this project.

Staff response: The applicant met this condition prior to initiation of construction through submittal to the city engineer.

- f. A Temporary Erosion and Sediment Control (TESC) Plan will be required as part of the construction plans for this project.

Staff response: The city engineer reviewed and approved civil plans for the subject plat on March 23, 2018. See sheets 3-5 of 40 of the approved civil plans.

- g. A Stormwater Pollution Prevention Plan shall be included with the final stormwater report.

Staff response: A Stormwater Pollution Prevention Plan was submitted and accepted by the city engineer in an engineering comment letter dated January 23, 2018.

- h. A Channelization Plan will be required to be submitted which identifies the existing and proposed pavement markings and signage adjacent to and on the site. "No Outlet" signs shall be provided where applicable.

Staff response: The city engineer reviewed and approved civil plans for the subject plat on March 23, 2018. See sheets 17 and 18 of 40 of the civil plans.

- i. Crosswalks shall be provided as required by the city engineer

Staff response: On March 23, 2018, the city engineer reviewed and approved civil plans for the subject plat, including any crosswalks.

E. Pre-Construction Conditions

1. 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.

Staff response: The geotechnical engineer was on site during all filling and grading activities and performed construction observation, testing and documentation to meet the plat condition.

2. 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.

Staff response: The geotechnical engineer provided the required documentation to the city engineer prior to the initiation of filling and grading.

3. 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 use 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.

Staff response: The applicant provided documentation to the city engineer that the imported fill materials were free of environmentally hazardous substances.

4. 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.

Staff response: Utility extensions are indicated on the plat composite utility plan on page 32 of 40 of the civil plans reviewed and approved by the city engineer on March 23, 2018

5. In order to provide water service for the proposed development, a looped water system is required. It appears that connection to the existing water main along Bevlo Street may be feasible. A water easement dedicated to the city will be required.

Staff response: Provisions for a future water loop has been provided and is indicated in the civil plans reviewed and approved by the city engineer on March 23, 2018. See pages 27-31 of 40.

6. The proposed driveway locations shall be shown on the plans.

Staff response: Driveways are indicated in the civil plans reviewed and approved by the city engineer on March 23, 2018. See page 2 of 40.

7. The applicant shall provide ½ street improvements to Spiketon 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.

Staff response: ½ street improvements have been provided and are indicated in the civil plans reviewed and approved by the city engineer on March 23, 2018. See page 2 of 40.

8. **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 water, sewer or stormwater system that are necessary in order to serve the proposed subdivision.**

Staff Response: Condition of Final Plat Approval

9. All public utility lines proposed to serve the development shall be extended to the plat.

Staff response: Public utilities lines have been extended to serve the plat as indicated in the civil plans reviewed and approved by the city engineer on March 23, 2018. See sheets 22-32 of 40.

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

Staff response: Side sewers have been provided as requested and as indicated on the civil plans. See sheets 22-26 of 40 of the approved civil plans.

11. Per city Water standards, fire hydrants are required every 600 feet in residential areas. Spacing and locations shall be verified by the city fire department.

Staff response: Hydrants have been provided as requested and as indicated on the civil plans. See sheets 27-29 of 40 of the approved civil plans.

12. A water sampling station shall be provided at a location to be determined by the city during construction plan review.

Staff response: A water sampling station has been provided as requested and is indicated on sheets 29-30 of 40 of the civil plans.

13. Puget Sound Energy (PSE) is the current natural gas provider for the city. Installation of the gas utility shall be in accordance with PSE standards. The Conceptual Utility Plan shall include natural gas, if proposed.

Staff response: Gas utilities are indicated on the overall utilities plan. See sheet 32 of 40 of the approved civil plans.

14. 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.

Staff response: The city engineer performed the required hydraulic analysis and confirmed the availability of 1,000 gallons per minute of fire flow for a duration of 60 minutes.

15. 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.

Staff response: Formal plans were submitted, reviewed, and approved by the city engineer on March 23, 2018.

16. 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.

Staff response: Formal plans were submitted, reviewed, and approved by the city engineer on March 23, 2018.

17. Computations and other data used for design of the sewer system shall be submitted to the city for review and approval. The gravity sewer feasibility evaluation shall be included.

Staff response: The applicant provided computations regarding the sanitary sewer lift station for sewer service to the plat and surrounding areas. Plans for the lift station and gravity sewers were submitted, reviewed, and approved by the city engineer on March 23, 2018.

18. Computations and other data used for design of the water system shall be submitted to the city for review and approval.

Staff response: The applicant provided the required water system design information as part of the plans that were submitted, reviewed, and approved by the city engineer on March 23, 2018.

19. The proposed development shall be provided with drainage improvements which are sufficient to preclude free flow of surface runoff onto adjacent properties.

Staff response: The drainage/stormwater system was submitted, reviewed, and approved by the city engineer on March 23, 2018.

20. Access to the site is provided via a proposed public 'Road F' off of the existing Spiketon Road. The proposed development of the site is subject to Street Frontage Improvements of Section 4.07 of the city Street standards. Frontage improvements shall be made across the full frontage of the property from centerline to right-of-way line.

Staff response: Access and frontage improvements along Spiketon Rd. have been provided via “Road F” (Now known as E. Rawson Ave) and as indicated on the Site Plan. See sheet 2 of 40 of the civil plans approved March 23, 2018.

21. The functional classification of each existing road adjacent to the plat and the proposed roads within the plat shall be labeled in plain view of the plans.

Staff response: All roads adjacent to and within the plat are labeled on the final plat map.

22. Two points of access to the plat shall be provided upon completion of the project.

Staff response: The plat contains one point of access for residents and two points of emergency access as indicated on the overall plat map- sheet 2 of 40 of the approved civil plans.

23. Sight distance triangles shall be demonstrated at the proposed intersection at the Spiketon Road and Tanner Avenue rights-of-way in accordance with city Standard Section 4.12 and the Sight Obstruction Detail (Drawing No. ST-6) to verify that safe stopping and turning movements will be provided.

Staff response: Sight triangles are provided as indicated on the approved civil plans. See sheet 12 of 40.

24. 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 Spiketon Road. The stormwater plan must also address compliance with minimum requirements Nos. 1 through 11 in BMC 14.30.051.

Staff response: The city engineer reviewed and approved drainage/stormwater plans on March 23, 2018. See sheets 7,8,19, and 20 of 40 of the approved civil plans.

25. Final pond sections and details shall be provided with the final engineering report and plan set showing that the modeled 4-foot depth of detention storage and one foot of freeboard is included above the water quality depth. The outlet controls shall be designed to match the outlet controls determined by WWHM.

Staff response: The city engineer reviewed and approved civil construction plans for the storm pond. See sheets 19-20 of 40 of the approved civil plans.

26. 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.

Staff response: A grading plan was provided, reviewed and approved by the city engineer on March 23, 2018. See sheet 6 of 40 of the approved civil plans.

27. 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;

- a. shall provide for additional and/or upgraded protections and measures as necessary; and
- b. shall identify requirements of and frequency of reporting to the City; and shall include monitoring at appropriate stations; and
- c. shall allow for adjustment of monitoring and water quality monitoring parameters depending on location of development activity; and
- d. on-going monitoring shall include evaluation of the proposed BMP's and testing of sediment as appropriate; and
- e. shall stipulate that if water quality standards are exceeded then all on-site activity shall "stop" until additional measures have been developed, reviewed and approved by the city to prevent further non-compliance.

Staff response: The TESC plan was reviewed and approved by the city engineer on March 23, 2018. See sheets 3-5 of 40 of the approved civil plans. The applicant met the plat condition through the preparation of a Stormwater Pollution Prevention Plan (SWPPP), Department of Ecology permitting under the Construction Stormwater General Permit (CSGP), and designation on an on site Certified Erosion and Sediment Control Lead (CESCL).

28. The following statement shall be inscribed on the face of the plat: "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." (BMC 12.12.100)

Staff response: Noted on the final plat map.

F. Construction Conditions

1. 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.

Staff response: See response to A.3.c

2. 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).

Staff response: All building permits shall reflect connections to the roof drain system indicated on page 11 of 40 of the approved civil plans.

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

Staff response: Plans to mitigate stormwater runoff impacts were reviewed at various points of the subdivision process. Final plans we reviewed and approved by the city engineer on March 23, 2018.

4. 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.

Staff response: See response to E.27

5. 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.

Staff response: The site is currently under construction and has undergone regular inspection. Inspections shall continue until construction is completed.

6. 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.

Staff response: Clearing and Grading took place in August-September of 2018.

7. 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.

Staff response: Monitoring of mud and debris is ongoing and addressed as necessary.

8. 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.

Staff response: The applicant met the plat condition through the preparation of a Stormwater Pollution Prevention Plan (SWPPP), Department of Ecology permitting under the Construction

Stormwater General Permit (CSGP), and designation on an on site Certified Erosion and Sediment Control Lead (CESCL).

G. Post-Construction Conditions

1. **As-built drawings in accordance with Section 3.08 of the city standards, which incorporate the Contractor's field markups, will be required to be submitted to the city 30 calendar days after completion of the work.**

Staff response: Condition of Final Plat Approval

2. 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.

Staff response: The applicant has provided the geotechnical reports to the city engineer.

3. Following construction and prior to final acceptance of this project, the Applicant will be required to execute an Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities. The Agreement shall be provided after construction of the storm drainage system to reflect "as-built" conditions. A copy of the form of the agreement is included in the city Street standards.

Staff response: The storm drainage facilities are being dedicated to the City. No agreement is being provided at this time.

4. All on-site and off-site utilities installed or constructed as a result of this development including 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.

Staff response: Utilities to be dedicated to the City are within the right-of-way and within tracts being dedicated to the City as indicated on the final plat map and through bills of sale following completion of construction.

5. 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.

Staff response: Utility easements are depicted on the Final Plat map

CONCLUSIONS OF LAW

IV. Decision Making Authority

BMC 18.16.030 Final approval

The planning department shall review the final plat to determine if the plat conforms with the conditions of the preliminary plat, and within 30 days from the date of filing shall prepare a staff report and recommendation on the final plat, unless the applicant consents to an extension of such time period. The final plat staff report and recommendation shall be submitted to the city council for final action. Upon approval of the final plat by the city council, the developer shall obtain the required signatures on the final tracing, and record the plat in accordance with RCW 58.17.160.

Staff Response: The city planner did prepare a staff report and a recommendation based on a review of the materials submitted with the final plat application. The associate planner and the city engineer did determine that the plat conforms with the conditions of the preliminary plat to the satisfaction of the City and Buckley Municipal Code. The plat, the staff report, and recommendation is before the city council for final approval.

V. Review Criteria.

18.24.050 Required data for approval of final plat.

The final plat shall be produced on mylar, 18 inches by 24 inches, either vertical or horizontal and shall be at a scale of not less than 50 feet to one inch, unless approved by the city. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted progressively in continuous sections satisfactory to the city engineer. The final plat shall show the following:

- 1. Primary control points, approved by the city engineer, or descriptions and "ties" to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referred;*
- 2. Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites, with*

- accurate dimensions, bearings or deflection angles, and radii, arcs and central angles of all curves;*
- 3. Name and right-of-way width of each road or other right-of-way;*
 - 4. Location, dimensions and purpose of any easement;*
 - 5. Number to identify each lot and each block;*
 - 6. Purpose for which sites, other than residential lots, are dedicated or reserved, and the site shall be labeled Tract A, B, etc., with their dedicated use (storm, park, etc.);*
 - 7. Minimum building setback lines from all proposed lot boundaries, including additional setbacks in front of the proposed garage area to permit vehicular turnaround on flag lots or other lots without street frontage, to be indicated by a dashed line;*
 - 8. Location and description of all monuments;*
 - 9. Recorded names of subdivisions adjacent to proposed subdivision;*
 - 10. Certification by land surveyor or engineer certifying to accuracy of plat and survey;*
 - 11. Statement by owner dedicating roads, rights-of-way, easements and any sites for public purposes as required by BMC 18.24.070;*
 - 12. The title under which the subdivision is recorded, true north arrow, scale and date;*
 - 13. No plat, subdivision or dedication shall be approved unless accompanied by a complete survey of the section or sections in which it may be located, with complete field and computation notes showing original and re-established corners with the description of the same and actual traverse showing error of closure and method of balancing, with sketch showing all distances, angles, and calculations required to determine corners, and distances of the plat; allowable errors of closure shall not exceed one foot in 4,000 feet;*
 - 14. Any additional items required on the city's master land use application form as prepared in accordance with the city code. (Ord. 18-08 § 1, 2008; Ord. 743 § 6, 1967).*

Staff Response: The final plat map data satisfies the requirements of BMC 18.24.050. Once granted approval by the city council, the applicant shall provide a mylar copy of the approved plat as indicated in BMC 18.24.050.

18.24.060 Final plat profiles, covenants, drainage plan and title.

Additional final plat data required shall be as follows:

- 1. When required by the city engineer, cross-sections and profiles of streets showing grades approved by the city engineer shall be submitted. The profiles shall be drawn to city standards, scales and elevations on file in*

the office of the city clerk, and shall be based on a datum plane approved by the city engineer;

2. *Protective covenants in form for recording;*
3. *A drainage plan approved by the city engineer;*
4. *A certificate of title from a title insurance company showing ownership of the land to be subdivided, no older than 30 days. (Ord. 06-15 § 30, 2015; Ord. 18-08 § 1, 2008; Ord. 743 § 6, 1967).*

Staff response: The city engineer did review and approve civil plans and associated documents including but not limited to those listed in BMC 18.24.060.

18.24.070 Final plat certification

Certification to be shown on final plat shall be as follows:

NAME OF PLAT

DESCRIPTION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned _____ owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets, avenues and alleys shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also all parks, easements or whatever public property or places there are shown on the plat for the purpose thereon indicated; also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, or parcels of land shown on this plat in the original reasonable grading of all the streets, avenues, alleys and places shown thereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day of _____, 20__.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

) ss

CITY OF BUCKLEY)

This is to certify that on this ____ day of _____, 20__ before me, the undersigned, a Notary Public, personally appeared _____ to me known to be the person _____ who executed the foregoing dedication, and who acknowledged to me that _____ signed and sealed the same _____ free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the
State of Washington, residing
at _____ Washington.

Staff response: The final plat map does contain the final plat certification as indicated in BMC 18.24.070.

18.24.080 Restrictions – Land surveyor’s certificate.

The final plat map shall be certified by a land surveyor or engineer registered in the state of Washington. The following approvals shall be shown, with signature and date, on the face of the final plat map: mayor, city engineer, planning director, city attorney, utilities superintendent, fire chief, Pierce County assessor/treasurer, Pierce County auditor. (Ord. 2-96 § 15, 1996; Ord. 743 § 6, 1967).

Staff response: The final plat map is certified by professional land surveyor Seth O’hare. The face of the plat map does contain the approval signature lines for the mayor, city engineer, planning director, city attorney, utilities superintendent, fire chief, pierce county assessor/treasurer, and the pierce county auditor.

18.16.050 Expiration.

If a final plat has not been recorded with the Pierce County auditor’s office within six months after approval by the city council, the map shall expire and be null and void. One six-month extension shall be granted by the city council if the appropriate fee has been paid and if the applicant’s reasons for granting the extension satisfy the council. To revitalize the expired subdivision plat map, the map shall be resubmitted as a preliminary plat map. (Ord. 18-08 § 1, 2008).

Staff response: **The applicant shall record the plat within 6 months of the approval date to avoid expiration.**

VI. Conditions of Final Plat Approval

- A. 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.
- B. All protective measures noted on the approved plans to reduce light and glare shall be installed.
- C. Prior to acceptance of the work in the right-of-way, the applicant shall submit a maintenance guarantee/bond in the amount of 25 percent 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.
- D. 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.
- E. Prior to installation, any proposed development sign shall receive approval of a sign permit, as required by BMC 19.30, Sign Code. The proposed location should be shown and labeled on the construction plans and a detail demonstrating compliance should be provided. Any proposed signs shall be situated in a manner so as not to adversely affect safety or corner vision. The sight triangles should take in account the sign location.
- F. The developer shall submit a right of way and landscape maintenance agreement with the final plat to verify public street and landscape maintenance responsibilities.
- G. 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.
- H. 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.
- I. 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 water, sewer or stormwater system that are necessary in order to serve the proposed subdivision.
- J. All building permits shall reflect connections to the roof drain system indicated on page 11 of 40 of the approved civil plans.
- K. As-built drawings in accordance with Section 3.08 of the city standards, which incorporate the Contractor's field markups, will be required to be submitted to the city 30 calendar days after completion of the work.

- L. The applicant shall record the plat within 6 months of the approval date to avoid expiration.
- M. Any and all work not completed shall be completed according to the approved civil plans.
- N. Any and all work not completed shall be completed prior to the release of the performance bond.

WHITE RIVER MEADOWS

NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST, WM CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON

DEDICATION

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

TRACT A IS A STORM WATER TRACT AND IS DEDICATED TO THE CITY OF BUCKLEY UPON RECORDING OF THIS PLAT.

TRACT B IS AN EMERGENCY ACCESS, PEDESTRIAN ACCESS, AND UTILITIES TRACT AND IS DEDICATED TO THE CITY OF BUCKLEY UPON RECORDING OF THIS PLAT.

TRACT C IS TO BE A PEDESTRIAN PATH. (SEE TRACT NOTES ON PAGE 2)

TRACT D IS TO BE A WETLAND BUFFER.(SEE TRACT NOTES ON PAGE 2)

TRACT E IS A LIFT STATION TRACT AND IS DEDICATED TO THE CITY OF BUCKLEY UPON RECORDING OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2019.

JOHN R. SKOCHDOPOLE, P.E.
VICE PRESIDENT
RICHMOND AMERICAN HOMES OF WASHINGTON, INC., A COLORADO CORPORATION

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)ss
COUNTY OF PIERCE)

ON THIS _____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED JOHN R. SKOCHDOPOLE, TO ME KNOWN TO BE THE AUTHORIZED SIGNATORY OF RICHMOND AMERICAN HOMES OF WASHINGTON, INC., A COLORADO CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

LEGAL DESCRIPTION TAX PARCEL 061910-1076

(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT 0136630-16, DATED SEPTEMBER 28, 2018.)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON LYING SOUTHERLY OF THE NORTH 15 ACRES OF SAID SUBDIVISION;

EXCEPT THE SOUTH 214.63 FEET;

EXCEPT THAT PORTION LYING WITHIN SPIKETON ROAD.

(ALSO KNOWN AS TRACT A, CITY OF BUCKLEY LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9008030514.)

SAID PARCEL HAVING 868,041 SQUARE FEET OR 19.93 ACRES

TITLE EXCEPTIONS

(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0136630-16, DATED SEPTEMBER 28, 2018.)

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LOT LINE ADJUSTMENT :

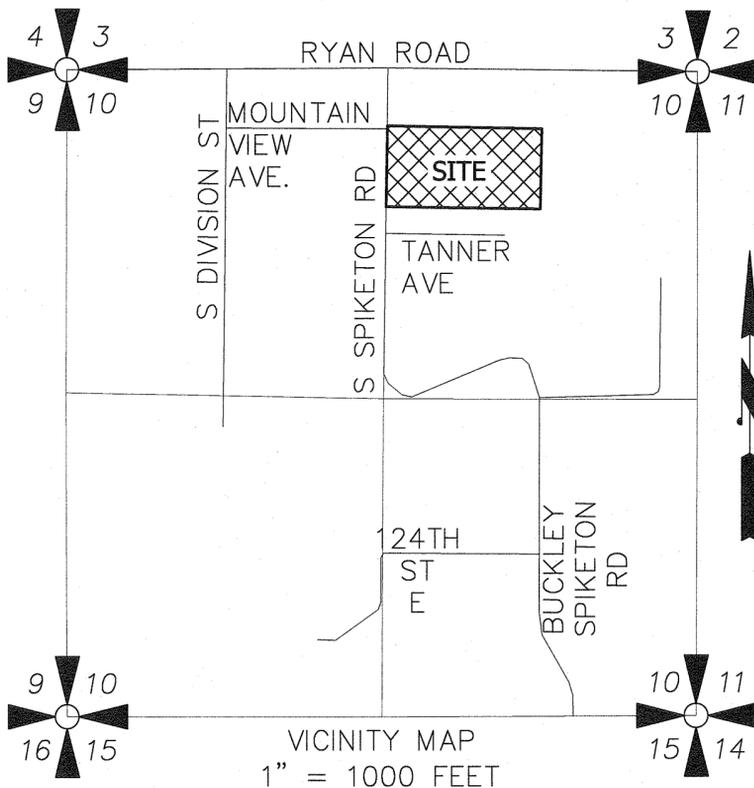
RECORDING NO: 9008030514 (ENCOMPASSES ENTIRE SITE)

2 AND 3 NOT SURVEY RELATED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN FEBRUARY 2018, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 RCW AND 332-130 WAC, AT THE REQUEST OF RICHMOND AMERICAN HOMES, WHITE RIVER MEADOWS.


SETH D. O'HARE, PLS
CERTIFICATE NO. 38985



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 _____, 2019.
FOR THE CITY OF BUCKLEY.

PLANNING DIRECTOR, CITY OF BUCKLEY

MAYOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.
FOR THE CITY OF BUCKLEY.

MAYOR, CITY OF BUCKLEY

CITY ATTORNEY

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.
FOR THE CITY OF BUCKLEY.

ATTORNEY, CITY OF BUCKLEY

UTILITIES SUPERINTENDENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.
FOR THE CITY OF BUCKLEY.

UTILITIES SUPERINTENDENT, CITY OF BUCKLEY

FIRE CHIEF

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.
FOR THE CITY OF BUCKLEY.

FIRE CHIEF, CITY OF BUCKLEY

PIERCE COUNTY ASSESSOR-TREASURER

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

ASSESSOR-TREASURER

DATE _____

PIERCE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, AT _____

MINUTES PAST _____ M. RECORDS OF THE PIERCE COUNTY AUDITOR.

RECORDING NUMBER _____

PIERCE COUNTY AUDITOR

ZONING

R 6000

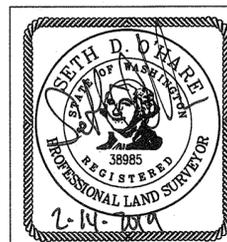
SITE ADDRESS

NOT ASSIGNED

PARCEL NUMBER

061910-1076

INDEX: NW 1/4 OF THE NE 1/4,
SEC. 10, TWP 19 N., R. 6 E., W.M.



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 29TH STREET NE, SUITE D PUYALLUP, WA 98372 Bus: (253) 848-4282 ceservices@cesnwinc.com

JOB 18042 SHEET 1 OF 5

WHITE RIVER MEADOWS
NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST, WM
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON

SURVEY NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY, 2018, AND SHOWS WE GENERAL CONDITION EXISTING AT THAT TIME
2. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED BY THE SURVEYOR IN HIS/HER FIELD WORK, OFFICE WORK.
3. ALL MONUMENTS VISITED AND HELD AS NOTED.
4. ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO CERTIFICATION IS MADE OR IMPLIED THAT THOSE OBJECTS APPEARING TO ENCROACH ACTUALLY ENCROACH ON THE OWNERSHIP OF THIS OR THE ADJOINING PROPERTIES.
5. INSTRUMENTATION FOR THIS SURVEY WAS A GEOMAX ZOOM 90 3" TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

GENERAL NOTES

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

ENGINEERING NOTES

1. ONGOING SITE INSPECTIONS OF STORM WATER RUNOFF MITIGATION SYSTEMS WILL CONTINUE, TO MONITOR FOR COMPLIANCE WITH THE FOLLOWING APPROVED PLANS, UNTIL PROJECT COMPLETION:
 - A) CONSTRUCTION PLANS DATED MARCH 9, 2018.
 - B) STORM WATER SITE PLAN REPORT REVISED JUNE, 2017.
 - C) CIVIL CONSTRUCTION PLAN, APPROVED MARCH 23, 2018.
2. ONGOING SITE INSPECTIONS OF STORM WATER SYSTEM WILL CONTINUE, TO MONITOR FOR COMPLIANCE WITH THE FOLLOWING APPROVED PLANS, UNTIL PROJECT COMPLETION:
 - A) CONSTRUCTION PLANS DATED MARCH 9, 2018.
 - B) STORM WATER SITE PLAN REPORT REVISED JUNE, 2017.
 - C) CIVIL CONSTRUCTION PLAN APPROVED MARCH 23, 2018.
3. FOR ALL NEW SUBDIVISIONS, THE SECOND STORY OF SINGLE-FAMILY RESIDENCES SHALL BE SMALLER THAN THE FIRST STORY BY AT LEAST 10 PERCENT OF THE AREA MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL.

WETLAND AND WETLAND BUFFER NOTES

- A. THE WETLAND BUFFER SHALL BE FENCED WITH SPLIT RAIL FENCING.
- B. SIGNS SHALL BE PLACED AT THE EDGE OF BUFFER IN ACCORDANCE WITH BMC 12.09.030(7).
- C. THE AREA SHALL BE USED FOR PASSIVE RECREATION.
- D. 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 REGULATION.

EASEMENT PROVISION

AN EASEMENT WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BUCKLEY, PUGET SOUND ENERGY, INC., ANY WATER COMPANY, ANY TELEPHONE COMPANY, ANY GAS COMPANY, ANY POWER COMPANY, ANY CABLE TELEVISION COMPANY, THE 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 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, TELEVISION, TELEPHONE, GAS, SEWER, DATA, 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 THE 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.

TRACT OWNERSHIP

TRACT	PURPOSE	OWNER
TRACT A	STORM WATER FACILITY	DEDICATED TO CITY OF BUCKLEY
TRACT B	EMERGENCY ACCESS, PED. ACCESS, & UTILITIES	DEDICATED TO CITY OF BUCKLEY
TRACT C	PEDESTRIAN PATH	ALL LOTS HAVE UNDIVIDED INTERESTS
TRACT D	WETLAND & BUFFER	ALL LOTS HAVE UNDIVIDED INTERESTS
TRACT E	LIFT STATION	DEDICATED TO CITY OF BUCKLEY

BUILDING SETBACKS (BSBL)

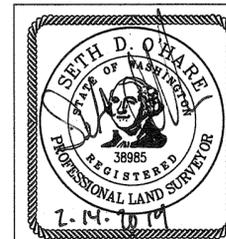
FRONT YARD	15 FEET
REAR YARD	15 FEET
SIDE YARD	8 FEET
SIDE YARD CORNER LOTS	15 FEET FROM STREET SIDE
FRONT YARD TO GARAGE	22 FEET

EASEMENT PROVISIONS

- 1) AN EASEMENT IS HEREBY RESERVED AND A NON EXCLUSIVE EASEMENT IS GRANTED TO THE CITY OF BUCKLEY, A MUNICIPAL CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGES OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH SEWER-WATER AND STORM UTILITIES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION FOLLOWING ANY WORK.
- 2) AN EASEMENT IS HEREBY RESERVED FOR AND A NON EXCLUSIVE EASEMENT GRANTED TO ALL DRY UTILITIES AND THEIR RESPECTIVE SUCCESSOR'S AND ASSIGNS SERVING THIS PLAT UNDER AND UPON THE EXTERIOR FIFTEEN FEET AND PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PLAT AND WITH TELEPHONE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED PROVIDED THAT FOLLOWING ANY WORK, THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION FOLLOWING ANY WORK.

TRACT NOTES

1. TRACT A IS A STORM WATER TRACT (SEE DEDICATION ON SHEET 1)
2. TRACT B IS AN EMERGENCY ACCESS, PEDESTRIAN ACCESS, AND UTILITIES TRACT (SEE DEDICATION ON SHEET 1)
3. TRACT C IS TO BE A PEDESTRIAN PATH. THE OWNERS OF LOTS 1 THROUGH 63 SHALL SHARE AN UNDIVIDED (1/63) INTEREST IN THE OWNERSHIP OF TRACT C. THE HOMEOWNER'S ASSOCIATION OF LOTS 1 THROUGH 63 OF WHITE RIVER MEADOWS PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT C. TRACT C MAY NOT BE FURTHER SUBDIVIDED, AND MAY NOT BE USED FOR FINANCIAL GAIN. ALL CONVEYANCES OF LOTS 1 THROUGH 63 MUST EXPRESSLY INCLUDE AN UNDIVIDED ONE SIXTY-THIRD (1/63) INTEREST IN TRACT C.
4. TRACT D IS TO BE A WETLAND BUFFER. THE OWNERS OF LOTS 1 THROUGH 63 SHALL HAVE AN UNDIVIDED ONE SIXTY-THIRD (1/63) INTEREST.
5. TRACT E IS A LIFT STATION TRACT (SEE DEDICATION ON SHEET 1)



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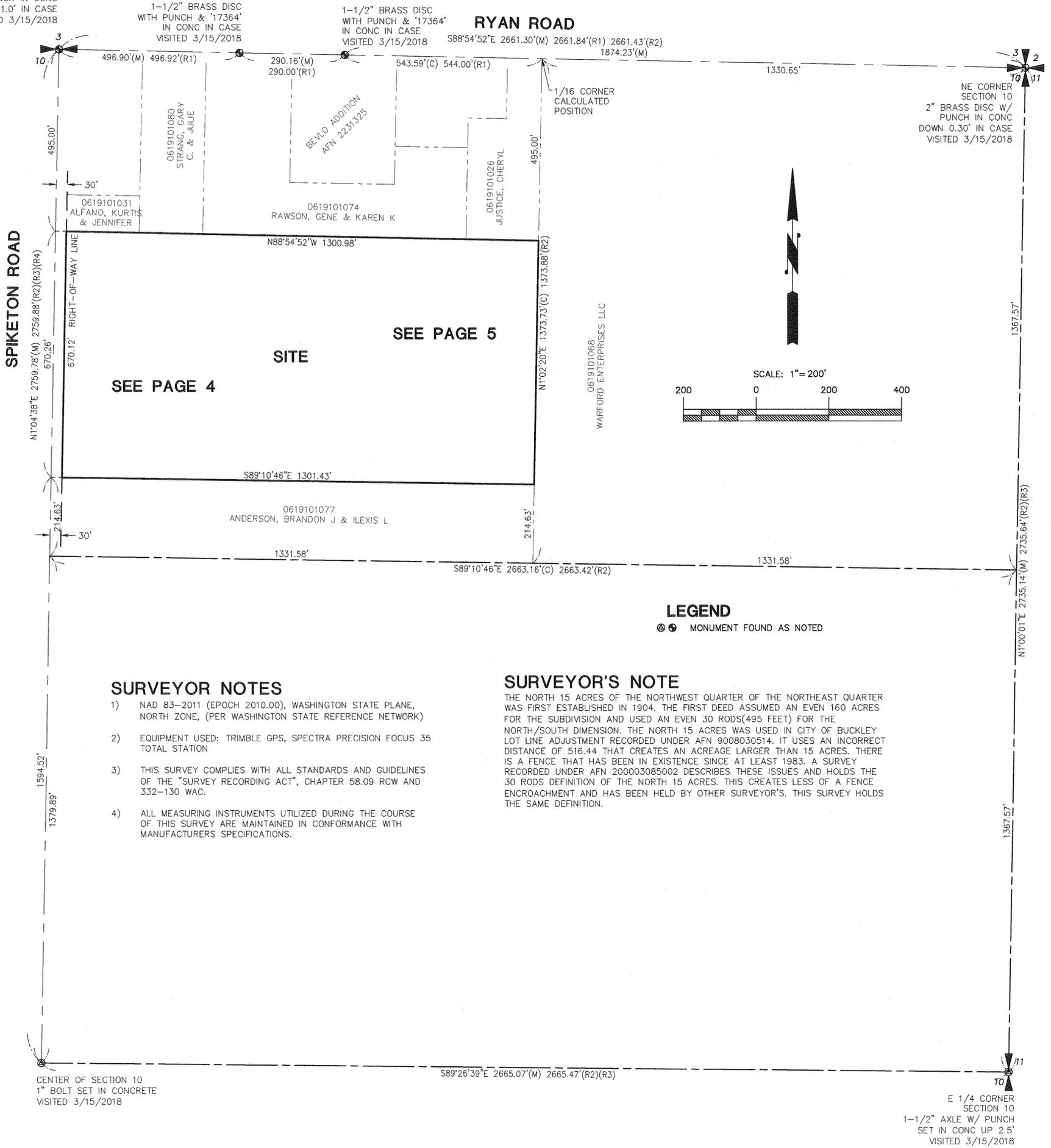
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JOB 18042 SHEET 2 OF 5

WHITE RIVER MEADOWS

NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST, WM
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON

N 1/4 CORNER
SECTION 10
1-1/2" BRASS DISC
W/ PUNCH IN CONC
DOWN 1.0' IN CASE
VISITED 3/15/2018

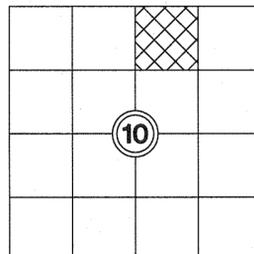


SURVEYOR NOTES

- 1) NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE, (PER WASHINGTON STATE REFERENCE NETWORK)
- 2) EQUIPMENT USED: TRIMBLE GPS, SPECTRA PRECISION FOCUS 35 TOTAL STATION
- 3) THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-130 WAC.
- 4) ALL MEASURING INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

REFERENCES

- (R1) BEVLO ADDITION TO BUCKLEY, WASHINGTON AFN 2231325
- (R2) RECORD OF SURVEY, AFN 9110080317
- (R3) RECORD OF SURVEY, AFN 9705290583
- (R4) RECORD OF SURVEY, AFN 200409095005



PARCEL NO.: 0619101076
ADDRESS: NOT ASSIGNED



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JOB 18042 SHEET 3 OF 5

WHITE RIVER MEADOWS

NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST, WM
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON

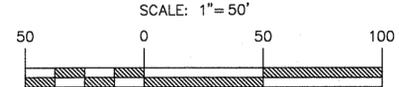


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'30"
C2	31.42'	20.00'	90°00'48"
C3	31.41'	20.00'	89°59'30"
C4	31.41'	20.00'	89°59'17"
C5	10.88'	20.00'	31°10'03"
C6	10.72'	35.50'	17°18'05"
C7	31.68'	35.50'	51°07'40"
C8	30.00'	35.50'	48°25'08"
C9	21.97'	35.50'	35°27'06"
C10	9.50'	20.00'	27°12'54"
C11	1.37'	20.00'	3°55'50"
C12	10.87'	20.00'	31°08'44"
C13	1.62'	35.50'	2°37'09"
C14	30.00'	35.50'	48°25'08"
C15	30.00'	35.50'	48°25'08"
C16	20.36'	35.50'	32°51'52"
C17	12.38'	35.50'	19°59'00"
C18	10.87'	20.00'	31°08'44"
C19	31.42'	20.00'	90°00'49"
C20	31.41'	20.00'	89°59'11"
C21	51.44'	490.00'	6°00'52"
C22	62.94'	490.00'	7°21'36"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C23	62.40'	490.00'	7°17'46"
C24	21.56'	490.00'	2°31'17"
C25	24.18'	490.00'	2°49'40"
C26	38.40'	430.00'	5°06'59"
C27	59.83'	430.00'	7°58'19"
C28	31.42'	20.00'	90°00'48"
C29	31.42'	20.00'	90°00'00"
C30	31.42'	20.00'	90°00'48"
C31	31.41'	20.00'	89°59'12"
C32	15.97'	430.00'	2°07'43"
C33	46.21'	430.00'	6°09'28"
C34	61.48'	430.00'	8°11'32"
C35	71.61'	430.00'	9°32'30"
C36	54.77'	490.00'	6°24'14"
C37	24.56'	20.00'	70°22'15"
C38	3.96'	20.00'	11°20'19"
C39	22.06'	20.00'	63°11'44"
C40	48.53'	55.00'	50°33'18"
C41	50.41'	55.00'	52°31'09"
C42	30.00'	55.00'	31°15'08"
C43	30.00'	55.00'	31°15'08"
C44	85.39'	55.00'	88°57'19"

0619101077
ANDERSON, BRANDON J & ILEXIS L

- LEGEND**
- ⊕ MONUMENT FOUND AS NOTED
 - REBAR FOUND AS NOTED
 - SET 1/2" REBAR & CAP LS 38985
 - ⊙ SET MONUMENT PER CITY OF BUCKLEY STANDARDS
 - [610] LOT ADDRESS
 - BUILDING SETBACK LINE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.50'	S1°05'08"W
L2	29.01'	S88°54'46"E



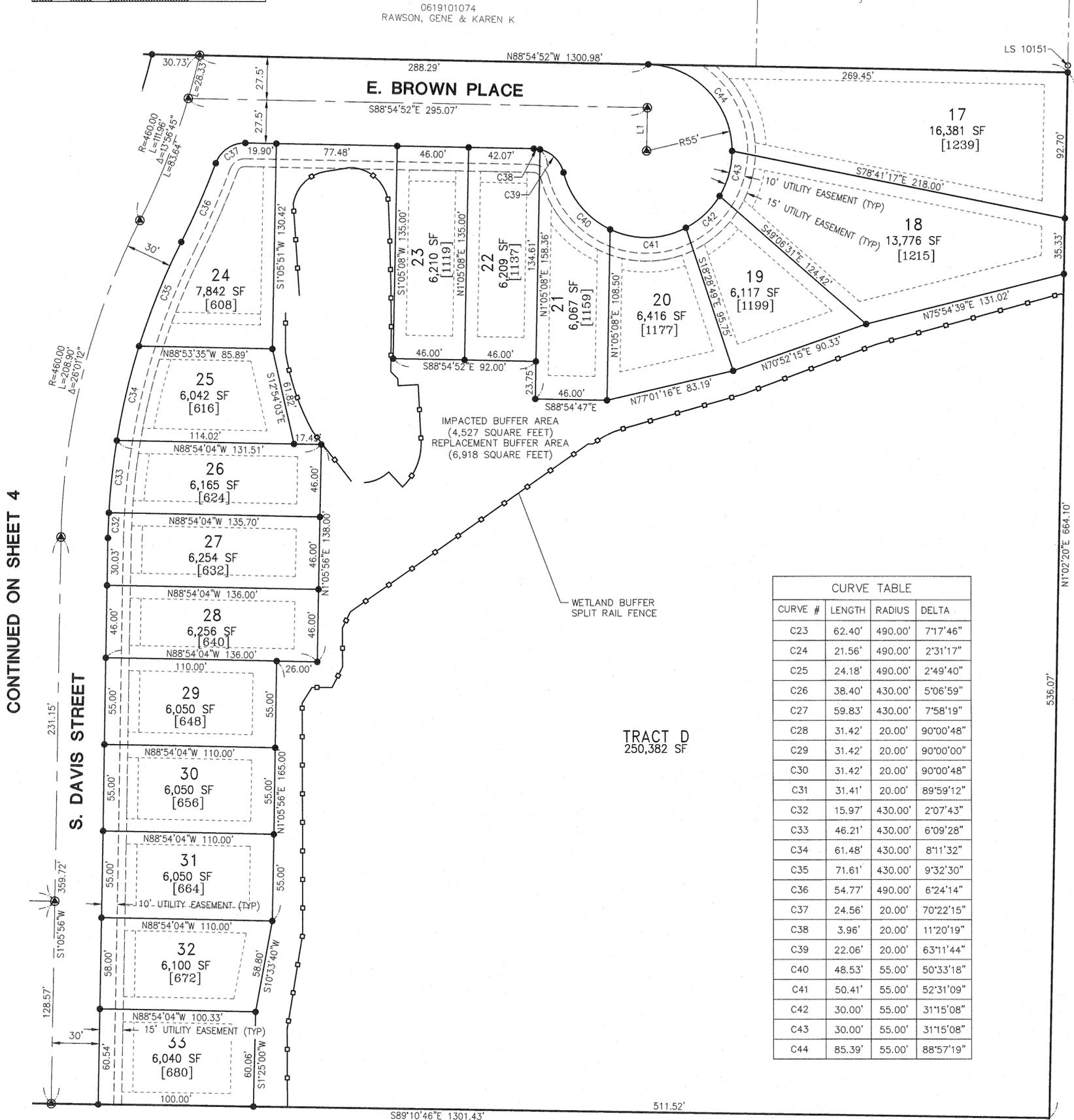
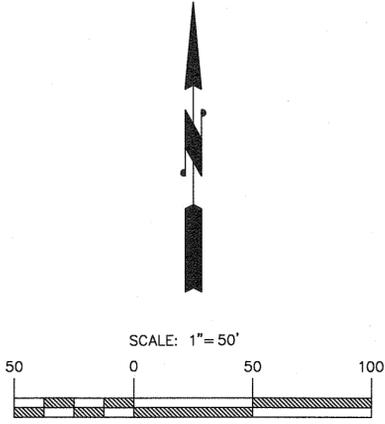
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JOB 18042 SHEET 4 OF 5

WHITE RIVER MEADOWS

NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST, WM
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON



CONTINUED ON SHEET 4

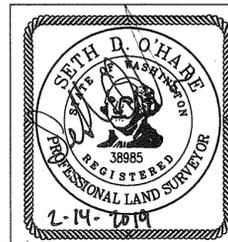
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0619101077
ANDERSON, BRANDON J & ILEXIS L

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C33	46.21'	430.00'	6°09'28"
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C35	71.61'	430.00'	9°32'30"
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C43	30.00'	55.00'	31°15'08"
C44	85.39'	55.00'	88°57'19"

LEGEND

- ⊙ MONUMENT FOUND AS NOTED
- REBAR FOUND AS NOTED
- SET 1/2" REBAR & CAP LS 38985
- ⊙ SET MONUMENT PER CITY OF BUCKLEY STANDARDS
- [610] LOT ADDRESS
- BUILDING SETBACK LINE



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JOB 18042 SHEET 5 OF 5

**XL Specialty Insurance Company
505 Eagleview Boulevard
Exton, Pennsylvania 19341
(610-968-9500)**

BOND REDUCTION RIDER

To be attached to the bond described below:

BOND NO.: US00082501SU18A

DATE OF BOND: August 1, 2018

PRINCIPAL: Richmond American Homes of Washington, Inc.

OBLIGEE: City of Buckley, Washington and State of Washington

BOND AMOUNT: From: \$3,502,977.20
By: \$2,187,934.60
To: \$1,315,042.60

PROJECT NAME: Spiketon Road Plat (to be known as White River Meadows)

The referenced Bond continues in full force in the above amount subject to all terms and conditions of said Bond.

Executed by Surety this 29th day of January, 2019, and effective January 25, 2019.

XL Specialty Insurance Company

By: 

Name: Kathleen K. Freund

Title: Attorney-in-Fact

STATE OF Colorado

COUNTY OF Denver

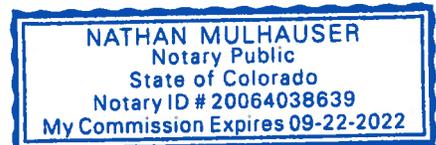
The foregoing instrument was acknowledged before me this 29th day of January, 2019, by Kathleen K. Freund as Attorney-in-Fact for XL Specialty Insurance Company.

Given under my hand and seal this 29th day of January, 2019.


Notary Public

My commission expires: 9/22/2022

(ATTACH POWER OF ATTORNEY)



(US00082501SU18A - Buckley, WA - Spiketon Road, White River Meadows (Red to \$1,315,042.60))



Power of Attorney
 XL Specialty Insurance Company
 XL Reinsurance America Inc.

THIS IS NOT A BOND NUMBER
 LIMITED POWER OF ATTORNEY
 XL1527072

KNOW ALL MEN BY THESE PRESENTS: That XL Specialty Insurance Company, a Delaware insurance company with offices located at 505 Eagleview Blvd., Exton, PA 19341, and XL Reinsurance America Inc., a New York insurance company with offices located at 70 Seaview Avenue, Stamford, CT 06902, do hereby nominate, constitute, and appoint: **Kathleen K. Freund, Stacy Killebrew**

each its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed \$99,999,999.00.

Such bonds and undertakings, when duly executed by the aforesaid Attorney (s) - in - Fact shall be binding upon each said Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

The Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of each of the Companies on the 26th day of July 2017.

RESOLVED, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that Gary Kaplan, Daniel Riordan, Maria Duhart, Gregory Boal and Kevin Mirsch each is hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, the XL SPECIALTY INSURANCE COMPANY has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this January 19th, 2018.



XL SPECIALTY INSURANCE COMPANY

By: *Gregory Boal*

Gregory Boal, VICE PRESIDENT

Attest: *Kevin M. Mirsch*

Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
 COUNTY OF CHESTER

On this 19th day of January, 2018, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL SPECIALTY INSURANCE COMPANY, described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to the aforesaid instrument are such corporate seals and were affixed thereto by order and authority of the Boards of Directors of said Companies; and that he executed the said instrument by like order.



COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Rebecca C. Shalhoub, Notary Public
 Uwchlan Twp., Chester County
 My Commission Expires April 28, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Rebecca C. Shalhoub
 Rebecca C. Shalhoub, NOTARY PUBLIC

SB0042

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL SPECIALTY INSURANCE COMPANY, a corporation of the State of Delaware, do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Companies, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporations, at the City of Exton, this 29th day of January 2019.



Kevin M Mirsch
Kevin M. Mirsch, ASSISTANT SECRETARY

IN WITNESS WHEREOF, XL REINSURANCE AMERICA INC. has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 19th day of January, 2018.

XL REINSURANCE AMERICA INC.



by: *Gregory Boal*
Gregory Boal, VICE PRESIDENT

Attest: *Kevin M Mirsch*
Kevin M. Mirsch, ASSISTANT SECRETARY

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

On this 19th day of January, 2018, before me personally came Gregory Boal to me known, who, being duly sworn, did depose and say: that he is Vice President of XL REINSURANCE AMERICA INC., described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto by order and authority of the Board of Directors of said Corporation, and that he executed the said instrument by like order.



COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rebecca C. Shalhoub, Notary Public
Uwchlan Twp., Chester County
My Commission Expires April 28, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Rebecca C. Shalhoub

Rebecca C. Shalhoub, NOTARY PUBLIC

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

I, Kevin M. Mirsch, Assistant Secretary of XL REINSURANCE AMERICA INC. a corporation of the State of New York, do hereby certify that the person who executed this Power of Attorney, with the rights, respectively of XL REINSURANCE AMERICA INC., do hereby certify that the above and forgoing is a full, true and correct copy of a Power of Attorney issued by said Corporation, and that I have compared same with the original and that it is a correct transcript therefrom and of the whole original and that the said Power of Attorney is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation, at the City of Exton, this ___ day of _____.



Kevin M Mirsch
Kevin M. Mirsch, ASSISTANT SECRETARY

This Power of Attorney may not be used to execute any bond with an inception date after January 19, 2023
SB0041

THIS DOCUMENT IS PRINTED ON A BLUE BACKGROUND

SB0042

Project: White River Meadows
Performance Bond

Job #: 18042
Date: 1/11/2019

	Bid Amount	% Complete	% Remaining	Cost to Complete
STORM DRAINAGE SYSTEM				
Quarry Spalls	\$3,840.00	30%	70%	\$2,688.00
CPEP Drain Pipe 6"	\$50,408.40	30%	70%	\$35,285.88
Adjust Manhole	\$1,600.00	0%	100%	\$1,600.00
Trach Rack, 12" Dia.	\$375.00	0%	100%	\$375.00
Pond Overflow Spillway	\$4,100.00	0%	100%	\$4,100.00
Pond Access Liner	\$3,496.00	0%	100%	\$3,496.00
Perimeter Fence	\$18,156.00	0%	100%	\$18,156.00
Bollards	\$4,800.00	0%	100%	\$4,800.00
Clean Storm System	\$11,780.00	30%	70%	\$8,246.00
Double Swing Gate	\$3,000.00	0%	100%	\$3,000.00
Roof Drain Cleanouts	\$17,325.00	0%	100%	\$17,325.00
SUBTOTAL				\$99,071.88
ROAD CONSTRUCTION				
4"HMA, Class 1/2" - Offsite	\$111,074.56	0%	100%	\$111,074.56
Type II Barricade	\$6,600.00	0%	100%	\$6,600.00
Road Survey Monuments	\$6,325.00	0%	100%	\$6,325.00
SUBTOTAL				\$123,999.56
TRAFFIC CONTROL				
Paint Stripe	\$5,074.00	0%	100%	\$5,074.00
Plastic Stop Box	\$990.00	0%	100%	\$990.00
Traffic Control	\$8,000.00	0%	100%	\$8,000.00
Stop/Street Signs	\$2,800.00	0%	100%	\$2,800.00
SUBTOTAL				\$16,864.00

SIDEWALKS				
Concrete Sidewalk	\$96,558.00	0%	100%	\$96,558.00
Sidewalk (Fine Grade)	\$18,301.50	15%	85%	\$15,556.28
ADA Ramps	\$16,065.00	0%	100%	\$16,065.00
Concrete Driveway Approach	\$73,920.00	0%	100%	\$73,920.00
SUBTOTAL				\$202,099.28
LIGHTING-MAILBOX-UTILITIES				
Mailbox	\$12,800.00	0%	100%	\$12,800.00
Mailbox Pads	\$1,800.00	0%	100%	\$1,800.00
SUBTOTAL				\$14,600.00
WATER SYSTEMS				
Raise Valves to Final Grade	\$4,275.00	0%	100%	\$4,275.00
Blow Off Assembly	\$8,800.00	65%	35%	\$3,080.00
Air Vac Assembly	\$4,600.00	65%	35%	\$1,610.00
Sampling Station	\$2,400.00	65%	35%	\$840.00
RPBA & Hot Box	\$3,400.00	0%	100%	\$3,400.00
Raise Water Valve to Final	\$440.00	0%	100%	\$440.00
Irrigation Service Line	\$1,200.00	0%	100%	\$1,200.00
SUBTOTAL				\$14,845.00
SANITARY SEWER SYSTEMS				
Sewer Cleanouts	\$23,625.00	50%	50%	\$11,812.50
Raise Sewer Casting To Final	\$6,650.00	0%	100%	\$6,650.00
Flush and Air Test	\$3,864.00	80%	20%	\$772.80
SUBTOTAL				\$19,235.30
MISCELLANEOUS				
Slope Plug Mix	\$1,592.64	0%	100%	\$1,592.64
Bottom Plug Mix	\$1,732.86	0%	100%	\$1,732.86
Pond Hydroseed	\$1,458.43	0%	100%	\$1,458.43
Planter Strip Topsoil	\$14,400.00	0%	100%	\$14,400.00
Planter Strip Hydroseeding	\$3,505.92	0%	100%	\$3,505.92
Street Trees	\$8,820.00	0%	100%	\$8,820.00
Root Barrier	\$2,380.00	0%	100%	\$2,380.00
Oregon Grape	\$45,018.20	0%	100%	\$45,018.20
Trees	\$24,990.00	0%	100%	\$24,990.00
Cedar Fencing 6' High	\$19,630.00	0%	100%	\$19,630.00
Split Rail Fencing	\$26,315.00	0%	100%	\$26,315.00
SUBTOTAL				\$149,843.05

LIFT STATION				
814 Valve Vault	\$55,000.00	90%	10%	\$5,500.00
Pumps	\$45,000.00	50%	50%	\$22,500.00
Wet well Coatings	\$20,000.00	0%	100%	\$20,000.00
Generator & Pad	\$55,000.00	60%	40%	\$22,000.00
Mechanical Pipe & Fittings	\$64,000.00	66%	34%	\$21,760.00
Electrical Conduit & Wire	\$68,000.00	25%	75%	\$51,000.00
Control Panel	\$110,000.00	30%	70%	\$77,000.00
Electrical Panel Cover	\$11,617.00	0%	100%	\$11,617.00
Ballast Slab	\$5,950.00	20%	80%	\$4,760.00
SUBTOTAL				\$236,137.00
TOTAL				\$876,695.07
PERFORMANCE (50%)				\$438,347.53
GRAND TOTAL				\$1,315,042.60

D. CONSENT AGENDA

**City Council
February 12, 2019**

Mayor Pro Tem Tremblay called the regularly scheduled meeting to order at 7:00 PM.

Upon roll call the following members were present: Council members Smith, Bender, Leggett, S. Burkett, B. Burkett, Wilbanks, and Tremblay. Also present was City Administrator Schmidt, Police Chief Arsanto, Asst. Police Chief Northam, and Asst. Police Chief Skogen.

Mayor Pro Tem Tremblay stated that he has removed Item number 6 from the agenda and asked if there were any other additions, deletions, or changes to the agenda.

Council member S. Burkett moved to approve the agenda as presented with Item number 6 removed. Council member Wilbanks seconded the motion. Motion carried.

CITIZEN PARTICIPATION

Jami Thawsh – 520B Ryan Road, Buckley, WA 98321

Jami Thawsh presented a petition on behalf of the citizens of Buckley. The petition stated the following: We the undersigned citizens of Buckley oppose the sale of the land between 410 and River avenue for the purpose of development for commercial or residential use. Also, any relocation of the Veterans memorial. We believe removing any green space along this area would not only hurt the use for citizens but be a major eyesore in the middle of town. We submit this to the Council members to show that we do not believe this is what is best for the City of Buckley.

STAFF REPORTS

City Administrator Schmidt thanked the Police, Fire and Public Works departments for all of their hardwork during the snow.

Police Chief Arsanto stated that two new Ford F-150s have been ordered for the Police Department.

MAIN AGENDA

ORD No. 03-19: Agreement with MCImetro Access Transmission Services Corp. Council member Smith moved to Approve ORD No. 03-19 Granting to MCImetro Access Transmission Services Corp DBA Verizon Access Transmission Services non-exclusive telecommunications franchise for five years. Council member Leggett seconded the motion. Upon roll call vote, motion carried 7/0.

ORD No. 04-19: Amending Title 8 & 14 of BMC (Payment of Fees)

Council member Smith moved to Approve ORD No. 04-19 Amending Title 8 and Title 14 of the Buckley Municipal Code Related to the “Payment of Fees” for City Utility Services, Adding Language Governing Fee Waivers. Council member S. Burkett seconded the motion. Upon roll call vote, motion carried 7/0.

RES No. 19-02: Amending Taxes, Rates, And Fees Schedule #29

Council member Smith moved to Approve RES No. 19-02 Updating the City Taxes, Rates & Fees Schedule, Revision #29. Council member Wilbanks seconded the motion. Motion carried.

Engineering Services Proposal – Design of Public Works Shop and Police Station Parking Lots

Council member B. Burkett moved to Approve the Engineering Services Proposal for Design of Public Works Shop and Police Department Parking Lots. Council member Bender seconded the motion. Motion carried.

Interlocal Agreement – Street Sweeping and Brush Cutting Services

Council member Smith moved to Approve the Interlocal Cooperation Agreement – Street Sweeping and Brush Cutting Services with the Town of Wilkeson. Council member Leggett seconded the motion. Motion carried. (Wilbanks abstained.)

CONSENT AGENDA

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

Approve Minutes of January 22, 2019

Claim numbers 59477 through 59577 in the amount of \$307,993.29, for the period of January 23, 2019, through February 12, 2019. Payroll check numbers 37711 through 37751 in the amount of \$96,843.54 and ACH/EFT payroll in the amount of \$338,308.19 for the month of January 2019. Treasurer check numbers 12135 through 13143 in the amount of \$3,098.67 and ACH/EFT in the amount of \$12,552.23 for the month of January 2019 are hereby approved and ordered paid this 12th day of February.

COMMITTEE REPORTS

Mayor’s Report:

Mayor Pro Tem Tremblay reminded Council members of the PCRC General Assembly on February 21st at the Washington State Fairgrounds. There is also a free Urban Studies Program at University of Washington Tacoma on February 21st.

Administration, Finance & Public Safety:

The Committee cancelled this morning's meeting and the next meeting is scheduled for February 26th at 9:30 AM at City Hall.

Transportation & Utilities:

Council member B. Burkett stated that the Committees next meeting will be February 19th at 7:00 PM at City Hall.

Community Services:

Council member S. Burkett stated that the Committee will meet next on February 21st at 1:00 PM at City Hall. She also shared that David Wells will be at the Buckley Chamber meeting tomorrow to talk about the Buckley Public Market that will be going into the old Rose's IGA.

Council Member Comments & Good of the Order:

Council members B. Burkett and Smith wanted to commend Public Works Director Banks and his staff for the amazing job they did keeping the roads clear during the snow event.

Council member Leggett moved to adjourn. Council member Smith seconded the motion. Motion carried.

With nothing further the meeting was adjourned at 7:26 PM.

Mayor

City Administrator

E. COMMITTEE REPORTS