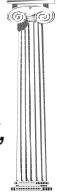


City of Lake Stevens Vision Statement

By 2030, we are a sustainable community around the lake with a vibrant economy, unsurpassed infrastructure and exceptional quality of life.



CITY COUNCIL REGULAR MEETING AGENDA Lake Stevens School District Educational Service Center (Admin. Bldg.) 12309 22nd Street NE, Lake Stevens

Monday, February 10, 2014 - 7:00 p.m.

NOTE:

WORKSHOP ON VOUCHERS AT 6:45 P.M.

CALL TO ORDER:

7:00 p.m.
Pledge of Allegiance

ROLL CALL:

GUEST BUSINESS:

CONSENT AGENDA: *A. Approve December 2014 vouchers. Barb
*B. Approve Council regular meeting minutes of Barb
January 27, 2014.

PUBLIC HEARING:

PUBLIC HEARING FORMAT:

1. Open Public Hearing
2. Staff presentation
3. Council's questions of staff
4. Proponent's comments
5. Comments from the audience
6. Close public comments portion of hearing
7. Discussion by City Council
8. Re-open the public comment portion of the hearing for additional comments (optional)
9. Close Hearing
10. COUNCIL ACTION:
 - a. Approve
 - b. Deny
 - c. Continue

*A. Second and Final Reading of Ord. 908 - I-502 Marijuana Regulations Russ

PUBLIC MEETING: *A. Catherine Crest Final Plat Approval Russ

ACTION ITEMS: *A Resolution 2014-1 Authorizing Use of Local Government Investment Pool Barb
*B Supplemental Agreement with Aquatechnex for Aluminum Sulfate Treatment Mick

Lake Stevens City Council Regular Meeting Agenda

February 10, 2014

DISCUSSION

ITEMS:

- *A Street Sweeping Plan Update
- *B. 2015 Comprehensive Plan Update Work Program

Mick
Becky/
Russ

**COUNCIL PERSON'S
BUSINESS:**

MAYOR'S BUSINESS:

STAFF REPORTS:

**INFORMATION
ITEMS:**

**EXECUTIVE
SESSION:**

ADJOURN:

* ITEMS ATTACHED	** ITEMS PREVIOUSLY DISTRIBUTED	# ITEMS TO BE DISTRIBUTED
------------------	---------------------------------	---------------------------

THE PUBLIC IS INVITED TO ATTEND

Special Needs

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Steve Edin, City of Lake Stevens ADA Coordinator, (425) 377-3227, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.

NOTICE:

All proceedings of this meeting are audio recorded, except Executive Sessions

**BLANKET VOUCHER APPROVAL
 2014**

We, the undersigned Council members of the City of Lake Stevens, Snohomish County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the following vouchers have been approved for payment:

Payroll Direct Deposits	1/31/2014	\$118,390.33
Payroll Checks	36310	\$2,534.62
Electronic Funds Transfers	ACH	\$164,016.78
Claims	36309, 36311- 36381	\$135,096.35
Void Checks	36309, 36323	(\$750.00)
Tax Deposit(s)	1/31/2014	\$46,756.56
Total Vouchers Approved:		\$466,044.64

This 10th day of February 2014:

 Mayor

 Councilmember

 Finance Director

 Councilmember

 Councilmember

 Councilmember



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Accounts Payable

Checks by Date - Detail by Check Number

User: jnorris
 Printed: 2/6/2014 3:21 PM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
ACH	2105 35863403	Electronic Federal Tax Pmt System EFTPS Payroll Taxes 01/31/2014	01/31/2014	46,756.56
Total for this ACH Check for Vendor 2105:				46,756.56
ACH	1029	AFLAC Aflac After Tax Aflac PreTax Aflac After Tax Aflac PreTax	02/05/2014 Aflac After Tax Aflac PreTax Aflac After Tax Aflac PreTax	385.76 373.34 385.76 373.34
Total for this ACH Check for Vendor 1029:				1,518.20
ACH	1079	Assoc of Washington Cities EFT Medical Insurance Premiums Medical Insurance Premiums Jan 2014 Jan 2014 Employee Portion	02/05/2014	1,169.24 890.33 938.27 574.41 2,757.74 40,079.12 5,013.27 173.85 9,801.67 973.10 233.71 9,116.03 2,421.46 4,147.42
Total for this ACH Check for Vendor 1079:				78,289.62
ACH	1273	Dept of Retirement PERS LEOFF LEOFF2 Employee Deductiion LEOFF2 Employer Paid PERS2 Deduction PERS2 Employer Contribution PERS3 Deduction Deferred Comp State Deduction LEOFF2 Employee Deductiion LEOFF2 Employer Paid PERS2 Deduction PERS2 Employer Contribution PERS3 Deduction Jan 2014 Adjust to Actual	02/05/2014 LEOFF2 Employee Deductiior LEOFF2 Employer Paid PERS2 Deduction PERS2 Employer Contribution PERS3 Deduction Deferred Comp State Deductic LEOFF2 Employee Deductiior LEOFF2 Employer Paid PERS2 Deduction PERS2 Employer Contribution PERS3 Deduction Adjust to actual	7,911.25 4,919.85 4,062.56 8,812.21 973.11 1,850.00 6,086.62 3,785.16 3,774.65 8,385.12 1,012.30 -0.06
Total for this ACH Check for Vendor 1273:				51,572.77
ACH	1645	Nationwide Retirement Solution Deferred Comp Nationwide Ded	02/05/2014 Deferred Comp Nationwide D	1,373.25
Total for this ACH Check for Vendor 1645:				1,373.25
ACH	1911	Standard Insurance Company Insurance Premiums Insurance Premiums Insurance Premiums	02/05/2014	104.50 67.74 42.49

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	01/31/2014	Insurance Premiums		122.50
	01/31/2014	Insurance Premiums		78.54
	01/31/2014	Insurance Premiums		159.57
	01/31/2014	Insurance Premiums		2,249.87
	01/31/2014	Insurance Premiums		273.74
	01/31/2014	Insurance Premiums		146.50
	01/31/2014	Insurance Premiums		10.59
	01/31/2014	Insurance Premiums		640.31
	01/31/2014	Insurance Premiums		71.86
	01/31/2014	Insurance Premiums		15.61
	01/31/2014	Insurance Premiums		579.13
Total for this ACH Check for Vendor 1911:				4,562.95
ACH	2045	Washington State Support Registry Child Support	02/05/2014 Child Support	402.46
Total for this ACH Check for Vendor 2045:				402.46
ACH	1266 Q4.2013	Dept of Labor and Industries Q4 2013 Workers Comp Insurance	01/31/2014	26,297.53
Total for this ACH Check for Vendor 1266:				26,297.53
36311	2101	Nathan Adams 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36311:				750.00
36312	1086	Wayne Aukerman 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36312:				750.00
36313	1098	James Barnes 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36313:				750.00
36314	2102	Kerry Bernhard 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36314:				750.00
36315	1133	Ron Brooks 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36315:				750.00
36316	1155	David Carter 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36316:				750.00
36317	1174	Chad Christensen 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36317:				750.00
36318	2103	Michael Hingtgen 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36318:				750.00
36319	1463	Dennis Irwin 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36319:				750.00
36320	1477	Jamie Jamison	01/31/2014	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
		2014 Uniform Allowance		750.00
Total for Check Number 36320:				750.00
36321	1547	Jeff Lambier 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36321:				750.00
36322	1616	Robert Miner 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36322:				750.00
36324	1925	Robert Summers 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36324:				750.00
36325	1059	Andrew Thor 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36325:				750.00
36326	2006	Craig Valvick 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36326:				750.00
36327	2021	Steve Warbis 2014 Uniform Allowance	01/31/2014	750.00
Total for Check Number 36327:				750.00
36328	2013	Ace Hardware	02/10/2014	
	40838	Light Bulb		29.31
	40930	Marking Wands		27.14
	40931	Batteries		9.76
	40935	Light Bulb		7.59
	40965	Light Bulbs for the Library		52.61
	40969	Light Bulbs for the Library		-4.33
	40976	Carpet cleaner		27.12
	41054	Light Bulb		26.04
	41054	Light Bulb		26.04
	41054	Light Bulb		26.05
	41136	Faucet covers and Bulbs		18.70
	41136	Faucet covers and Bulbs		10.00
Total for Check Number 36328:				256.03
36329	1015	ACES	02/10/2014	
	9805	Safety mtg - New Hazard Communication Video		127.42
	9805	Safety mtg - New Hazard Communication Video		213.29
	9805	Safety mtg - New Hazard Communication Video		213.29
Total for Check Number 36329:				554.00
36330	1025	Advantage Building Services	02/10/2014	
	14-0008	Janitorial Services		27.31
	14-0008	Janitorial Services		27.31
	14-0008	Janitorial Services		285.00
	14-0008	Janitorial Services		18.20
	14-0008	Janitorial Services		148.20
	14-0008	Janitorial Services		109.25
	14-0008	Janitorial Services		18.21
	14-0008	Janitorial Services		18.22
Total for Check Number 36330:				651.70

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
36331	1037 37301	Alexander Printing Stamp - Special Conditions	02/10/2014	123.72
Total for Check Number 36331:				123.72
36332	1122 2014	Boy Scouts of America 2014 Explorer Recharter	02/10/2014	328.00
Total for Check Number 36332:				328.00
36333	1153 2421-200462 2421-200588 2421-200590	Carquest Auto Parts Store Blinker light Starter Tools	02/10/2014	3.52 278.57 28.87
Total for Check Number 36333:				310.96
36334	1180 I14000113	City of Everett Lab Analysis	02/10/2014	240.00
Total for Check Number 36334:				240.00
36335	1182 14-0008 14-0008 14-0008 14-0008 14-0008 14-0008 14-0008 14-0008	City of Lake Stevens Retainage - Advantage Retainage - Advantage	02/10/2014	1.44 1.44 15.00 0.96 7.80 5.75 0.96 0.95
Total for Check Number 36335:				34.30
36336	1189 144454	Civicplus Annual Hosting and Support for City Website	02/10/2014	11,608.48
Total for Check Number 36336:				11,608.48
36337	1195 45618	Code Publishing Co Municipal Code update #7 Jan 2014 267 pages	02/10/2014	498.47
Total for Check Number 36337:				498.47
36338	1200 01/14 0808840	Comcast Internet services - shop	02/10/2014	47.60
Total for Check Number 36338:				47.60
36339	1200 01/14 0808840	Comcast Internet services - shop	02/10/2014	47.61
Total for Check Number 36339:				47.61
36340	1200 01/14 0827887	Comcast Traffic control camera	02/10/2014	130.30
Total for Check Number 36340:				130.30
36341	1219 147193i 147227i 147327i 147328i	Corporate Office Supply office supplies office supplies Paper, Padlock, Tissue, Post-its Toner	02/10/2014	41.24 119.35 445.55 474.41
Total for Check Number 36341:				1,080.55
36342	1245 31136	Datec Inc BMS Pentax paper Roll	02/10/2014	314.40

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 36342:				314.40
36343	1313	Electronic Business Machines	02/10/2014	
	095980	Copier Maint		24.44
	095980	Copier Maint		12.22
	095980	Copier Maint		12.22
Total for Check Number 36343:				48.88
36344	1344	Evergreen State Heat	02/10/2014	
	23972	HVAC repair at Police Station		1,113.16
Total for Check Number 36344:				1,113.16
36345	1349	Fastenal Company	02/10/2014	
	WAEV123720	Air Blow Gun		15.99
	WAEV123720	Air Blow Gun		15.99
Total for Check Number 36345:				31.98
36346	1355	Fidalgo Construction	02/10/2014	
	1083	Tree Replacement		2,140.51
Total for Check Number 36346:				2,140.51
36347	1389	Glens Rental Sales and Service	02/10/2014	
	S5007	Shackles and weed wacker heads		28.20
	S5007	Shackles and weed wacker heads		28.20
	S5007	Shackles and weed wacker heads		28.20
Total for Check Number 36347:				84.60
36348	1395	Grainger	02/10/2014	
	9339083587			31.86
	9339083587			31.86
	9339083595	Primer Paint		31.86
	9339083595	Primer Paint		31.86
	9346795553	Carpet cleaning supplies		75.91
	9350525060	Electrical fuses for school zone lights		23.55
Total for Check Number 36348:				226.90
36349	1457	Integra Telecom Inc	02/10/2014	
	11654707	Telephone Service		13.02
	11654707	Telephone Service		26.05
	11654707	Telephone Service		13.02
	11654707	Telephone Service		39.07
	11654707	Telephone Service		26.05
	11654707	Telephone Service		84.70
	11654707	Telephone Service		13.02
	11654707	Telephone Service		442.99
	11654707	Telephone Service		13.02
	11654707	Telephone Service		52.10
	11654707	Telephone Service		13.02
	11654707	Telephone Service		74.95
	11654707	Telephone Service		74.96
	Total for Check Number 36349:			
36350	1535	Lake Stevens Journal	02/10/2014	
	80627	LUA2013-0096 I-502 Marijuana regs		50.25
	80627	Building Code Compliance Inspector Help Wanted /		43.00
Total for Check Number 36350:				93.25
36351	1537	Lake Stevens Police Guild	02/10/2014	
		Police Guild Deduction		816.50
		WACOPS Deduction		100.00
		Police Guild Deduction		816.50

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
		WACOPS Deduction	WACOPS Deduction	100.00
	011514	Union Dues - Police Guild		916.50
	013114	Union Dues - Police Guild		916.50
Total for Check Number 36351:				3,666.00
36352	1560 40200139765	Les Schwab Tire Center Flat Repair	02/10/2014	50.77
Total for Check Number 36352:				50.77
36353	1575 012314 012814	Dan Lorentzen Sno Co Sheriff & Police Chief mtg Boardroom table for Police Conf Room	02/10/2014	12.00 50.00
Total for Check Number 36353:				62.00
36354	1577 961900	Lowes Companies Office Wall in Rm 101	02/10/2014	345.20
Total for Check Number 36354:				345.20
36355	1220 MCC1401.004 MCC1401.004 MCC1401.004 MCC1401.004	Monroe Correctional Complex Work Crew Labo Work Crew Labo Work Crew Labo Work Crew Labo	02/10/2014	96.08 101.12 43.34 81.89
Total for Check Number 36355:				322.43
36356	1648 012014	Franklin Nelson Meals at Child Interview Training	02/10/2014	101.45
Total for Check Number 36356:				101.45
36357	1705 11300131	Pacific Power Batteries Batteries	02/10/2014	6.39
Total for Check Number 36357:				6.39
36358	1721 012814 012814 012814	Petty Cash Account Deed ROW Deed Migration Agreement	02/10/2014	10.00 75.00 90.00
Total for Check Number 36358:				175.00
36359	1735 2014Uniform	Daniel Planalp 2014 Uniform Allowance	02/10/2014	750.00
Total for Check Number 36359:				750.00
36360	1767 01/2014 01/2014 01/2014 01/2014	Purchase Power Postage Postage Postage Postage	02/10/2014	302.17 36.76 5.53 5.54
Total for Check Number 36360:				350.00
36361	1791 0197-001674217 0197-001674217	Republic Services 197 Dumpster services Dumpster services	02/10/2014	106.58 14.15
Total for Check Number 36361:				120.73
36362	1791 0197-001673479 0197-001673479	Republic Services 197 Dumpster services Dumpster services	02/10/2014	243.97 13.20

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 36362:				257.17
36363	1791	Republic Services 197	02/10/2014	
	0197-00167667	Dumpster services		170.87
	0197-00167667	Dumpster services		170.87
	0197-00167667	Dumpster services		7.65
	0197-00167667	Dumpster services		7.65
Total for Check Number 36363:				357.04
36364	1803	Robinson Noble	02/10/2014	
	14-061	Geotechnical Consultation - Grade Road Embankme		1,665.07
Total for Check Number 36364:				1,665.07
36365	1827	Seattle Pump	02/10/2014	
	14-0091	Parts for Vactor Truck		1,626.10
Total for Check Number 36365:				1,626.10
36366	1862	Snohomish County Auditor	02/10/2014	
	2014	Voter Registration Costs		32,351.52
Total for Check Number 36366:				32,351.52
36367	1876	Snohomish County PUD	02/10/2014	
	110756778	202427720		86.34
	117389891	203728159		124.77
	117391449	205395999		102.99
	124025660	203730189		181.17
	124025661	203731153		228.66
	133938640	202150405		159.62
	133941012	202013249		221.74
	133941591	203203245		551.57
	140472838	203599006		113.06
	140472838	203599006		113.06
	140472838	203599006		113.05
	147099523	202340527		16.99
	147099523	202340527		16.99
	147099523	202340527		17.00
	150388739	200493443		34.65
	150391079	203582010		239.89
Total for Check Number 36367:				2,321.55
36368	1879	Snohomish County PW S	02/10/2014	
	I000353615	Aerator Monitoring and Gaging		2,868.03
Total for Check Number 36368:				2,868.03
36369	1880	Snohomish County PW V	02/10/2014	
	I000353218	Vehicle and Radio Repair		9,885.28
	I000353218	Vehicle Repair		1,003.63
	I000353218	Vehicle Repair		1,003.62
	I000353218	Traffic Light Repair		143.40
Total for Check Number 36369:				12,035.93
36370	1882	Snohomish County Sheriff and Police Chiefs	02/10/2014	
	2014	SCSPCA 2014 Dues		35.00
Total for Check Number 36370:				35.00
36371	1892	Snopac	02/10/2014	
	6421	Dispatch services		26,039.54
	6442	Access Assessment		514.06
	6471	VRM Reimb 2014		1,725.36
Total for Check Number 36371:				28,278.96

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
36372	1909 INV27253	Springbrook Software Inc Hosted Cloud Maintenance Year 2	02/10/2014	9,553.00
Total for Check Number 36372:				9,553.00
36373	1926 65869 65869	Summit Law Group Legal services - Labor Legal services - Labor	02/10/2014	572.00 364.00
Total for Check Number 36373:				936.00
36374	1930 30473590 30473590 30476994 30479329 30479329	Tacoma Screw Products Inc Replacement ear plugs Replacement ear plugs Self Drill Screws Hardware Hardware	02/10/2014	33.80 33.80 22.73 13.39 13.39
Total for Check Number 36374:				117.11
36375	1938 013114	Teamsters Local No 763 Teamster Union Dues Teamster Union Dues Union Dues - Teamsters	02/10/2014 Teamster Union Dues Teamster Union Dues	275.00 275.00 550.00
Total for Check Number 36375:				1,100.00
36376	1992 013114	United Way of Snohomish Co United Way United Way Employee Contributions to United Way	02/10/2014 United Way United Way	115.84 115.84 231.68
Total for Check Number 36376:				463.36
36377	2015 WABO2014	WABO 2014 Membership Renewal	02/10/2014	95.00
Total for Check Number 36377:				95.00
36378	2017 012114	Jerad Wachtveitl Meals at Child Interview Training	02/10/2014	89.57
Total for Check Number 36378:				89.57
36379	2027 42891 42891	Washington Audiology Services Employee Hearing tests Employee Hearing tests	02/10/2014	24.00 12.00
Total for Check Number 36379:				36.00
36380	2039 20113083	Washington State Criminal Justice Collision Investigation Basic - Hingtgen	02/10/2014	50.00
Total for Check Number 36380:				50.00
36381	2050 013114 013114 013114	Washington Teamsters Welfare Trust Teamster Dental Premiums Teamster Dental Premiums Teamster Dental Premiums	02/10/2014	58.16 625.22 625.22
Total for Check Number 36381:				1,308.60

Report Total (78 checks): 345,119.69

**CITY OF LAKE STEVENS
REGULAR CITY COUNCIL MEETING MINUTES**

Monday, January 27, 2014

Lake Stevens School District Educational Service Center (Admin. Bldg.)
12309 22nd Street N.E. Lake Stevens

CALL TO ORDER: 7:00 p.m. by Mayor Vern Little

COUNCILMEMBERS PRESENT: Todd Welch, Suzanne Quigley, Kathy Holder, Kim Daughtry, Marcus Tageant, Sam Low and John Spencer

COUNCILMEMBERS ABSENT: None

STAFF MEMBERS PRESENT: City Administrator Jan Berg, City Attorney Cheryl Beyer, Planning Director Becky Ableman, Finance Director Barb Stevens, Public Works Director Mick Monken, Human Resource Director Steve Edin, Senior Planner Russ Wright, Interim Police Chief Dan Lorentzen, and Office Assistant Carin Hinman

OTHERS: Dave Huber and Jeff Greenhaw

Guest Business. Dave Huber discussed and handed out a document related to a land use issue. Planning Director Ableman stated the City is in a formal notice of violation process and in order for Mr. Huber's points to be heard and decided upon, it would be in front of the Hearing Examiner.

Consent Agenda. Councilmember Tageant moved for approval of Consent Agenda Items A-C
A. Approve December 2013 blanket vouchers [Electronic Funds Transfers 685 – 686 \$8,798.83; Claims 36237-36239, 36245-36260 \$71,489.55; Void Checks 36223 and 36178 (578.30) for Total Vouchers Approved of \$79,710.08] B. Approve January 2014 vouchers for [Payroll Direct Deposits 908174-908227 \$127,313.99, Payroll Checks 36236 \$2,650.09 Claims 36240-36244, 36261-36308 \$291,638.23, Tax Deposit(s) January 15, 2014 \$52,450.09 for Total Vouchers Approved of \$474,052.40] and C. Approve Council regular meeting minutes of January 13, 2014, seconded by Councilmember Low; motion carried unanimously. (7-0-0-0)

Public Hearing in consideration of first reading of Ordinance No. 908, I-502 Marijuana Regulations. Mayor Little read the Public Hearing procedure noting that Ordinance No. 908 was referenced as Ordinance No. 980 on the City Council Agenda in error. Senior Planner Russ Wright reviewed the following: regulations for marijuana facilities within the City of Lake Stevens, review by the City attorney and Staff comparing other facilities, business licensing, where uses would be allowed, definition changes to City Code, and prohibition as home occupation as well as local provisions. After a Public Hearing the Planning Commission recommended the City Council move to adopt the proposed regulations and also recommended that over the next year the Council review hours of operation, any impacts to other businesses and ways to capture revenue for the City in the future. In addition Staff has gone through the Growth Management Act protocols, SEPA process and Department of Commerce for review and comment, and advertised a Public Hearing for public comment.

Public Comment: Jeff Greenhaw, Kenmore Washington 8142 NE 145th Place, Kenmore 98028. Mr. Greenhaw would like I-502 to create jobs and requiring one thousand feet between businesses for producers/processors in light industrial zoned areas would limit jobs. He requested lowering the foot requirements between buildings to five hundred feet or less.

MOTION: Councilmember Welch moved to close the public comment portion of the Public Hearing, Councilmember Spencer seconded; motion carried unanimously. (7-0-0-0)

Councilmembers requested marijuana business hours of operation to be reviewed prior to adoption and that the feet between businesses be discussed. Senior Planner Wright will review these requests with other Cities.

Councilmember Spencer moved to close the Public Hearing, seconded by Councilmember Welch; motion carried unanimously. (7-0-0-0)

MOTION: Councilmember Spencer moved to approve the first reading of Ordinance No. 908, seconded by Councilmember Daughtry; motion carried unanimously. (7-0-0-0)

Second reading will be at the February 10, 2014 City Council meeting.

Park Board Reappointments: Mayor Vern Little recommended to reappoint Terry VanWyck, Marlene Sweet and Leland Adams to the Park Board.

MOTION: Councilmember Tageant moved to approve the recommendation, seconded by Councilmember Holder; motion carried unanimously. (7-0-0-0)

First and final reading of Ordinance No. 907, tow truck businesses used by City. Interim Police Chief Dan Lorentzen requested adoption of Ordinance No. 907 regulating towing services utilized by the City. The City will go to bid for towing services and utilize the lowest bidder, lowering towing charges to the City and keep towing companies within a 10 mile radius. Noting this would be a cost savings for the City and citizens.

MOTION: Councilmember Lowe moved to approve of Ordinance No. 907, seconded by Councilmember Spencer; motion carried unanimously. (7-0-0-0)

Council Person's Business: Councilmembers reported on the following meetings:

Councilmember Welch attended his first Fire District meeting reporting an anonymous donation of \$19,000 was made for equipment – Councilmember Low attended the SCC dinner with Councilmember Daughtry and was nominated to be on the LEOFF Disability Board 1, also attended a Health Board meeting – Councilmember Daughtry attended the Community Transit Board meeting and was elected to the Board, attended the SCC dinner and SCT Steering Committee meeting, attended an elected officials reception for the Master Builders Association, and he will be attending AWC Conference this week in Olympia.

Mayor's Business: Mayor Little attended the North County Mayor's meeting and will also attend the AWC Conference.

Staff Reports: Staff reported on the following: City Administrator Berg - handed out a revised Boards and Commissions chart and noted that the Sewer District Utility meeting is scheduled for

February 24th; Planning Director Ableman - spoke with the Consultant working on the City's economic information and should have a draft report by the end of the week. She also spent three days with the technical advisory committee on how CDBG monies get spent; Finance Director Stevens - the new financial software is going live this week; Public Works Director Monken - the City was published in an article in the American Public Works Association magazine on our traffic impact fees, the Sewer District opened bids for the southwest interceptor and it went very well and will schedule August for the overlay; Interim Police Chief Lorentzen – Press Releases are now coming out every week to the Council and media on what is happening in the Police Department, Community Surveys have gone out to several different groups and will soon go out to government level, Frontier Heights lighting plan has been approved and sent to PUD last week.

Executive Session: Mayor Little called for an executive session on pending litigations for 5 minutes. A four minute recess was called at 7:51p.m. The executive session began at 7:55 p.m. and ended at 8:00 p.m.

Adjourn. Councilmember Daughtry moved to adjourn at 8:00 p.m., seconded by Councilmember Low; motion carried unanimously. (7-0-0-0)

Vern Little, Mayor

Office Assistant, Carin Hinman



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: February 10, 2014

Subject: I-502 Marijuana Regulations (LUA2013-0096)

Contact Person/Department: Russ Wright, Planning &
Community Development

Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Public hearing and Second reading of Ordinance 908 related to the implementation of I-502 Marijuana Regulations (LUA2013-0096).

SUMMARY:

Public Hearing and Second Reading of I-502 Marijuana Regulations (LUA2013-0096)

BACKGROUND/HISTORY:

Following the first reading of Ordinance 908 (**Attachment A**), staff has completed the additional requested analysis by City Council related to hours of operation, business sizes, and separations (**Attachment B**). Staff reviewed the interim and permanent regulations of Washington Cities and Counties, related to Marijuana facilities, available on the Municipal Research Services Website.

Washington Administrative Code (WAC) 314-55-147 allows marijuana retailer facilities to sell marijuana, marijuana-infused products, and marijuana paraphernalia between 8 a.m. and 12 a.m. Only five jurisdictions mentioned hours of operation in their ordinances. Only one of the five jurisdictions, Mountlake Terrace diverged from the WAC regulation for hours of operation. Mountlake Terrace adopted hours of operation from 8 am to 11 pm.

Only three jurisdictions are proposing additional separations. Everett has an interim requirement for a 2,500-foot separation between retail facilities. Tacoma has an interim requirement for a 1,000-foot separation from correctional facilities & drug rehabilitation facilities. Mukilteo has adopted a requirement for a 1,000-foot separation between retail facilities and producers/processors. Lake Stevens would be the only identified jurisdiction proposing a 1,000-foot separation between all marijuana facilities. The attached map (**Attachment C**) shows how the rule would affect three prospective marijuana producer/processors in the Hartford Industrial Area. Under this proposed regulation, only one of the three prospective producer/processors would be allowed to operate.

Only five identified jurisdictions are proposing additional size requirements. Everett has an interim requirement that limits Marijuana Producers to Tier 1 (less than 2,000 square feet). Tacoma has a graduated interim requirement restricting the size of retail facilities based on the zone. Seattle has a graduated requirement restricting the size of production facilities based on the zone. King County has a graduated requirement restricting the size of retail facilities based on the zone and requires a Conditional Use Permit (CUP) for producers over 2,000 square feet. Pierce County has prohibited marijuana facilities, but has developed a framework that would require a CUP for marijuana facilities and restrict the size of production facilities to 10,000 square feet (Tier 2). Lake Stevens would be the only identified jurisdiction proposing a combined 10,000-foot size for producer/processors and among a few jurisdictions

limiting the size of retail facilities. The attached map (**Attachment C**) shows how the rule would affect three prospective marijuana producer/processors in the Hartford Industrial Area. Under this proposed regulation, only one of the three prospective producer/processors would meet the 10,000 square feet size restriction.

Staff described the recent state Attorney General's opinion and two recent house bills related to the implementation of I-502 at the January 27, 2014 meeting. Since then, the House Committee on Government Accountability & Oversight held public hearings for House Bill 2322 prohibiting local jurisdictions from taking actions preventing or impeding the creation or operation of commercial marijuana businesses licensed by the liquor control board; House Bill 2638 establishing the states preemptive authority to regulate the licensing, marketing, taxation, production, processing and retail sale of marijuana; and HB 2144, distributing a specified percentage of marijuana excise tax revenues to local jurisdictions.

APPLICABLE CITY POLICIES: Chapters 4.04, 14.08, 14.16C, 14.40, 14.44 and 14.756 of the Lake Stevens Municipal Code

BUDGET IMPACT: There is not a budget impact.

Attachments:

Attachment A – Ordinance 908

Attachment B – Jurisdiction Comparison

Attachment C – Detail Map for Hartford Industrial Area

**CITY OF LAKE STEVENS
Lake Stevens, Washington**

ORDINANCE NO. 908

AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON REGULATING THE LICENSING, PRODUCTION, PROCESSING AND SALE OF MARIJUANA AND MARIJUANA PRODUCTS; AMENDING SECTION 4.04.030 "LICENSE REQUIRED" TO ADD SUBSECTION 4.04.030(g); AMENDING SUBSECTION 4.04.070(c) TO "PROCEDURE FOR ISSUANCE OF LICENSE"; AMENDING SECTION 4.04.150(a) "SUSPENSION OR REVOCATION OF LICENSE - GROUNDS"; AMENDING SECTION 14.08.010 "DEFINITIONS OF BASIC TERMS"; AMENDING SUBSECTION 14.16C.070(e) TO "HOME OCCUPATIONS"; AMENDING SECTION 14.38.020 "ZONING DISTRICTS"; AMENDING TABLE 14.40-I REFERENCED IN SECTION 14.40.010 "TABLE OF PERMISSIBLE USES"; ADDING SECTION 14.44.097 "STATE-LICENSED MARIJUANA FACILITIES"; AND AMENDING SECTION 14.76.090 "ADDITIONAL SCREENING REQUIREMENTS"; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Initiative Measure No. 502 (I-502), decriminalizes, for purposes of state law, the production, manufacture, processing, packaging, delivery, distribution, sale or possession of marijuana, as long as such activities are in compliance with I-502; and

WHEREAS, the Washington State Liquor Control Board adopted rules to implement the provisions of I-502 as Chapter 314-55 of the Washington Administrative Code; and

WHEREAS, the City Council deems it to be in the public interest to establish zoning regulations related to state-licensed marijuana facilities and to require all such facilities to obtain a City business license; and

WHEREAS, the City Council has reviewed the zones outside of the 1,000-foot protective buffer and concluded the Light Industrial and General Industrial zoning districts would be the appropriate zoning districts for producing and processing marijuana, but acknowledges these district have limited area for the production and processing of marijuana and therefore may require additional zoning regulations such as size limits or separation of facilities to ensure the limited area is not over-saturated with a single land use and to protect the quality of life for residents and the economic well-being of the city; and

WHEREAS, the City Council has reviewed the zones outside of the 1,000-foot protective buffer and concluded the Light Industrial, General Industrial and Commercial Zoning Districts would be the appropriate zoning districts for retail sales of marijuana, but acknowledges the Light Industrial and General Industrial zoning district have limited area for the retail sales of marijuana and therefore may require additional zoning regulations such as size limits or separation of facilities to ensure the limited area is not over-saturated with a single land use and to protect the quality of life for residents and the economic well-being of the city; and

WHEREAS, the City prepared a State Environmental Policy Act (SEPA) checklist, dated December 30, 2013 and issued a Determination of Non-Significance for the proposed code amendments on January 2, 2014 and published notice of the same, in accordance with City of Lake Stevens procedures and regulations; and

WHEREAS, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Chapter 43.21C RCW; and

WHEREAS, pursuant to RCW 36.70A.106, the City submitted a Notice of Proposed Amendment and Request for Expedited Review to the Washington State Department of Commerce on January 02, 2014 for review; and

WHEREAS, the Washington State Department of Commerce granted expedited review on January 21, 2014; and

WHEREAS, the City published public hearing notices for the City Council and Planning Commission, related to proposed code amendments to allow state-licensed marijuana facilities, in accordance with City of Lake Stevens procedures and regulations; and

WHEREAS, the Lake Stevens Planning Commission conducted a public hearing on January 15, 2014 to consider the proposed code amendments and recommended approval of the same; and

WHEREAS, the Lake Stevens City Council has reviewed the Planning Commission's findings, conclusion, and recommendations; and

WHEREAS, the Lake Stevens City Council conducted public hearings on January 27, 2014 and February 10, 2014 to consider the proposed code amendments.

WHEREAS, the City Council adopts the foregoing as its findings of facts justifying the adoption of this ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS DO ORDAIN AS FOLLOWS:

Section 1. LSMC 4.04.030(g) – Added. LSMC 4.04.030 is hereby amended to add subsection (g) to read as follows (all other provisions of 4.04.030 remain unchanged and in effect):

4.04.030 License Required.

(g) Marijuana producers, processors and retail facilities are subject to licensing, fees and building permit requirements.

Section 2. LSMC 4.04.070(c) – Amended. LSMC 4.04.040(c) is hereby amended to read as follows (all other provisions of 4.04.070 remain unchanged and in effect):

4.04.070 Procedure for Issuance of License.

- (c) An application for a business license shall be denied if:
- (1) It contains a material omission of fact, misrepresentation or fraud;
 - (2) The applicant has been convicted of a felony and if the time elapsed since the felony is less than 10 years and the felony for which the applicant was convicted directly relates to the specific business for which the license is sought. Applicants who have a current state license to operate a marijuana facility and who have applied for a business license to operate a marijuana business are subject to Washington State Liquor Control Board Rules regarding felony convictions;

- (3) The premises on or in which the business will be operated violates a building, zoning, fire or any other applicable law of the City;
- (4) The applicant has not received or has been denied a land use permit to operate the proposed business at the address proposed;
- (5) The business for which the license is sought will result in a danger to the public health, safety or welfare, or the violation of any Federal (except for current state-licensed recreational marijuana producers, processors or retailers), State or local law, ordinance or regulations; or
- (6) The applicant has had a similar license revoked by the City within a period of one year prior to the date of making application for a license hereunder; provided, that any applicant denied a license under the provisions of this chapter may reapply if and when the reasons for denial no longer exist.

Section 3. LSMC 4.04.150(a) – Amended. LSMC 4.04.150(a) is hereby amended to read as follows (all other provisions of 4.04.150 remain unchanged and in effect):

4.04.150 Suspension or Revocation of License - Grounds.

- (a) Depending upon the severity of any public health and safety problem presented by a violation of this chapter and based upon the recommendation of the appropriate department head, the City Clerk may suspend, deny or revoke any business license when the licensee, licensee’s officers, employees or agents does any of the following:
 - (1) Knowingly causes, aids, abets or conspires with another to cause any person to violate any of the laws of this State, or the City which may affect or relate to the licensee’s business;
 - (2) Has obtained a license or permit by fraud, misrepresentation, concealment or through inadvertence or mistake;
 - (3) Has been convicted of a felony and if the time elapsed since the felony is less than 10 years and the felony for which the licensee was convicted directly relates to the specific business for which the license was sought, except for business licenses issued to operators of a marijuana facility who have a current state license to operate a marijuana facility, which are subject to the Washington State Liquor Board rules for ;
 - (4) Violates Lake Stevens Municipal Code Title 14, Land Use Code;
 - (5) Engages in unfair or deceptive acts or practices in the conduct of the business, operated the business in such a manner as to constitute breach of the peace, or menace to the health, safety or general welfare of the public; or
 - (6) Fails to renew a business license within 90 days after the expiration date of the license.

Section 4. LSMC 14.08.010 – Amended. LSMC 14.08.010 entitled “Definitions of Basic Terms” is hereby amended to revise the following existing definitions and add new definitions as follows (all other provisions/definitions of 14.08.010 remain unchanged and in effect):

14.08.010 Definitions of Basic Terms.

Child Care Center (Definition related to recreational marijuana facilities regulations only). An entity that regularly provides child day care and early learning services for a group of children for periods of less than twenty-four hours licensed by the Washington State Department of

Early Learning under chapter 170-295 WAC. Child care centers include “Commercial Day Care Center” and “In-Home Day Care” entities.

Day Care Center, Commercial. Any child care arrangement that provides day care on a regular basis for more than 12 children of whom at least one is unrelated to the provider. See “Child Care Center” definition.

Day Care, In-Home. Any child care arrangement that provides day care on a regular basis for less than 12 children of whom at least one is unrelated to the provider. See “Child Care Center” definition.

Elementary school (Definition related to recreational marijuana facilities regulations only). A school for early education that provides the first four to eight years of basic education and recognized by the Washington State Superintendent of Public Instruction.

Game Arcade (Definition related to recreational marijuana facilities regulations only). An entertainment venue featuring primarily video games, simulators, and/or other amusement devices where persons under twenty-one years of age are not restricted.

Library (Definition related to recreational marijuana facilities regulations only). An organized collection of resources made accessible to the public for reference or borrowing supported with money derived from taxation.

Marijuana Facility (Definition related to recreational marijuana facilities regulations only). A state-licensed marijuana production, processing, or retail facility.

Marijuana Processing Facility (Definition related to recreational marijuana facilities regulations only). A person or entity licensed by the Washington State Liquor Control Board to process marijuana into useable marijuana and marijuana-infused products, package and label usable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.

Marijuana Production Facility (Definition related to recreational marijuana facilities regulations only). A person or entity licensed by the Washington State Liquor Control Board to produce marijuana at wholesale to marijuana processor licensees and to other marijuana producers.

Marijuana Retail Facility (Definition related to recreational marijuana facilities regulations only). A person or entity licensed by the Washington State Liquor Control Board to sell only usable marijuana, marijuana-infused products and marijuana paraphernalia to persons twenty-one years of age and older in a retail outlet.

Playground (Definition related to recreational marijuana facilities regulations only). A public outdoor recreation area for children, usually equipped with swings, slides, and other playground equipment, owned and/or managed by a city, county, state, or federal government.

Public Park (Definition related to recreational marijuana facilities regulations only). An area of land for the enjoyment of the public, having facilities for rest and/or recreation, such as a baseball diamond or basketball court, owned and/or managed by a city, county, state, federal government, or metropolitan park district. Public park does not include trails.

Public Transit Center (Definition related to recreational marijuana facilities regulations only). A facility located outside of the public right-of-way that is owned and managed by a transit agency or city, county, state, or federal government for the express purpose of staging people and vehicles where several bus or other transit routes converge. They serve as efficient hubs to allow bus riders from various locations to assemble at a central point to take advantage of express trips or other route to route transfers.

Recreation Center or Facility (Definition related to recreational marijuana facilities regulations only). A supervised center that provides a broad range of activities and events intended primarily for use by persons under twenty-one years of age, owned and/or managed by a charitable nonprofit organization, city, county, state, or federal government.

Secondary School (Definition related to recreational marijuana facilities regulations only). A high and/or middle school: A school for students who have completed their primary education, usually attended by children in grades seven to twelve and recognized by the Washington State Superintendent of Public Instruction.

Section 5. LSMC 14.16C.070(e) – Amended. LSMC 14.16C.070(e) is hereby amended to read as follows (all other provisions/definitions of 14.16C.070 remain unchanged and in effect):

14.16C.070 Home Occupations.

- (e) Prohibited home occupations are enterprises which may create objectionable noise, fumes, odor, dust or electrical interference and may involve hazardous materials or on-site storage of petroleum products, and which are not compatible with residential development. The following is a nonexhaustive list of examples of such prohibited enterprises:
- (1) Automobile, truck and heavy equipment repair;
 - (2) Autobody work or painting;
 - (3) Parking and storage of heavy equipment;
 - (4) Storage of building materials for use on other properties; (~~(e)~~)
 - (5) Marijuana production, processing or retail facility; or
 - (6) Similar types of enterprises.

Section 6. LSMC 14.38.020 – Amended. LSMC 14.38.020 entitle “Zoning Districts” is hereby amended to read as follows:

14.38.020 Zoning Districts.

- (a) Business District (BD). The purpose of this district is to promote community and regional employment and accommodate land uses such as corporate offices, general offices, research and development, medical clinics, technology, and light manufacturing and assembly. Secondary uses include warehousing, storage and distribution associated with a principal use and small-scale retail and services that support the principal uses and objectives of the district. This district should be located in areas with direct access to highways and arterials in addition to transit facilities, adequate public services and traffic capacity.
- (1) Principal Uses.
 - (i) Educational services (colleges and/or technical schools);
 - (ii) Finance and insurance;
 - (iii) Health care services;
 - (iv) Light manufacturing and assembly;
 - (v) Management of companies and enterprises;
 - (vi) Professional, scientific, and technical services; and

(vii) Transit-oriented development (including transit facilities/stops).

(2) Secondary Uses.

- (i) Food services;
- (ii) Information services;
- (iii) Personal services;
- (iv) Retail trade;
- (v) Wholesale trade; and
- (vi) Warehousing, storage and distribution.

(3) Special Regulations.

- (i) Secondary service uses and retail trade shall not exceed 5,000 gross square feet;
- (ii) Wholesale trade accessory to the principal use shall not exceed 15 percent of the gross floor area of individual structures;
- (iii) Warehousing, storage and distribution accessory to the principal use shall not exceed 25 percent of the gross floor area of individual structures;
- (iv) Places of worship over 10,000 gross square feet require a conditional use permit per Section [14.16C.045](#); ~~and~~
- (v) Wireless and cellular communications facilities require an administrative conditional use permit per Section [14.16C.015](#); ~~and~~
- (vi) Marijuana facilities are not allowed.

(b) Commercial District (CD). The purpose of this district is to accommodate the high-intensity retail needs of the community and regional market by attracting a mix of large to small format retail stores and restaurants to create a vibrant and unified regional shopping center. Transportation accessibility, exposure to highways and arterials with adequate public services and traffic capacity characterize this district.

(1) Principal Uses.

- (i) Accommodation services;
- (ii) Arts and entertainment;
- (iii) Food services;
- (iv) Retail trade; and
- (v) Transit-oriented development (including transit facilities/stops).

(2) Secondary Uses.

- (i) Amusement and recreation industries;
- (ii) Commercial parking structures/lots;
- (iii) Educational services (colleges and/or technical schools);
- (iv) Finance and insurance;
- (v) Health care services;

- (vi) Information services;
 - (vii) Personal services;
 - (viii) Professional, scientific, and technical services; and
 - (ix) Public administration.
- (3) Residential Uses.
- (i) Mixed use multi-family residential units including apartments, condominiums, and live/work units, where the majority of residential units are located above commercial uses.
- (4) Special Regulations.
- (i) Health care, professional, scientific, and technical services require a conditional use permit per Section [14.16C.045](#) when the structure's footprint exceeds 10,000 gross square feet;
 - (ii) Places of worship over 10,000 gross square feet require a conditional use permit per Section [14.16C.045](#);
 - (iii) Wireless and cellular communications facilities require an administrative conditional use permit per Section [14.16C.015](#); ~~and~~;
 - (iv) Outdoor retail sales of building materials, garden equipment and supplies, and vehicles are permitted; and
 - (v) Marijuana retail facilities are permitted, subject to LSMC 14.44.097.
- (c) Main Street District (MS). The purpose of this district is to provide pedestrian-oriented commercial uses that serve the community and region by attracting a variety of small (up to 10,000 gross square feet) to mid-sized (approximately 30,000 gross square feet) businesses along with high-density residential uses in proximity to other retail and residential areas. Building design and pedestrian-oriented features would support an active and pleasant streetscape. This district should include enhanced sidewalks, public spaces and amenities for pedestrians and cyclists that emphasize pedestrian movement over vehicular movement.
- (1) Principal Uses.
- (i) Arts and entertainment;
 - (ii) Food services;
 - (iii) Small to mid-size retail trade; and
 - (iv) Transit facilities/stops.
- (2) Secondary Uses.
- (i) Amusement and recreation industries;
 - (ii) Commercial parking structures/lots;
 - (iii) Finance and insurance;
 - (iv) Health care services;
 - (v) Personal services;

- (vi) Professional, scientific, and technical services; and
 - (vii) Public administration.
- (3) Residential Uses.
- (i) Mixed use multi-family residential units including apartments, condominiums, and live/work units, where the majority of residential units are located above commercial uses.
- (4) Special Regulations.
- (i) Automotive, boat, and recreational vehicle sales and services are not allowed.
 - (ii) Drive-through uses are not allowed between the building and right-of-way and are subject to screening requirements found in the applicable design guidelines.
 - (iii) Theaters and performing arts venues are limited to a maximum size of 500 seats.
 - (iv) The footprint of small to mid-size retail trade uses, in any single-use structure, may not exceed 30,000 gross square feet.
 - (v) Health care, professional, scientific, or technical service structures' footprints may not exceed 5,000 gross square feet.
 - (vi) Wireless and cellular communications facilities require an administrative conditional use permit per Section [14.16C.015](#).
 - (vii) Marijuana facilities are not allowed.
- (d) Mixed Use Neighborhood (MUN). The purpose of this district is to accommodate higher density residential development in proximity to employment and retail centers and provide basic convenience goods and services in areas with available public services and adequate traffic capacities. This district would have a minimum density of 15 dwelling units per acre. This district would create a transition between higher and lower intensity land uses.
- (1) Principal Uses.
- (i) Multi-family apartments and condominiums;
 - (ii) Townhomes and row houses; and
 - (iii) Residential over retail/office including live/work units.
- (2) Secondary Uses.
- (i) Neighborhood-oriented retail trade and personal services that meet the convenience shopping and services needs of the immediate and surrounding area.
- (3) Special Regulations.
- (i) Mixed use building configurations may include a vertical or horizontal stratification.
 - a. Retail and service uses located in attached mixed use buildings are limited to the ground level;
 - b. Sites with retail and service uses located in detached buildings are limited to a maximum floor area of 10,000 gross square feet;
 - c. Detached buildings with a footprint greater than 10,000 gross square feet require a conditional use permit per Section [14.16C.045](#);

- d. Commercial uses should be oriented toward the primary frontage, with residential uses behind.
 - (ii) In the 20th Street SE Corridor, the district will allow innovative housing options per Chapter [14.46](#).
 - (iii) Automotive, boat, and recreational vehicle sales and services are not allowed.
 - (iv) Drive-through uses are not allowed between the building and right-of-way and are subject to screening requirements found in the applicable design guidelines.
 - (v) Wireless and cellular communications facilities require an administrative conditional use permit per Section [14.16C.015](#).
 - (vi) Marijuana facilities are not allowed.
- (e) Neighborhood Business (NB). The purpose of this district is to provide convenience goods, services, and opportunities for smaller scale shopping centers near neighborhoods that cater to pedestrians and commuters. This district should be located in areas with available public services, transportation accessibility to arterials and adequate traffic capacities.
 - (1) Principal Uses.
 - (i) Arts and entertainment;
 - (ii) Food services;
 - (iii) Personal services;
 - (iv) Small retail trade; and
 - (v) Transit facilities/stops.
 - (2) Secondary Uses.
 - (i) Amusement and recreation industries;
 - (ii) Finance and insurance;
 - (iii) Professional, scientific, and technical services; and
 - (iv) Public administration.
 - (3) Special Regulations.
 - (i) Automotive, boat, and recreational vehicle sales are not allowed.
 - (ii) Drive-through uses are subject to screening requirements found in the applicable design guidelines.
 - (iii) The footprint of any single structure may not exceed 10,000 gross square feet.
 - (iv) Wireless and cellular communications facilities require an administrative conditional use permit per Section [14.16C.015](#).
 - (v) Marijuana facilities are not allowed.
- (f) Other Zones. The subareas may also contain the Urban Residential (UR), High Urban Residential (HUR), and Public/Semi-Public (P/SP) zoning districts, as described in Chapter [14.36](#) or as modified below.
 - (1) High Urban Residential (HUR). Within the subareas, the purpose of the HUR district is to accommodate higher-density residential uses that may include multi-family

condominiums, apartments, townhouses and row houses, as well as any small lot single-family residential units or innovative housing options per Chapter [14.46](#) in areas served by public water and sewer facilities, as well as the other uses described in Table 14.40-I of Chapter [14.40](#).

- (2) Public/Semi-Public (P/SP). Within the subareas, the purpose of P/SP district is to accommodate public and semi-public uses, such as schools, government facilities, public utilities, community facilities, parks, etc., as well as the other uses described in Table 14.40-I of Chapter [14.40](#).

Section 7. LSMC 14.40.010 Table 14.40-I – Amended. Table 14.40-I referenced in LSMC 14.40.010 is hereby amended to add Use Descriptions 27.000, 27.100, 27.200 and 27.300 and footnote 21 to read as follows (all other provisions of 14.40.010 and Table 14.40-I remain unchanged and in effect):

14.40.010 Table of Permissible Uses.

TABLE 14.40-I: TABLE OF PERMISSIBLE USES BY ZONES¹⁶

A blank box indicates a use is not allowed in a specific zone. Note: Reference numbers within matrix indicate special conditions apply. P - Permitted Use; A - Administrative Conditional Use; C - Conditional Use (See Section 14.40.020 for explanation of combinations)															
USE DESCRIPTIONS	SR	WR	UR	HUR	MFR	NC ⁴	LB	CBD	MU ¹	PBD ⁵	SRC	LI	GI	P/SP	
27.000 STATE-LICENSED MARIJUANA FACILITIES ²¹															
27.100 Marijuana Processing Facility – Indoor Only												<u>P</u>	<u>P</u>		
27.200 Marijuana Production Facility – Indoor Only												<u>P</u>	<u>P</u>		
27.300 Marijuana Retail Facility												<u>P</u>	<u>P</u>		

²¹ Subject to Section [14.44.097](#) (State-Licensed Marijuana Facilities).

Section 8. Chapter 14.44 LSMC – Amended. Chapter 14.44 LSMC is hereby amended to add a new section LSMC 14.44.097 entitled “State-Licensed Marijuana Facilities” to read as follows:

14.44.097 State-Licensed Marijuana Facilities.

All state-licensed marijuana facilities shall meet the following development standards:

- (a) All facilities must be state-licensed and comply with all requirements of state law and the Washington State Liquor Control Board's regulations for state-licensed marijuana facilities.
- (b) No marijuana facility shall be allowed as a home occupation.
- (c) The definitions set forth in RCW 69.50.101-.102, WAC 314-55-010 and LSMC 14.08.010 shall control.
- (d) Location.
 - (1) No more than one distinct marijuana business shall be located on a single parcel.
 - (2) No parcel containing a state-licensed marijuana facility shall be located within 1,000 feet of the perimeter of any other parcel containing a legally established, state-licensed marijuana facility. For the purposes of administering the 1,000-foot separation between parcels with state-licensed marijuana facilities, state-licensed marijuana facilities shall be considered legally established in the order in which they are issued a city business license.
 - (2) Marijuana retail and processing facilities shall be located fully within a permanent structure designed to comply with the city building code and constructed under a building/tenant improvement permit from the city regardless of the size or configuration of the structure.
 - (3) Marijuana production shall be located within a fully enclosed secure indoor facility or greenhouse with rigid walls, a roof, and doors designed to comply with the city building code and constructed under a building/tenant improvement permit from the city regardless of the size or configuration of the structure.
 - (4) Marijuana facilities shall not be located in mobile or temporary structures.
 - (5) No state-licensed marijuana facility shall be located within 1,000 feet of the perimeter of a parcel, which has at least one of the land uses listed below:
 - (i) Elementary or secondary school (public or private);
 - (ii) Playground;
 - (iii) Recreation center or facility;
 - (iv) Child care center;
 - (v) Public park;
 - (vi) Public transit center;
 - (vii) Library;
 - (viii) Any game arcade, which allows admission to persons less than 21 years of age.
- (e) Size.
 - (1) State-licensed production and processing facilities will be limited in size to 10,000 total square feet or less including processing, storage, office and other incidental spaces; and
 - (2) State-licensed retail locations will be limited in size to 1,000 total square feet or less including sales, storage, office and other incidental spaces.
- (f) No production, processing or delivery of marijuana may be visible to the public nor may it be visible through windows.
- (g) All fertilizers, chemicals, gases and hazardous materials shall be handled in compliance with all applicable local, state and federal regulations. No fertilizers, chemicals, gases or hazardous

materials shall be allowed to enter a sanitary sewer or stormwater sewer system nor be released into the atmosphere outside of the structure where the facility is located.

- (h) No odors shall be allowed to migrate beyond the interior portion of the structure where a marijuana facility is located.
- (i) A City of Lake Stevens business license pursuant to Chapter 4.04 LSMC and a state license pursuant to Chapter 314-55 WAC shall be obtained prior to the start of facility operations.
- (i) All facilities shall comply with Chapter 19.27 RCW, State Building Code Act and Chapter 14.80 LSMC Buildings and Construction. Appropriate permits shall be obtained for all changes of use, tenant improvements, mechanical system improvements, electrical upgrades and similar work.
- (j) Each state-licensed retail facility may have one sign, limited to sixteen hundred square inches (11.11 square feet), identifying the retail outlet by the licensee's business name or trade name, affixed or hanging in the windows or on the outside of the premises visible to the general public from the public right of way, subject to issuance of a sign permit pursuant to Chapter 14.68 LSMC.

Section 9. LSMC 14.76.090 – Amended. LSMC 14.76.090 entitled “Additional Screening Requirements” is hereby amended to read as follows:

14.76.090 Additional Screening Requirements.

- (a) Due to the potential for adverse impacts between the following noncompatible uses, a 30-foot-wide landscaped screen shall be maintained between State Route 204, State Route 92 and/or State Route 9 and all residential and industrial uses.
- (b) Due to the potential for adverse impacts, Light Industrial and General Industrial zoned properties directly abutting the Centennial Trail shall provide a Type A screen, pursuant to 14.76.040(a)(1) in areas abutting the Centennial Trail.
- (c) The screen shall have a height of at least 30 feet at maturity. It is intended to exclude all visual and noise contact between uses in all seasons of the year. The use of existing significant trees which are not prone to windthrow within the screen is strongly encouraged.
- (d) The Planning Director may approve reduced buffer widths to prevent denial of all reasonable use of property.

TABLE 14.76-I: SCREENING REQUIREMENTS

Zone in Which Development Occurs	SR, WR, UR, HUR	MFR	PRD	NC	CBD, MU, LB	SRC, PBD	LI	GI	P/SP
Zone of Adjacent Property									
SR,WR,UR, HUR		B	B	C	B	A	A	A	B
MFR	-		-	C	B	A	A	A	B
PRD	-	-		C	-	A	A	A	B
NC	C	C	C		-	-	A	A	-
CBD, MU, LB	B	-	B	-		-	A	A	-

SRC, PBD	C	B	B	-	-		A	A	-
LI	C	C	C	-	-	-		B	-
GI	A	A	A	A	A	A	B		A
P/SP	B	B	C	-	-	-	A	A	

Section 10. Severability. If any section, clause, phrase, or term of this ordinance is held for any reason to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance, and the remaining portions shall be in full force and effect.

Section 11. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days after the date of publication.

PASSED by the City Council of the City of Lake Stevens this 10 day of February 2014.

 Vern Little, Mayor

ATTEST/AUTHENTICATION:

 City Clerk

APPROVED AS TO FORM:

 Grant K. Weed, City Attorney

First Reading: January 27, 2014
 Second and Final Reading: February 10, 2014
 Published:
 Effective Date: February 22, 2014

Jurisdiction	Special Regulations	Jurisdiction	Special Regulations
Interim		Permanent	
Bainbridge Island	Interim Processor / Retail only	Aberdeen	No Special Regulations
Bellevue	Interim	Blaine	No Special Regulations
Bellingham	Interim	Des Moines	No Special Regulations
Burien	Interim	Gig Harbor	No Special Regulations
Cheney	Interim Retail - CUP (2 citywide) \$300 processing fee	Kirkland	No Special Regulations
Covington	Interim	Lacey	No Special Regulations
Eatonville	Interim Hours: 8 am - 12 am	Millwood	No Special Regulations
Edgewood	Interim	Moses Lake	No Special Regulations
Ephrata	Interim	Mountlake Terrace	Hours: 8 am - 11 pm
Everett	Interim Limited to Tier 1 producers 2,500 foot separation between retailers	Mukilteo	1,000 foot separation between retail and processor/production
Lynnwood	Interim	SeaTac	Prohibits uses not consistent with federal regulations
Monroe	Interim	Seattle	Graduated size limitations for agricultural production based on zone
No Special Regulation	Interim Production processing prohibited - no industrial zones	Tukwila	Identifies where not allowed
Port Orchard	Interim Hours: 8 am - 12 am	Tumwater	No Special Regulations
Poulsbo	Interim	King County	Graduated retail size limits by zone Lot size requirements for processors Size limit for production of 2,000 sq feet Larger facilities require CUP in some zones Setbacks for greenhouses

Jurisdiction	Special Regulations	Jurisdiction	Special Regulations
Interim		Permanent	
Spokane	Interim	Pierce County	Prohibits sale of a federally controlled substance Framework: CUP Size limits for production of 10,000 sq feet Hours: 8 am - 12 am
Tacoma	Interim Size limitations for retailers in certain zones Hours: 8 am - 12 am 1,000 foot separation from correctional facilities & drug rehabilitation facilities	Snohomish County	Minimum lots size Combine producer/processor on sites 50 foot setback for outdoor production 30 foot setback for indoor production
Waitsburg	Interim Limits to Industrial area	Whatcom County	Permits under current laws
Walla Walla	Interim CUP required (2 citywide)		



----- CITY OF -----
LAKE STEVENS
 DRAFT MARIJUANA OVERLAY MAP - NE

Features

- City of Lake Stevens
- Unincorporated UGA
- Centennial Trail

City Zones

- Light Industrial (LI)
- General Industrial (GI)

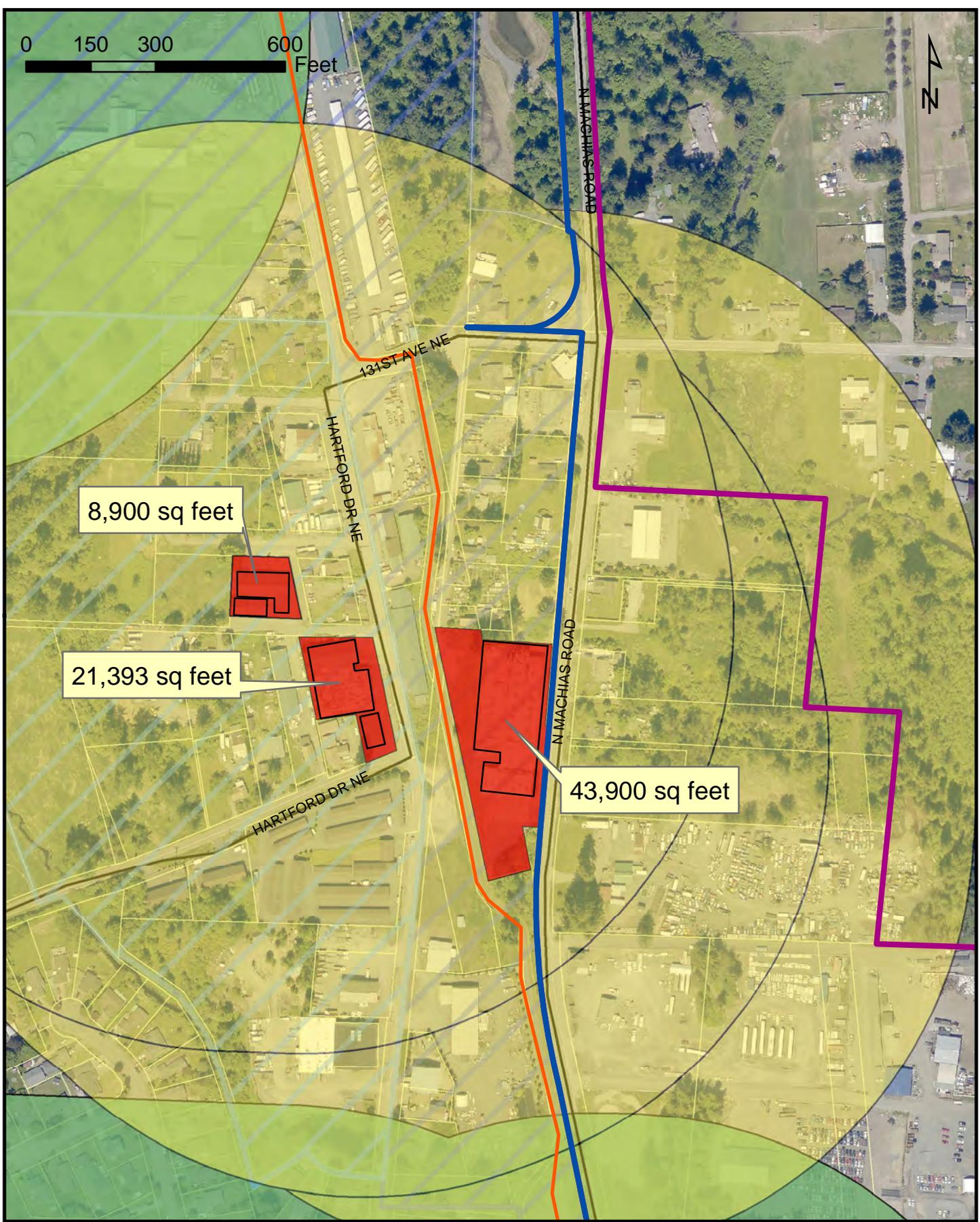
Protected Entities*

- 1000-Buffer
- Proposed Facilities
- 1000-ft Separation

DRAFT 1-29-14

*Protected entities are those entities described in WAC 314-55-050 (10) and are subject to a 1,000 foot separation from marijuana facilities.

Properties outside the protective buffer with appropriate zoning may have marijuana uses subject to review & approval





LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: February 10, 2014

Subject: Final Plat – Catherine Crest (LUA2014-003)

Contact Person/Department: Russ Wright **Budget Impact:** Impact fees

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Hold a public meeting pursuant to LSMC 14.18.035(a) and accept Catherine Crest Subdivision (LUA2014-003).

SUMMARY: Public meeting and City Council acceptance of the final plat of Catherine Crest – a subdivision of 13 acres into 31 single-family lots.

BACKGROUND: Final Plats are Type V Quasi-Judicial decisions per Table 14.16A-I. City Council accepts final plats, following a public meeting, when the subdivision meets municipal requirements for preliminary plats, applicable conditions of approval and requirements of Chapter 58.17 RCW.

The city of Lake Stevens approved a 31-lot cluster subdivision of approximately 13 acres, comprised of three separate parcels, on August 17, 2004. The subdivision includes a future development tract off Grade Road. Subsequent to this approval, new owners have purchased the properties and requested minor modifications to the preliminary plat and construction drawings. The city of Lake Stevens approved an administrative modification to the preliminary plat approval October 14, 2014 to reconfigure several lots, tracts with associated changes to roads and infrastructure as well the dedication of and maintenance of tracts. The city of Lake Stevens approved revised construction plans for the subdivision August 13, 2013 and additional revisions on August 20, 2013. The as-built drawings were approved December 12, 2013. The city of Lake Stevens received a final plat application for the Catherine Crest Subdivision on January 13, 2014. The proponent has met the requirements for final plat approval and has installed required improvements and provided necessary financial securities. Along with the approval, the proponent will dedicate rights-of-way (new roads) to the city of Lake Stevens. The Homeowners' Association will be responsible for maintenance of stormwater facilities and private open spaces, consistent with the revised preliminary plat decision.

Planning and Community Development prepared a final plat recommendation for City Council's review and consideration along with the final plat map. Staff concludes the final subdivision meets the requirements of the Lake Stevens Municipal Code, conditions of approval and the requirements of Chapter 58.17 RCW (Subdivisions-Dedications). Staff recommends Council approve the final plat and accept the right-of-way dedications.

APPLICABLE CITY POLICIES: Chapter 14.18 LSMC - Subdivisions, Boundary Line Adjustments and Binding Site Plans and Chapter 14.16B LSMC

BUDGET IMPACT: The city has collected fees for SEPA-based traffic impacts and Grade Road Basin fees for area sewer improvements. The city will collect additional impact fees for schools and parks when it issues building permits.

ATTACHMENTS: Final Plat Recommendation (with exhibits)



Planning and Community Development Type V Permit: Final Plat

Catherine Crest

LUA2014-0003

A. PROJECT DESCRIPTION AND REQUEST

Project Description:

The city of Lake Stevens approved a 31-lot cluster subdivision of approximately 13 acres, comprised of three separate parcels, on August 17, 2004. The subdivision includes a future development tract off Grade Road. Subsequent to this approval, new owners have purchased the properties and requested minor modifications to the preliminary plat and construction drawings. The city of Lake Stevens approved an administrative modification to the preliminary plat approval October 14, 2014 to reconfigure several lots, tracts with associated changes to roads and infrastructure as well the dedication of and maintenance of tracts. The city of Lake Stevens approved revised construction plans for the subdivision August 13, 2013 and additional revisions on August 20, 2013. The as-built drawings were approved December 12, 2013. The city of Lake Stevens received a final plat application for the Catherine Crest Subdivision on January 13, 2014. The proponent has met the requirements for final plat approval and has installed required improvements and provided necessary financial securities. Along with the approval, the proponent will dedicate rights-of-way (new roads) to the city of Lake Stevens. The Homeowners' Association will be responsible for maintenance of stormwater facilities and private open spaces, consistent with the revised preliminary plat decision.

B. GENERAL INFORMATION

1. Property Owner: Natural Nine Holdings LLC
 PO Box 610
 Lake Stevens, WA 98258
2. Contact Person: Tim Bruggman (Golden Eagle Development Services)
 PO Box 1377
 Monroe WA 98272
3. Property Address: 11919 – 32nd Street NE
 Lake Stevens, WA 98258
4. Parcel Numbers: 29060500303500, 29060500302600, and
 29060500302300
5. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:

AREA	LAND USE DESIGNATION	ZONING	EXISTING USE
Site	Medium Density Residential	Urban Residential (Suburban Residential at preliminary approval)	Residential
North	Medium Density Residential / Planned Business District (north of Grade Road)	Urban Residential / Planned Business District (north of Grade Road)	Residential
South	Medium Density Residential	Urban Residential / Suburban Residential	Residential
East	Medium Density Residential	Urban Residential	Residential
West	Medium Density Residential	Suburban Residential	Residential

6. Public Utilities and Services Provided by:

Water:	Snohomish County PUD	Gas:	Puget Sound Energy
Sewer:	Lake Stevens Sewer District	Cable TV:	Comcast
Garbage:	Allied Waste or Waste Management	Police:	City of Lake Stevens
Storm Water:	City of Lake Stevens	Fire:	Lake Stevens Fire District
Telephone:	Verizon	School:	Lake Stevens School District
Electricity:	Snohomish County PUD	Hospital:	Providence Hospital

C. ANALYSIS¹

1. Application Process:

- a. The city of Lake Stevens received a complete application for the Final Plat approval on January 13, 2014 (Exhibit 1) including an application, final plat map, title report, closing calculations, utility availability letters and plat name certification.
- b. City staff issued a Notice of Application and Public Meeting for the project on January 29, 2014 (Exhibit 2). The notice was mailed to all property owners within 300 feet, posted on the subject property, and publically posted at city Hall. At the time that this staff report was authored no comments had been received.
- c. This staff report meets the requirements of LSMC 14.16B.535 as the written recommendation to the City Council for decision.

2. Compliance with Preliminary Plat:

- a. The city completed its review of density and dimensional standard during preliminary plat review including but not limited to lot sizes, lot dimension and open space area.
- b. The city has confirmed the proposed final plat complies with the hearing examiner’s decision, preliminary plat and administrative modification approvals.
- c. The administrative modification decision approved a revised preliminary plat map that included changes to several lots and tracts, associated changes to roads and infrastructure as well changes to the dedication of and maintenance of tracts from the city to the future Home Owner’s Association. These changes and final revisions are reflected on the face of the final plat map.

3. Environmental Review:

- a. The city of Lake Stevens issued a SEPA Mitigated Determination of Non-Significance for the project on May 26, 2004. The Final Plat application is not subject to additional SEPA review.
- b. The proponent has preserved or replaced significant trees as required per Chapter 14.76 LSMC
- c. The proponent will establish two Native Growth Protection Area (NGPA) tracts onsite within the Catherine Crest Subdivision following recording. The owners have established an NGPA easement, on the property to the east, over a contiguous critical

¹ Project analysis is based on review of current materials applicable to the project.

area and its associated buffer. With these actions, the proponent will provide permanent protection of critical areas.

- d. The proponent has mitigated impacts to critical areas per the approved mitigation plan and provided financial securities for maintenance and monitoring of onsite and offsite critical areas and buffers.
4. Stormwater Management: Stormwater impacts were reviewed during preliminary plat approval and construction plan approval. City staff has reviewed and inspected all required stormwater improvements. The proponent has provided financial securities for any remaining or incomplete stormwater items in addition to required maintenance securities.
5. Traffic Impacts: SEPA-based traffic impacts for this project were reviewed during preliminary plat approval. The proponent has paid required traffic impact fees.
6. Public Roads and Frontage Improvements:
 - a. Access to new lots within the subdivision will be from new public roads, constructed to applicable city standards. New roads, sidewalks, landscaping and required frontage improvements have been constructed to the approved plans.
 - b. The applicant has provided financial maintenance securities for road improvements.
 - c. The proponent will dedicate new internal roads to the city in addition to rights-of-way off 32nd Street NE.
7. Utilities:
 - a. Public utilities have been installed to serve all of the proposed lots in the proposed subdivision.
 - b. The Snohomish County PUD (water and electricity) and Lake Stevens Sewer District have granted approval for the utility improvements.
 - c. The proponent has paid Grade Road Basin charges of \$33,480.00 for sewer improvements per LSMC 6.16.100(d) for the 31 lots in the Catherine Crest Subdivision.
 - d. The city will assess Grade Road Frontage and Basin Charges for Tract D at the time of future development.
8. Fire Department Review: The Fire Marshall for the Lake Stevens Fire District has reviewed the proposed subdivision and approved the design as shown on the final plat drawings.
9. Impact Fees: Impact fees are required for the lots in the proposed subdivision and were defined in the preliminary plat approval or as revised. The following fees are indicated on the face of the plat and shall be collected prior to building permit issuance:
 - a. The proponent has paid traffic mitigation fees to the city.
 - b. The dwelling units within the development are subject to park impact fee based on the fee in effect at the time of building permit issuance. Lot 20 shall receive a credit for park impact fees.
 - c. The lots within the subdivision will be subject to school impact mitigation fees based on the fee in effect at the time of building permit issuance. Lot 20 shall receive a credit for school impact fees.

D. CONCLUSIONS

1. The city has confirmed that all required improvements for subdivision approval have been installed or financial secured as approved by the Public Works Director and the Director of Planning and Community Development or designee.
2. The proposed subdivision documents submitted to the city of Lake Stevens meet all requirements of the Preliminary Plat Approval and subsequent Administrative Modification and the city's standards for Final Plat approval.
3. The subdivision as proposed is consistent with all applicable requirements, permit processing procedures, and other applicable codes.

E. RECOMMENDATION

The Planning and Community Development Department recommends **APPROVAL**, of the Final Plat for Catherine Crest, subject to the conditions:

F. RECOMMENDED CONDITIONS

The proponent shall meet the following required conditions in order to receive Final Plat approval:

1. The proponent or successor shall record the final plat with Snohomish County and recording fee shall be the obligation of the proponent.
2. The proponent or successor shall provide the city of Lake Stevens with a full-sized conformed copy and a conformed electronic copy in PDF format of the approved final plat, after recording with Snohomish County.
3. The proponent or successor must comply with any federal, state, or local statutes, ordinances, or regulations applicable to this project. Failure to meet or maintain strict compliance with these regulations and conditions shall be grounds for revocation of this permit.

G. APPEALS

Per LSMC 14.16B.740, to appeal the Council's decision an appeal application must be filed, with all required fees, within 14 days of the date of issuance of this permit. An appeal of this decision would be heard by the Snohomish County Superior Court.

H. EXHIBITS

1. Final Plat Application received January 13, 2014
2. Final Plat of Catherine Crest
3. Notice of Application and Public Meeting issued January 29, 2014



Rebecca Ableman, Planning & Community Development Director

Date

2.6.14

Distributed to the Following Parties:

1. Lake Stevens City Council
2. Tim Kaintz (Natural 9 Holdings, LLC), applicant
3. Ty Reoh (Natural 9 Holdings, LLC), applicant
4. Tim Bruggman, contact
5. Raelyn Hulquist, interested party
6. Frank Young (Brier Realty), interested party
7. Pauline Minnick, interested party



RECEIVED

JAN 13 2014

CITY OF LAKE STEVENS

Planning and Community Development
 1812 Main Street, P O Box 257
 Lake Stevens WA 98258
 Phone Number (425) 377-3235

To Be Completed By Staff	
Date of Application:	<u>1-13-14</u>
Staff Initials:	<u>UR</u>
Permit Number:	<u>LVA 2014 - 0003</u>

**TYPE IV, V AND VI - COUNCIL DECISIONS
 LAND USE DEVELOPMENT APPLICATION**

CHECK ONE		
TYPE IV – Quasi-judicial <input type="checkbox"/> Essential Public Facility <input type="checkbox"/> Planned Neighborhood Development <input type="checkbox"/> Rezone – Site Specific Zoning Map Amendment <input type="checkbox"/> Secure Community Transition Facility <input type="checkbox"/> Type IV Other: _____	TYPE V – Quasi-judicial <input checked="" type="checkbox"/> Final Plats <input type="checkbox"/> Plat Alterations <input type="checkbox"/> Plat Vacations <input type="checkbox"/> Right-of-Way Vacations <input type="checkbox"/> Type V Other: _____	TYPE VI – Legislative <input type="checkbox"/> Comprehensive Plan Amendment, Map and Text <input type="checkbox"/> Development Agreements <input type="checkbox"/> Land Use Code Amendments <input type="checkbox"/> Rezones – Area Wide Zoning Map Amendments <input type="checkbox"/> Type VI Other: _____

ARE ANY LOWER LEVEL PERMITS REQUIRED? Yes No Describe: _____

Property Information	Site Address: <u>11919 32st NE Lake Stevens WA</u>		
	Assessor Parcel No: <u>28655003055</u>	Area of property	Square Feet: Acres: <u>12.96</u>
	Land Use Designation: <u>MDR</u>	Zoning: <u>UR</u>	
	Number of Buildings on Site/: <u>31</u>	Number to be Retained: <u>0</u>	
	Existing Impervious Surface Area:	Proposed Impervious Surface Area:	
Applicant	Name/Company: <u>Natural 9 Holdings LLC</u>		
	Address: <u>9506 4th St NE</u>	City/State/Zip: <u>Lake Stevens WA 98205</u>	
	Phone: <u>425-377 9262</u>	Applicants relationship to owner: <u>same</u>	
	Fax:	Email: <u>fresh@superiorconcrete.net</u>	
Primary Contact	Name/Company: <u>Tim Bruggman</u>		
	Address: <u>Po box 1377</u>	City/State/Zip: <u>Monroe WA 98272</u>	
	Phone: <u>425-388-3819</u>	Email: <u>tb@goldeneaglesdc.com</u>	
	Fax:		

Property Owner	Name/Company: <i>Natural 9 Holdings LLC</i>				
	Address: <i>9506 4th St NE 201</i>		City/State/Zip: <i>Lake Stevens WA 98258</i>		
	Phone: <i>425-377-9262</i>		Email: <i>trcoh@superiorconcrete.net</i>		
	Fax:				
Project Description	Grading Quantities		Cut:		Fill:
	Proposed project/land use (attach additional sheets if necessary):				
Building Information	Gross Floor Area of Existing and Proposed Buildings:				
	Bldg 1:	Bldg: 2	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	Use 2:				
	Use3:				
	Use4:				

You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.



 Signature of Property Owner/Agent

 Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.



Planning and Community Development
1812 Main Street, P O Box 257
Lake Stevens WA 98258
Phone Number (425) 377-3235

To be completed by staff

Date of Application: 1-13-14

Staff Initials: UR

Permit Number: LUA 2014-0003

STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

Applicant

Signature: [Signature]

Name: Natural 9 Holdings LLC

Address: 9506 4th St NE Suite 201
Lake Stevens WA 98258

Phone: 425-377 9262

Email address: treoh@supernorconcrete.net

Property Owner(s)

Signature: [Signature]

Name: Natural 9 Holdings LLC

Address: 9506 4th St NE Suite 201
Lake Steven WA 98258

Phone: 425 377 9262

Email address: treoh@supernorconcrete.net

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

**PLAT CERTIFICATE
SCHEDULE A**

(Continued)

Order No.: 5756870C

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 6 EAST, WM, LYING SOUTHERLY OF COUNTY ROAD RIGHT OF WAY LINE (SURVEY 1212), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
 THENCE NORTH 88°48'42" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 680.37 FEET;
 THENCE NORTH 02°58'01" EAST A DISTANCE OF 30.08 FEET TO THE NORTHERLY MARGIN OF 32ND ST N.E. AND THE POINT OF BEGINNING;
 THENCE SOUTH 88°48'42" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 100.00 FEET;

 THENCE NORTH 02°58'01" EAST A DISTANCE OF 139.92 FEET;
 THENCE SOUTH 88°48'42" WEST A DISTANCE OF 116.00 FEET;
 THENCE SOUTH 03°35'36" EAST A DISTANCE OF 139.68 FEET TO A POINT ON THE NORTHERLY MARGIN OF 32ND ST. N.E.;
 THENCE SOUTH 88°48'42" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 200.36 FEET;

 THENCE NORTH 03°03'50" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 479.91 FEET;
 THENCE SOUTH 86°56'09" EAST A DISTANCE OF 338.02 FEET;
 THENCE NORTH 02°58'03" EAST A DISTANCE OF 371.42 FEET TO A POINT ON THE SOUTHERLY MARGIN OF GRADE ROAD AND A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 5°29'14", A RADIUS OF 991.51 FEET, AND A RADIAL CENTER THAT BEARS SOUTH 50°38'48";
 THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 94.96 FEET;
 THENCE SOUTH 02°58'01" WEST A DISTANCE OF 748.59 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS REVISED PARCEL A OF CITY OF LAKE STEVENS BOUNDARY LINE ADJUSTMENT 2990-8 RECORDED UNDER AUDITOR'S FILE NUMBER 200911185006, RECORDS OF SNOHOMISH COUNTY WASHINGTON.

PARCEL B:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE WEST 100 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
 EXCEPT THE NORTH 20 FEET CONVEYED TO SNOHOMISH COUNTY RECORDED UNDER AUDITOR'S FILE NUMBER 518534.

PARCEL C:

SEE NEXT PAGE

CHICAGO TITLE COMPANY

SCHEDULE A

(Continued)

Policy No.: 5756870C

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.
THENCE NORTHERLY A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE EASTERLY A DISTANCE OF 100 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION TO THE SOUTHERLY SIDE OF A COUNTY ROAD (SURVEY 1212);
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF THE COUNTY ROAD A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT 279.18 FEET DUE EAST OF THE WEST BOUNDARY OF SAID SUBDIVISION;
THENCE SOUTHERLY TO THE SOUTH BOUNDARY OF SAID SUBDIVISION;
THENCE WESTERLY ALONG THE SOUTH BOUNDARY A DISTANCE OF 279.18 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 67.18 FEET THEREOF;
ALSO EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY UNDER AUDITOR'S FILE NO. 518542;
ALSO EXCEPT ANY PORTION LYING WITHIN GRADE ROAD, (REIDE RD);
ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE WEST 279.18 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 3°03'51" EAST ALONG THE EAST LINE OF SAID SUBDIVISION FOR 875.52 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 3°03'51" EAST FOR 248.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF GRADE ROAD SURVEY NO. 1212;
THENCE NORTH 58°40'29" WEST FOR 13.21 FEET;
THENCE SOUTH 12°55'55" WEST FOR 140.00 FEET;
THENCE SOUTH 14°39'40" EAST FOR 120.00 FEET TO THE POINT OF BEGINNING.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON



Short Plats & Long Plats Permit Checklist

Project File Number: LVA 2014-0003

Accepted By: Victor Ravelo

Project Name: Catherine Crost

Date: 1-13-14

Preliminary Short Plats are Type II permits. **Preliminary Long Plats** (10+ lots) are Type III permits. There are three steps in the subdivision process: preliminary, construction, and final approval per Chapter 14.18 LSMC. For the City to accept applications as complete, applicants must submit the following required items applicable to the individual phase:

Preliminary Short Plat or Long Plat

Applicant / Staff Verify

- / Completed Application **Type II** – short plat OR **Type III** – long plat (3 copies)
- / Intake Fees (See current Fee Schedule)
- / Current Title Report (within 30 days of application) and copies of all existing and proposed covenants, conditions or other encumbrances
- / Targeted Drainage Plan pursuant to separate Targeted Drainage Plan Checklist
- / Critical Areas Report, if required (2 Copies)
- / SEPA Checklist including any environmental studies, if required (2 Copies)
- / Traffic Impact Fee Worksheet
- / Water Availability Letter (2 Copies)
- / Electric Power Availability Letter (2 Copies)
- / Sewer Availability Letter (2 Copies)
- / An electronic EXCEL database file containing the names and addresses of “owners of real property within 300 feet of the project site, or 20 property owners whichever results in more property owners being noticed” per LSMC 14.16A.225.
- / Other materials required by Planning Director
- / Design Review materials pursuant to separate Design Review Checklist

Survey Requirements

Applicant / Staff Verify

Full sized Short Plat or Long Plat (3 copies) and 1 reduced copy (8.5" X 11" or 11" X 17"), containing the following elements:

- / Common and appropriate engineering scale which can be clearly read (min. 1-inch = 50-feet)
- / Vicinity Map and North Arrow
- / Section, Township, Range, Tax Account Number(s), and Legal Descriptions of existing and proposed lots
- / Title block containing the name, address and telephone number of the applicant(s), all owners and the land surveyor

- / Existing and proposed property lines with segment and property dimensions
- / Existing contour lines with intervals of two or five feet
- / Existing structures, improvements and features
- / Names, locations and widths of all existing/proposed streets, rights-of-way, road or access easements/tracts and utilities within 50 feet of the property
- / Proposed dedication of right-of-way roads
- / Fire hydrants nearby to the subject property and/or location of any proposed hydrants
- / Native Growth Protection Area tracts for critical areas (wetlands, streams, water bodies or geologically hazardous areas) including proposed buffers pursuant to LSMC 14.88.290
- / Site and lot information, e.g., zoning, proposed use, bulk site requirements, lot sizes and utility providers
- / Date of preparation and/or survey revisions

Construction Plans

Applicant/Staff Verify

- / **Completed Type I Application** (3 copies)
- / Intake Fee (see current Fee Schedule)
- / Construction plans showing required plat improvements per LSMC 14.16A.130 including but not limited to the following (3 full-sized copies and 1 reduced copy - 8.5" X 11" or 11" X 17"):
 - / Clearing & grading including grading quantities and existing proposed contours
 - / Erosion control
 - / Stormwater management
 - / Public road and frontage improvements
 - / Dedication or deeding of right-of-way
 - / Street trees and other required landscaping elements
 - / Utilities (sewer, water, etc.)
 - / Other improvement related to the development
- / Final engineering reports (stormwater, geotechnical, traffic, etc.)
- / Approvals from the Postmaster and utility purveyors
- / Required performance/maintenance bonds or other securities (prior to final plat)
- / Approval Block for City Engineer

Final Plat (Short or Long)

(Please review LSMC 14.18.030-.055 content of the Final Plat in addition to the below)

Applicant/Staff Verify

- / **Completed Type II Application** for Short Plat or **Type IV Application** for Long Plat (3 copies)
- / Intake Fee (see current Fee Schedule) *4265*
- / 3 copies of a current (*within 30 days of application*) Title Report containing the following:
 - / A legal description of the total parcel sought to be subdivided.
 - / A list of those individuals, corporations, or other entities holding an ownership interest in the parcel.
 - / Any easements or restrictions affecting the property with a description, purpose, and reference the recording number.
 - / Any encumbrances, delinquent taxes or assessments on the property.
 - / If lands are to be dedicated or conveyed to the City as part of the subdivision, an American Land Title Association title policy shall be required.
- / 3 copies of the plat document that complies with the approval by the Preliminary Plat. In addition to the items required for the preliminary approval please provide the following:
 - / Certification from a professional land surveyor, licensed in the State of Washington, as to the survey data, layout of streets, alleys and other rights of way.
 - / The document must be suitable for recording a plat with the Snohomish County Recorder's Office. Please contact the Recorder's Office to confirm the current standards.
 - / Approval signature blocks for the owners, surveyor, City of Lake Stevens Planning Director, City of Lake Stevens Treasurer, City Council (long plat only), Snohomish County Treasurer and Snohomish County Auditor.
- / Lot closure calculations
- / An approved subdivision name reservation form from the Snohomish County Auditor's Office.
- / An electronic EXCEL database file containing the names and addresses of "*owners of real property within 300 feet of the project site, or 20 property owners whichever results in more property owners being noticed*" per LSMC 14.16A.225.
- / The Planning Director may require the applicant to submit additional materials.

**Final Plat applicants must submit their final plat documents to Snohomish County Assessor's Office for segregation review. This can be done during the City's review of the Final Plat.*

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lynn L. Behlman IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Authorized Representative OF GREENWOOD VILLAGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 15, 2007

SIGNATURE: Teresa L. Lindbloom
(PRINT NAME) Teresa L. Lindbloom
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bonwell
MY APPOINTMENT EXPIRES 9-28-09

TERESA L. LINDBLOOM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPT. 28, 2009

APPROVALS

CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 14 OF THE LAKE STEVENS MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

Steve Williams
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

8/21/07
DATE

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF LAKE STEVENS PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 14 OF THE LAKE STEVENS MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PUBLIC WORKS DIRECTOR.

David C. Ottaviano
PUBLIC WORKS DIRECTOR / CITY ENGINEER

8/16/2007
DATE

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF LAKE STEVENS BY THE 23 DAY OF August, 2007.

Cynthia J. Law
FINANCE DIRECTOR

8-23-07
DATE

CITY COUNCIL APPROVAL

APPROVED BY THE LAKE STEVENS CITY COUNCIL THIS 27 DAY OF August, 2007

Alm Little
MAYOR

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2008 TAXES.

Bob Dantini
TREASURER, SNOHOMISH COUNTY

8/31/07
on Parcel number
29661700100200

BY: Joan Untchup
DEPUTY COUNTY TREASURER

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT **NATURAL 9 HOLDINGS, LLC**, A WASHINGTON LIMITED LIABILITY CORPORATION, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREBY PLATTED DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING REASONABLE GRADING OF ROADS AND WAS HEREOF, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING AN ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION, ANY ENLARGING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR ROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACTS A, B, C, & E ARE HEREBY GRANTED AND CONVERTED TO THE CATHERINE CREST HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVERTED TO CITY OF LAKE STEVENS, OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

TRACT D RETAINED BY NATURAL 9 HOLDINGS, LLC FOR FUTURE DEVELOPMENT.
IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2014.
NATURAL 9 HOLDINGS, LLC

BY: **TIM KANTZ, MEMBER**

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **TIM KANTZ** IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON DATE STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A **MEMBER OF NATURAL 9 HOLDINGS, LLC**, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USE AND PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY SIGNATURE

(PRINT NAME) _____ DATE: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREBY PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND. GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT THE CITY OF LAKE STEVENS (CITY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. CITYRequires THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORM WATER DRAINAGE SYSTEM, AS APPLICABLE. THE SYSTEM SHALL INCLUDE THE STORM WATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS, STORM WATER FLOW REGULATIONS/SYSTEM DETENTION PONDS, VALVES, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES, INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM. THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- 1. CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
- 2. IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT PERFORMED, CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH AN INMUNENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEG INMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REMBURSE CITY OR PAY CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN CITY'S STATEMENT.
- 3. IF CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.
- 4. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGEMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.26.190.
- 5. GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.

EASEMENTS, RESTRICTIONS AND COVENANTS

NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.

THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER LSMC 14.18.020 FOR RE-SUBDIVISION IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH LSMC 14.18.020. ALL UNDISCARDED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY OF LAKE STEVENS ROAD PURPOSES.

THE PLANTER AREAS OF ALL RIGHTS-OF-WAY IMPROVED BY THIS SUBDIVISION WILL BE MAINTAINED BY THE ADJACENT LOT OWNER.

TREE PRESERVATION REQUIREMENTS APPLICABLE TO THE PROPOSAL ARE SET FORTH IN LSMC 14.176.120.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE LAKE STEVENS SCHOOL DISTRICT. THE CITY HAS ADOPTED THE DISTRICTS 2002-2007 CAPITAL FACILITIES PLAN AS PART OF THE COMPREHENSIVE PLAN AND HAS ADOPTED A GROWTH MANAGEMENT ACT (GMA)-BASED SCHOOL IMPACT FEE (LSMC 14.100). EXHIBIT A, PAGE 4. THE FEE IS DUE PRIOR TO BUILDING PERMIT ISSUANCE ACCORDING TO THE FEE SCHEDULE IN PLACE AT THE TIME OF BUILDING PERMIT APPLICATION. LSMC 14.100.170. EXCEPT LOT 20.

THE DEVELOPMENT IS SUBJECT TO PARK IMPACT FEES PURSUANT TO CHAPTER 14.120 LSMC. IMPACT FEES FOR EACH LOT SHALL BE ASSESSED AND COLLECTED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT PURSUANT TO LSMC 14.120.120. EXCEPT LOT 20.

ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN LSMC 14.88.295 ARE ALLOWED WHEN APPROVED BY THE CITY.

A NO PROTEST AGREEMENT HAS BEEN RECORDED UNDER AUDITOR'S FILE NO. 201401210387 IN REFERENCE TO THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT FOR FUTURE UNDERROUNDING OF UTILITIES PER LSMC 14.60.450.

GRADE ROAD FRONTAGE AND BASIN CHARGES FOR SEWER CONNECTIONS WILL BE ASSESSED FOR TRACT D (FUTURE DEVELOPMENT TRACT) AT THE TIME OF DEVELOPMENT. PURSUANT TO LAKE STEVENS MUNICIPAL CODE 6.16.100.

PUBLIC DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LAKE STEVENS, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE DRAINAGE EASEMENTS. FOR THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL, STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER UPON OR THROUGH THE DRAINAGE EASEMENT.

PRIVATE STORM DRAINAGE EASEMENT PROVISIONS

THE PRIVATE DRAINAGE EASEMENT WITHIN LOTS 2, 7, 8, 9, AND 10 AS SHOWN ON SHEET 3 OF 3 HEREOF, IS HEREBY GRANTED AND CONVERTED TO LOTS 1, 2, 3, AND 4, THE OWNERS OF LOTS 1, 2, 3, AND 4 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE THE BENEFIT OF USE. EXCEPT THAT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAINAGE LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE OWNER.

10 FOOT FRONTAGE UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

SUBJECT TO

- SUBJECT TO A WAIVER AND RENOUNCMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A PUBLIC ROAD AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NO. 441780.
- SUBJECT TO A WAIVER AND RENOUNCMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A PUBLIC ROAD AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NO. 441781.
- SUBJECT TO A WAIVER AND RENOUNCMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A PUBLIC ROAD AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NO. 518534.
- SUBJECT TO A WAIVER AND RENOUNCMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A PUBLIC ROAD AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NO. 518541.
- SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NO. 518342.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES AS CONTAINED IN BOUNDARY LINE ADJUSTMENT NUMBER BIA 270-87, RECORDED UNDER RECORDING NO. 7707190147.
- SUBJECT TO AN EASEMENT TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AND GTE NORTHWEST INCORPORATE RECORDED UNDER RECORDING NO. 7806020283.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES, AS CONTAINED IN BOUNDARY LINE ADJUSTMENT NUMBER BIA 270-87, RECORDED UNDER RECORDING NO. 8805090123.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES, AS CONTAINED IN BOUNDARY LINE ADJUSTMENT NUMBER BIA 270-87, RECORDED UNDER RECORDING NO. 201308270429.
- SUBJECT TO CATHERINE CREST DEVELOPER EXTENSION AGREEMENT AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED HEREIN AS RECORDED UNDER RECORDING NO. 200908310115 AND MODIFIED RECORDING NOS. 201209270534 & 2013091710283.
- SUBJECT TO PUGET SOUND ENERGY EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NO. 201308270429.
- SUBJECT TO LAKE STEVENS SEWER DISTRICT EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NO. 201312180290.
- SUBJECT TO MEMORANDUM OF CONTRACT OF SALE AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED HEREIN AS RECORDED UNDER RECORDING NO. 201310110702.

PLANNING AND COMMUNITY DEVELOPMENT SUBDIVISION APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2014.

LAKE STEVENS PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL OF PUBLIC IMPROVEMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2014.

LAKE STEVENS PUBLIC WORKS DIRECTOR

CITY COUNCIL APPROVAL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROL, AND APPROVED THIS _____ DAY OF _____, 2014.

LAKE STEVENS MAYOR

DATE

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS DIVISION WERE PAID TO THE CITY OF LAKE STEVENS BY THE _____ DAY OF _____, 2014.

TREASURER DIRECTOR

DATE

TREASURER'S CERTIFICATE

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

TREASURER, SNOHOMISH COUNTY

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACIFIC COAST SURVEYS, INC. THIS _____ DAY OF _____, 2014, AT _____ MINUTES PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDED ACT AT THE REQUEST OF TIM KANTZ IN DECEMBER, 2013.

I HEREBY CERTIFY THAT THE PLAT OF CATHERINE CREST IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 6 EAST, WM, AS REQUIRED BY THE STATE STATUTES. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY. THAT THE MONUMENTS ARE SET AND THE LOT AND BLOCK CORNERS ARE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



DARREN J. RIDDLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 37536

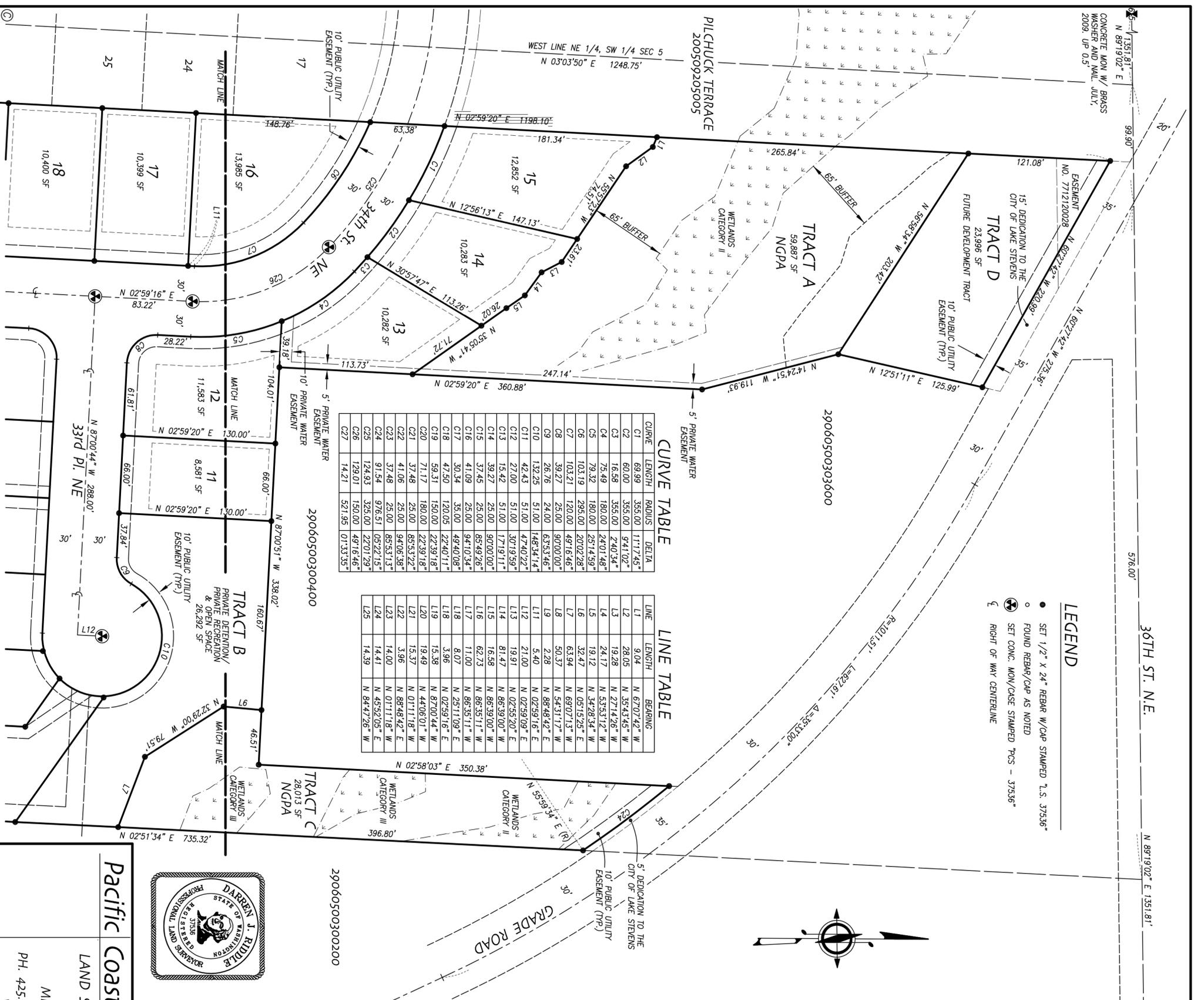
DATE

A.F. NO. _____

PLAT OF:
CATHERINE CREST
FEN CU 2004-1

SHEET
1 of 3

Pacific Coast Surveys, Inc.	Coast Surveys, Inc.
LAND SURVEYING & MAPPING	
P.O. BOX 13619 MILL CREEK WA 98082 PH. 425.508.4951 FAX 425.357.3577 www.PCSurveys.net	
DRAWN BY MAH	DATE 2.02.14
DRAWING FILE NAME 13649pm.DWG	SCALE 1" = 60'
	JOB NO. 13-049



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	69.99	355.00	111.745°
C2	60.00	355.00	94.102°
C3	16.58	355.00	27.4034°
C4	75.49	180.00	240.148°
C5	79.32	180.00	251.759°
C6	103.19	295.00	207.028°
C7	103.21	120.00	49.1646°
C8	39.27	25.00	90.0000°
C9	26.76	24.00	63.5346°
C10	132.29	51.00	148.3414°
C11	42.43	51.00	47.4022°
C12	27.00	51.00	30.1959°
C13	15.42	51.00	17.1911°
C14	39.27	25.00	90.0000°
C15	37.45	25.00	85.4826°
C16	41.09	25.00	94.1034°
C17	30.34	35.00	49.4008°
C18	47.50	120.00	22.4011°
C19	59.31	150.00	22.3918°
C20	71.17	180.00	22.3918°
C21	37.46	23.00	85.5322°
C22	41.06	25.00	94.0638°
C23	37.48	25.00	85.5313°
C24	91.54	976.51	102.2215°
C25	124.83	325.00	22.0129°
C26	129.01	150.00	49.1646°
C27	14.21	521.95	07.3535°

LINE TABLE

LINE	LENGTH	BEARING
L1	9.04	N 67.0742° W
L2	28.05	N 35.4345° W
L3	19.28	N 27.1426° W
L4	24.17	N 53.5312° W
L5	19.12	N 34.2834° W
L6	32.47	N 05.1525° E
L7	63.94	N 69.0713° W
L8	50.37	N 54.3177° W
L9	2.28	N 88.4842° E
L10	5.40	N 02.9916° E
L11	21.00	N 02.5520° E
L12	19.91	N 02.5520° E
L13	81.47	N 86.3900° W
L14	16.58	N 86.3900° W
L15	16.58	N 86.3900° W
L16	62.73	N 86.3511° W
L17	11.00	N 86.3511° W
L18	8.07	N 25.1109° E
L19	15.38	N 02.5916° E
L20	19.49	N 87.0044° W
L21	15.37	N 01.1187° W
L22	3.96	N 88.4842° E
L23	14.00	N 01.1187° W
L24	14.41	N 45.5205° E
L25	14.39	N 84.4726° W

- LEGEND**
- SET 1/2" X 24" REBAR W/ CAP STAMPED "L.S. 37536"
 - FOUND REBAR/CAP AS NOTED
 - ⊙ SET CONC. MONY/CASE STAMPED "PCS - 37536"
 - ⊔ RIGHT OF WAY CENTERLINE



LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 6 EAST, WM LYING SOUTHERLY OF COUNTY ROAD RIGHT OF WAY LINE (SURVEY 1212), DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE NORTH 88°48'42" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 680.37 FEET;
THENCE NORTH 02°58'01" EAST A DISTANCE OF 30.08 FEET TO THE NORTHERLY MARGIN OF 32ND N.E. AND THE POINT OF BEGINNING;
THENCE SOUTH 88°48'42" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 100.00 FEET;
THENCE NORTH 02°58'01" EAST A DISTANCE OF 139.92 FEET;
THENCE SOUTH 88°48'42" WEST A DISTANCE OF 116.00 FEET;
THENCE SOUTH 03°35'36" EAST A DISTANCE OF 139.68 FEET TO A POINT ON THE NORTHERLY MARGIN OF 32ND ST. N.E.;
THENCE SOUTH 88°48'42" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 200.36 FEET;
THENCE NORTH 03°03'50" EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 479.91 FEET;
THENCE SOUTH 88°56'09" EAST A DISTANCE OF 338.02 FEET;
THENCE NORTH 02°58'01" EAST A DISTANCE OF 371.42 FEET TO A POINT ON THE SOUTHERLY MARGIN OF GRADE ROAD AND A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 52°14' A RADIUS OF 991.51 FEET AND A RADIAL CENTER THAT BEARS SOUTH 50°38'48" FROM THE POINT OF BEGINNING;
THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 94.98 FEET;
THENCE SOUTH 02°58'01" WEST A DISTANCE OF 748.59 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS REVISED PARCEL A OF CITY OF LAKE STEVENS BOUNDARY LINE ADJUSTMENT 2990-8 RECORDED UNDER AUDITOR'S FILE NUMBER 200911185006, RECORDS OF SNOHOMISH COUNTY WASHINGTON.)

PARCEL B:
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 100 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE NORTH 20 FEET CONVEYED TO SNOHOMISH COUNTY RECORDED UNDER AUDITOR'S FILE NUMBER 518534.

PARCEL C:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M. MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTHERLY A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE EASTERLY A DISTANCE OF 100 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION TO THE SOUTHERLY SIDE OF A COUNTY ROAD (SURVEY 1212);
THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF THE COUNTY ROAD A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT 279.18 FEET DUE EAST OF THE WEST BOUNDARY OF SAID SUBDIVISION;
THENCE SOUTHERLY TO THE SOUTH BOUNDARY OF SAID SUBDIVISION;
THENCE WESTERLY ALONG THE SOUTH BOUNDARY A DISTANCE OF 279.18 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 67.18 FEET THEREOF;
ALSO EXCEPT THE SOUTH 20 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY UNDER AUDITOR'S FILE NO. 518542;
ALSO EXCEPT ANY PORTION LYING WITHIN GRADE ROAD, (REDE RD).
ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF THE WEST 279.18 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 3°03'51" EAST ALONG THE LINE OF SAID SUBDIVISION FOR 875.52 FEET TO THE POINT F BEGINNING;
THENCE CONTINUE NORTH 3°03'51" EAST FOR 248.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF GRADE ROAD SURVEY NO. 1212;
THENCE NORTH 58°40'29" WEST FOR 1321 FEET;
THENCE SOUTH 12°55'55" WEST FOR 140 FEET;
THENCE SOUTH 14°39'40" EAST FOR 120.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



Pacific Coast Surveys, Inc.
LAND SURVEYING & MAPPING
P.O. BOX 13619
MILL CREEK, WA 98082
PH. 425.508.4951 FAX 425.357.3577
WWW.PCSURVEYS.NET

CATHERINE CREST
PLAT OF:
PN CU 2004-1
A.F. NO. _____
SHEET 2 OF 3

SCALE: 1" = 60'
DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.
MAH 2.02.14 13649pm.DWG 1" = 60' 13-049



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	69.99	355.00	111.745°
C2	60.00	355.00	94.102°
C3	16.58	355.00	2.4034°
C4	75.49	180.00	24.0148°
C5	79.32	180.00	25.1459°
C6	103.21	295.00	20.0228°
C7	103.21	120.00	49.1646°
C8	39.27	25.00	90.0000°
C9	26.76	24.00	63.5346°
C10	132.25	51.00	148.5414°
C11	42.43	51.00	47.4022°
C12	27.00	51.00	30.1959°
C13	15.42	51.00	17.1911°
C14	39.27	25.00	90.0000°
C15	37.45	25.00	85.4926°
C16	41.09	25.00	94.1034°
C17	30.34	35.00	49.4008°
C18	47.50	120.00	22.4011°
C19	59.31	150.00	22.3918°
C20	71.17	180.00	22.3918°
C21	37.46	25.00	85.5322°
C22	41.06	25.00	94.0638°
C23	37.48	25.00	85.5313°
C24	91.64	989.24	05.18327°
C25	124.93	325.00	22.0129°
C26	129.01	150.00	49.1646°
C27	14.21	521.95	07.3335°

LINE TABLE

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L1	9.04	N 67.07.42° W
L2	28.05	N 35.43.45° W
L3	19.28	N 27.14.26° W
L4	24.17	N 33.53.12° W
L5	19.12	N 34.28.34° W
L6	32.47	N 05.15.25° E
L7	63.94	N 69.07.13° W
L8	50.37	N 54.31.17° W
L9	2.28	N 88.48.42° E
L10	5.40	N 02.59.16° E
L11	21.00	N 02.59.09° E
L12	19.91	N 02.55.20° E
L13	81.47	N 86.39.00° W
L14	16.58	N 86.35.11° W
L15	62.73	N 86.35.11° W
L16	11.00	N 25.11.09° E
L17	8.07	N 25.11.09° E
L18	3.66	N 02.59.16° E
L19	15.38	N 87.00.44° W
L20	19.49	N 47.08.01° W
L21	15.37	N 01.11.18° W
L22	3.96	N 88.48.42° E
L23	14.00	N 01.11.18° W
L24	14.41	N 45.52.05° E
L25	14.39	N 84.47.26° W



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PLAT OF:
CATHERINE CREST
 PFN CU 2004-1

SHEET
 3 OF 3

EQUIPMENT & PROCEDURES
 METHOD OF SURVEY: SET BY FIELD TRAVERSE
 INSTRUMENTATION: LEICA TS15I ROBOTIC ELECTRONIC TOTAL STATION
 PRECISION: METERS OR EXCEEDS STATE STANDARDS WAC 333-130-000
 BASIS OF BEARING: THE MONUMENTED CENTERLINE OF 32ND STREET NE, AS THE BEARING OF N 88°48'42" E

LEGEND
 • SET 1/2" X 24" REBAR W/CAP STAMPED T.S. 37536°
 ○ FOUND REBAR/CAP AS NOTED
 ⊙ SET CONC. MON/CASE STAMPED "PCS - 37536°"
 ⊕ FOUND MONUMENT AS NOTED
 ⊖ RIGHT OF WAY CENTERLINE

SCALE: 1" = 60'
 0 60 120



Planning & Community Development
1812 Main Street / P.O. Box 257
Lake Stevens, WA 98258-0257
(425) 377-3235

NOTICE OF APPLICATION/PUBLIC MEETING

Project Name: Catherine Crest
Project Number: LUA2014-0003
Applicant: Natural 9 Holdings, LLC
Project Size: 13 Acres
Proposed Lots: 31
Date of Notice: January 29, 2014
Date of Public Meeting: February 10, 2014

Project Description: The city of Lake Stevens received a final plat application for the Catherine Crest Subdivision on January 13, 2014. The request is for a 31-lot cluster subdivision off 32nd Street NE and a future development tract off Grade Road. The city of Lake Stevens issued a determination of Non-significance for the project on May 26, 2004. The Lake Stevens Hearing Examiner approved the preliminary subdivision on August 17, 2004. The applicant has submitted necessary financial securities and installed required improvements. The Lake Stevens City Council will consider acceptance of the subdivision at a public meeting scheduled for Monday, February 10, 2014 at 7:00 pm in the Lake Stevens School District Educational Center (12309 22nd Street NE).

Project Location: 11919 – 32nd Street NE, Lake Stevens WA

The staff report for the final subdivision approval will be available for review in the Permit Center at 1812 Main Street, Lake Stevens. ADA information may be found at www.lakestevenswa.gov.

Comments regarding the proposed final subdivision approval may be submitted orally during the meeting or in writing before the meeting by sending them to City Hall, attn: Russ Wright, PO Box 257, Lake Stevens, WA 98258 or by email at rwright@lakestevenswa.gov. The project file is available for review at the Planning/Permit Center located behind City Hall, Monday-Friday 8:00 am-4:30 pm.

It is the City's goal to comply with the Americans with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.

Distribution:

Applicant
Official City Notification Boards
Lake Stevens Webpage

Property Owners within 300 feet
Subject Property
Parties of Record

Lake Stevens Journal



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: February 10, 2014

Subject: Resolution 2014-1 Local Government Investment Pool

Contact Person/Department: Barb Stevens/ Finance Director **Budget Impact:** N/A

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

Approve Resolution 2014-1 Authorizing Investment in the Local Government Investment Pool (LGIP)

SUMMARY/BACKGROUND:

The Local Government Investment Pool (LGIP) is a voluntary investment vehicle operated by the State Treasurer. Over 530 local governments have participated in the pool since it was started in 1986, pursuant to RCW 43.250.

The LGIP lets local governments use the State Treasurer's resources to safely invest their funds while enjoying the economies of scale available from a \$7-11 billion pooled fund investment portfolio.

LGIP's investment objectives are, in priority order: 1) safety of principal, 2) maintaining adequate liquidity to meet cash flows, and 3) providing a competitive interest rate relative to other comparable investment alternatives.

The City has utilized this investment vehicle since 1986 and continues to do so because of the safety and liquidity of funds. A resolution was approved in 1986 authorizing the use of LGIP.

The State Treasurer recently created and distributed a prospectus too investors in the LGIP. As a result of the release of this prospectus each local government investing in the pool must approve an updated resolution that acknowledges the governing body's responsibility for overseeing or making investment decisions.

APPLICABLE CITY POLICIES:

RCW 43.250 Investment of Local Government Funds

BUDGET IMPACT:

None

ATTACHMENTS:

- ▶ Exhibit A: Resolution 2014-1
- ▶ Exhibit B: LGIP Prospectus – January 2014
- ▶ Exhibit C:

CITY OF LAKE STEVENS
Lake Stevens, Washington

RESOLUTION NO. 2014-1

A RESOLUTION AUTHORIZING INVESTMENT OF CITY OF LAKE STEVENS
MONIES IN THE LOCAL GOVERNMENT INVESTMENT POOL

WHEREAS, pursuant to Chapter 294, Laws of 1986, the Legislature created a trust fund to be known as the public funds investment account (commonly referred to as the Local Government Investment Pool (LGIP)) for the contribution and withdrawal of money by an authorized governmental entity for purposes of investment by the Office of the State Treasurer; and

WHEREAS, from time to time it may be advantageous to the authorized governmental entity, City of Lake Stevens, the "governmental entity", to contribute funds available for investment in the LGIP; and

WHEREAS, the investment strategy for the LGIP is set forth in its policies and procedures; and

WHEREAS, any contributions or withdrawals to or from the LGIP made on behalf of the governmental entity shall be first duly authorized by the Lake Stevens City Council, the "governing body" or any designee of the governing body pursuant to this resolution. or a subsequent resolution; and

WHEREAS the governmental entity will cause to be filed a certified copy of said resolution with the Office of the State Treasurer; and

WHEREAS the governing body or any designee appointed by the governing body with authority to contribute or withdraw funds of the governmental entity has received and read a copy of the prospectus and understands the risks and limitations of investing in the LGIP; and

WHEREAS, the governing body attests by the authorization of its governing body and signature of its mayor that it is duly authorized and empowered to enter into this agreement, to direct the contribution or withdrawal of governmental entity monies, and to delegate certain authority to make adjustments to the incorporated transactional forms, to the individuals designated herein.

NOW THEREFORE, BE IT RESOLVED that the governing body does hereby authorize the contribution and withdrawal of governmental entity monies in the LGIP in the manner prescribed by law, rule, and prospectus.

BE IT FURTHER RESOLVED that the governing body has approved the Local Government Investment Pool Transaction Authorization Form (Form) as completed by City Administrator Janet Berg and incorporates said form into this resolution by reference and does hereby attest to its accuracy.

BE IT FURTHER RESOLVED that the governmental entity designates Janet Berg, City Administrator, the "authorized individual" to authorize all amendments, changes, or alterations to the Form or any other documentation including the designation of other individuals to make contributions and withdrawals on behalf of the governmental entity.

BE IT FURTHER RESOLVED that this delegation ends upon the written notice, by any method set forth in the prospectus, of the governing body that the authorized individual has been terminated or that his or her delegation has been revoked. The Office of the State Treasurer will rely solely on the governing body to provide notice of such revocation and is entitled to rely on the authorized individual's instructions until such time as said notice has been provided.

BE IT FURTHER RESOLVED that the Form as incorporated into this resolution or hereafter amended by delegated authority, or any other documentation signed or otherwise approved by the authorized individual shall remain in effect after revocation of the authorized individual's delegated authority, except to the extent that the authorized individual whose delegation has been terminated shall not be permitted to make further withdrawals or contributions to the LGIP on behalf of the governmental entity. No amendments, changes, or alterations shall be made to the Form or any other documentation until the entity passes a new resolution naming a new authorized individual; and

BE IT FURTHER RESOLVED that the governing body or its designee acknowledges that it has received, read, and understood the prospectus as provided by the Office of the State Treasurer. In addition, the governing body agrees that a copy of the prospectus will be provided to any person delegated or otherwise authorized to make contributions or withdrawals into or out of the LGIP and that said individuals will be required to read the prospectus prior to making any withdrawals or contributions or any further withdrawals or contributions if authorizations are already in place.

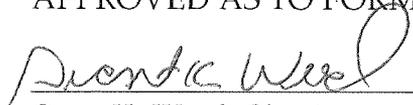
PASSED AND ADOPTED by the City Council of the City of Lake Stevens, Washington
on this 10th day of February 2014.

Vern Little, Mayor

ATTEST:

Barb Stevens, Finance Director/Interim City Clerk

APPROVED AS TO FORM:



Grant K. Weed, City Attorney

**LOCAL GOVERNMENT
INVESTMENT POOL**

Prospectus

January 2014



James L. McIntire

Washington State Treasurer

Contents

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I. The LGIP

The Local Government Investment Pool (the “LGIP”) is an investment pool of public funds placed in the custody of the Office of the Washington State Treasurer (the “State Treasurer”) for investment and reinvestment as defined by RCW 43.250.020. The purpose of the LGIP is to allow eligible governmental entities to participate with the state in the investment of surplus public funds, in a manner that optimizes liquidity and return on such funds. In establishing the LGIP, the legislature recognized that not all eligible governmental entities are able to maximize the return on their temporary surplus funds, and therefore it provided a mechanism whereby they may, at their option, utilize the resources of the State Treasurer to maximize the potential of their surplus funds while ensuring the liquidity of those funds.

The State Treasurer has established a sub-pool within the LGIP whose shares are offered by means of this Prospectus: The LGIP-Money Market Fund (the “LGIP-MMF” or the “Fund”). The State Treasurer has the authority to establish additional sub-pools in the future.

The Fund offered in this Prospectus seeks to provide current income by investing in high-quality, short term money market instruments. These standards are specific to the Fund, as illustrated in the following table. The LGIP-MMF offers daily contributions and withdrawals.

FUND SNAPSHOT

The table below provides a summary comparison of the Fund’s investment types and sensitivity to interest rate risk. This current snapshot can be expected to vary over time.

Fund	Investment Types	Maximum Dollar-Weighted Average Maturity for LGIP-MMF
LGIP-Money Market Fund	Cash	60 days
Current Investments (as of November 1, 2013)	Bank Deposits US Treasury bills Repurchase agreements US Government agency obligations	

Fees and Expenses

Administrative Fee. The State Treasurer charges pool participants a fee representing administration and recovery costs associated with the operation of the Fund. The administrative fee accrues daily from pool participants’ earnings prior to the earnings being posted to their account. The administrative fee will be paid monthly. In the event that there are no earnings, the administrative fee will be deducted from principal.

The chart below illustrates the operating expenses of the LGIP-MMF for past years, expressed in basis points as a percentage of fund assets.

**Local Government Investment Pool-MMF
 Operating Expenses by Fiscal Year (in Basis Points)**

	2006	2007	2008	2009	2010	2011	2012	2013
<i>Total Operating Expenses</i>	<i>1.12</i>	<i>0.96</i>	<i>0.84</i>	<i>0.88</i>	<i>0.64</i>	<i>0.81</i>	<i>0.68</i>	<i>0.87</i>

(1 basis point = 0.01%)

Because most of the expenses of the LGIP-MMF are fixed costs, the fee (expressed as a percentage of fund assets) will be affected by: (i) the amount of operating expenses; and (ii) the assets of the LGIP-MMF. The table below shows how the fee (expressed as a percentage of fund assets) would change as the fund assets change, assuming an annual fund operating expenses amount of \$800,000.

Fund Assets	\$6.0 bn	\$8.0 bn	\$10.0 bn
Total Operating Expenses (in Basis Points)	1.33	1.0	.80

Portfolio Turnover: The Fund does not pay a commission or fee when it buys or sells securities (or “turns over” its portfolio). However, debt securities often trade with a bid/ask spread. Consequently, a higher portfolio turnover rate may generate higher transaction costs that could affect the Fund’s performance.

II. Local Government Investment Pool – Money Market Fund

Investment Objective

The LGIP-MMF will seek to effectively maximize the yield while maintaining liquidity and a stable share price of \$1.

Principal Investment Strategies

The LGIP-MMF will seek to invest primarily in high-quality, short term money market instruments. Typically, at least 55% of the Fund’s assets will be invested in US government securities and repurchase agreements collateralized by those securities. The LGIP-MMF means a sub-pool of the LGIP whose investments will primarily be money market instruments. The LGIP-MMF will only invest in eligible investments permitted by state law. The LGIP-MMF will not be an SEC-registered money market fund and will not be required to follow SEC Rule 2a-7. Investments of the LGIP-MMF will conform to the LGIP Investment Policy, the most recent version of which will be posted on the LGIP website and will be available upon request.

Principal Risks of Investing in the LGIP-Money Market Fund

Counterparty Credit Risk. A party to a transaction involving the Fund may fail to meet its obligations. This could cause the Fund to lose the benefit of the transaction or prevent the Fund from selling or buying other securities to implement its investment strategies.

Interest Rate Risk. The LGIP-MMF’s income may decline when interest rates fall. Because the Fund’s income is based on short-term interest rates, which can fluctuate significantly over short periods, income risk is expected to be high. In addition, interest rate increases can cause the price of a debt security to decrease and even lead to a loss of principal.

Liquidity Risk. Liquidity risk is the risk that the Fund will experience significant net withdrawals of Fund shares at a time when it cannot find willing buyers for its portfolio securities or can only sell its portfolio securities at a material loss.

Management Risk. Poor security selection or an ineffective investment strategy could cause the LGIP-MMF to underperform relevant benchmarks or other funds with a similar investment objective.

Issuer Risk. The LGIP-MMF is subject to the risk that debt issuers and other counterparties may not honor their obligations. Changes in an issuer's credit rating (e.g., a rating downgrade) or the market's perception of an issuer's creditworthiness could also affect the value of the Fund's investment in that issuer. The degree of credit risk depends on both the financial condition of the issuer and the terms of the obligation. Also, a decline in the credit quality of an issuer can cause the price of a money market security to decrease.

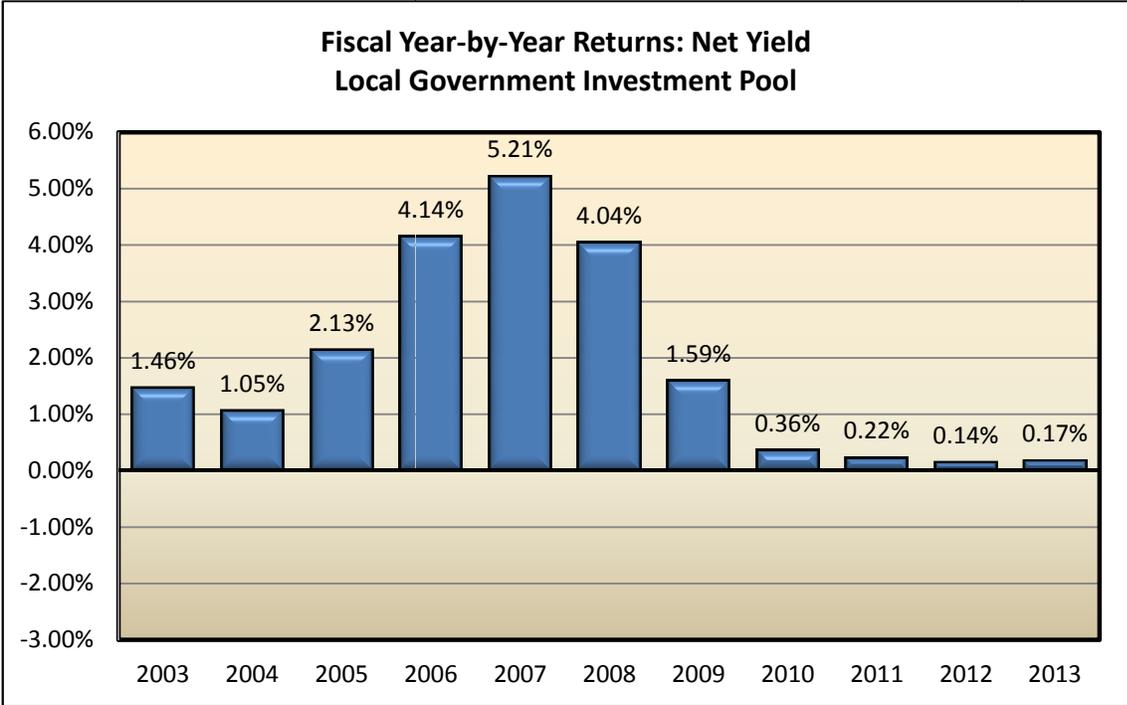
Securities Lending Risk and Reverse Repurchase Agreement Risk. The LGIP-MMF may engage in securities lending or in reverse repurchase agreements. Securities lending and reverse repurchase agreements involve the risk that the Fund may lose money because the borrower of the Fund's securities fails to return the securities in a timely manner or at all or the Fund's lending agent defaults on its obligations to indemnify the Fund, or such obligations prove unenforceable. The Fund could also lose money in the event of a decline in the value of the collateral provided for loaned securities or a decline in the value of any investments made with cash collateral.

Risks Associated with use of Amortized Cost. The use of amortized cost valuation means that the LGIP-MMF's share price may vary from its market value NAV per share. In the unlikely event that the State Treasurer were to determine that the extent of the deviation between the Fund's amortized cost per share and its market-based NAV per share may result in material dilution or other unfair results to shareholders, the State Treasurer may cause the Fund to take such action as it deems appropriate to eliminate or reduce to the extent practicable such dilution or unfair results.

An investment in the LGIP-MMF is not a bank deposit and is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the Fund seeks to preserve the value of investments at \$1 per share, pool participants could lose money by investing in the LGIP-MMF. There is no assurance that the LGIP-MMF will achieve its investment objective.

Performance

The following information is intended to address the risks of investing in the LGIP-MMF. The information illustrates changes in the performance of the LGIP-MMF's shares from year to year. Returns are based on past results and are not an indication of future performance. Updated performance information may be obtained on our website at www.tre.wa.gov or by calling the LGIP toll-free at 800-331-3284.



Local Government Investment Pool-Money Market Fund

Average Accrued Net Yield

<u>1 Year</u>	<u>3 years</u>	<u>5 years</u>	<u>10 years</u>
0.17%	0.19%	.52%	1.94%

Transactions: LGIP-MMF

General Information

The minimum transaction size (contributions or withdrawals) for the LGIP-MMF will be five thousand dollars. The State Treasurer may, in its sole discretion, allow for transactions of less than five thousand dollars.

Valuing Shares

The LGIP-MMF will be operated using a net asset value (NAV) calculation based on the amortized cost of all securities held such that the securities will be valued at their acquisition cost, plus accrued income, amortized daily.

The Fund’s NAV will be the value of a single share. NAV will normally be calculated as of the close of business of the NYSE, usually 4:00 p.m. Eastern time. If the NYSE is closed on a particular day, the Fund will be priced on the next day the NYSE is open.

NAV will not be calculated and the Fund will not process contributions and withdrawals submitted on days when the Fund is not open for business. The time at which shares are priced and until which contributions and withdrawals are accepted is specified below and may be changed as permitted by the State Treasurer.

To the extent that the LGIP-MMF's assets are traded in other markets on days when the Fund is not open for business, the value of the Fund's assets may be affected on those days. In addition, trading in some of the Fund's assets may not occur on days when the Fund is open for business.

Transaction Limitation

The State Treasurer reserves the right at its sole discretion to set a minimum and/or maximum transaction amount from the LGIP-MMF and to limit the number of transactions, whether contribution, withdrawal, or transfer permitted in a day or any other given period of time.

The State Treasurer also reserves the right at its sole discretion to reject any proposed contribution, and in particular to reject any proposed contribution made by a pool participant engaged in behavior deemed by the State Treasurer to be abusive of the LGIP-MMF.

A pool participant may transfer funds from one LGIP-MMF account to another subject to the same time and contribution limits as set forth in WAC 210.10.060.

Contributions

Pool participants may make contributions to the LGIP-MMF on any business day. All contributions will be effected by electronic funds transfer to the account of the LGIP-MMF designated by the State Treasurer. It is the responsibility of each pool participant to pay any bank charges associated with such electronic transfers to the State Treasurer. Failure to wire funds by a pool participant after notification to the State Treasurer of an intended transfer will result in penalties. Penalties for failure to timely wire will be assessed to the account of the pool participant responsible.

Notice. To ensure same day credit, a pool participant must inform the State Treasurer of any contribution over one million dollars no later than 9 a.m. on the same day the contribution is made. Contributions for one million dollars or less can be requested at any time prior to 10 a.m. on the day of contribution. For all other contributions over one million dollars that are requested prior to 10 a.m., a pool participant may receive same day credit at the sole discretion of the State Treasurer. Contributions that receive same day credit will count, for earnings rate purposes, as of the day in which the contribution was made. Contributions for which no notice is received prior to 10:00 a.m. will be credited as of the following business day.

Notice of contributions may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to State Treasurer's Treasury Management System ("TMS"). Please refer to the [LGIP-MMF Operations Manual](#) for specific instructions regarding contributions to the LGIP-MMF.

Direct deposits from the State of Washington will be credited on the same business day.

Pricing. Contribution requests received in good order will receive the NAV per unit of the LGIP-MMF next determined after the order is accepted by the State Treasurer on that contribution date.

Withdrawals

Pool participants may withdraw funds from the LGIP-MMF on any business day. Each pool participant shall file with the State Treasurer a letter designating the financial institution at which funds withdrawn from the LGIP-MMF shall be deposited (the "Letter"). This Letter shall contain the name of the financial institution, the location of the financial institution, the account name, and the account number to which funds will be deposited. This Letter shall be signed by local officials authorized to receive and disburse funds, as described in WAC 210-10-020.

Disbursements from the LGIP-MMF will be effected by electronic funds transfer. Failure by the State Treasurer to wire funds to a pool participant after proper notification to the State Treasurer to disburse funds to a pool participant may result in a bank overdraft in the pool participant's bank account. The State Treasurer will reimburse a pool participant for such bank overdraft penalties charged to the pool participant's bank account.

Notice. In order to withdraw funds from the LGIP-MMF, a pool participant must notify the State Treasurer of any withdrawal over one million dollars no later than 9 a.m. on the same day the withdrawal is made. Withdrawals for one million dollars or less can be requested at any time prior to 10 a.m. on the day of withdrawal. For all other withdrawals from the LGIP-MMF over one million dollars that are requested prior to 10 a.m., a pool participant may receive such withdrawal on the same day it is requested at the sole discretion of the State Treasurer. No earnings will be credited on the date of withdrawal for the amounts withdrawn. Notice of withdrawals may be given by calling the Local Government Investment Pool (800-331-3284) OR by logging on to TMS. Please refer to the LGIP-MMF Operations Manual for specific instructions regarding withdrawals from the Fund.

Pricing. Withdrawal requests with respect to the LGIP-MMF received in good order will receive the NAV per unit of the LGIP-MMF next determined after the order is accepted by the State Treasurer on that withdrawal date.

Suspension of Withdrawals. If the State Treasurer has determined that the deviation between the Fund's amortized cost price per share and the current net asset value per share calculated using available market quotations (or an appropriate substitute that reflects current market conditions) may result in material dilution or other unfair results, the State Treasurer may, if it has determined irrevocably to liquidate the Fund, suspend withdrawals and payments of withdrawal proceeds in order to facilitate the permanent termination of the Fund in an orderly manner. The State Treasurer will distribute proceeds in liquidation as soon as practicable, subject to the possibility that certain assets may be illiquid, and subject to subsequent distribution, and the possibility that the State Treasurer may need to hold back a reserve to pay expenses.

The State Treasurer also may suspend redemptions if the New York Stock Exchange suspends trading or closes, if US bond markets are closed, or if the Securities and Exchange Commission declares an emergency. If any of these events were to occur, it would likely result in a delay in the pool participants' redemption proceeds.

The State Treasurer will notify pool participants within five business days of making a determination to suspend withdrawals and/or irrevocably liquidate the fund and the reason for such action.

Earnings and Distribution

LGIP-MMF Daily Factor

The LGIP-MMF daily factor is a net earnings figure that is calculated daily using the investment income earned (excluding realized gains or losses) each day, assuming daily amortization and/or accretion of income of all fixed income securities held by the Fund, less the administrative fee. The daily factor is reported on an annualized 7-day basis, using the daily factors from the previous 7 calendar days. The reporting of a 7-day annualized yield based solely on investment income which excludes realized gains or losses is an industry standard practice that allows for the fair comparison of funds that seek to maintain a constant NAV of \$1.00.

LGIP-MMF Actual Yield Factor

The LGIP-MMF actual yield factor is a net daily earnings figure that is calculated using the total net earnings including realized gains and losses occurring each day, less the administrative fee.

Dividends

The LGIP-MMF's dividends include any net realized capital gains or losses, as well as any other capital changes other than investment income, and are declared daily and distributed monthly.

Distribution

The total net earnings of the LGIP-MMF will be declared daily and paid monthly to each pool participant's account in which the income was earned on a per-share basis. These funds will remain in the pool and earn additional interest unless withdrawn and sent to the pool participant's designated bank account as specified on the Authorization Form. Interest earned will be distributed monthly on the first business day of the following month.

Monthly Statements and Reporting

On the first business day of every calendar month, each pool participant will be sent a monthly statement which includes the pool participant's beginning balance, contributions, withdrawals, transfers, administrative charges, earnings rate, earnings, and ending balance for the preceding calendar month. Also included with the statement will be the monthly enclosure. This report will contain information regarding the maturity structure of the portfolio and balances broken down by security type.

III. Management

The State Treasurer is the manager of the LGIP-MMF and has overall responsibility for the general management and administration of the Fund. The State Treasurer has the authority to offer additional sub-pools within the LGIP at such times as the State Treasurer deems appropriate in its sole discretion.

Administrator and Transfer Agent. The State Treasurer will serve as the administrator and transfer agent for the Fund.

Custodian. A custodian for the Fund will be appointed in accordance with the terms of the LGIP Investment Policy.

IV. Miscellaneous

Limitation of Liability

All persons extending credit to, contracting with or having any claim against the Fund offered in this Prospectus shall look only to the assets of the Fund that such person extended credit to, contracted with or has a claim against, and none of (i) the State Treasurer, (ii) any subsequent sub-pool, (iii) any pool participant, (iv) the LGIP, or (v) the State Treasurer's officers, employees or agents (whether past, present or future), shall be liable therefor. The determination of the State Treasurer that assets, debts, liabilities, obligations, or expenses are allocable to the Fund shall be binding on all pool participants and on any person extending credit to or contracting with or having any claim against the LGIP or the Fund offered in this Prospectus. There is a remote risk that a court may not enforce these limitation of liability provisions.

Amendments

This Prospectus and the attached Investment Policy may be amended from time to time. Pool participants shall receive notice of changes to the Prospectus and the Investment Policy. The amended and restated documents will be posted on the State Treasurer website: www.tre.wa.gov.

Should the State Treasurer deem appropriate to offer additional sub-pools within the LGIP, said sub-pools will be offered by means of an amendment to this prospectus.

LGIP-MMF Contact Information

Internet: www.tre.wa.gov Treasury Management System/TMS

Phone: 1-800-331-3284 (within Washington State)

Mail:

Office of the State Treasurer
Local Government Investment Pool
PO Box 40200
Olympia, Washington 98504
FAX: 360-902-9044



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: 10 February 2014

Subject: Lake Stevens Phosphorus Management – Implementation of Year 2 Alum Treatment

Contact Mick Monken **Budget Impact:** \$99,056.70
Person/Department: Public Works

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: **Authorize the Mayor to sign the Supplemental Agreement No. 1 for the Aluminum Sulfate Treatment Program to Aquatechnex for an amount of \$96,056.70 and authorize a management reserve of \$3,000**

SUMMARY/BACKGROUND: On the 28th January 2013, the City Council approved the Phosphorus Management Plan (Plan) which outlined how the City plans to continue to deal with the phosphorus loading in Lake Stevens. In the plan, it was proposed that an annual expenditure of \$100,000 would be budgeted for the Alum treatment. This amount is included in the 2014 budget.

In 2013, the City went out to bid and awarded a 5 year contract to Aquatechnex for a total bid amount of \$96,056.70 for the initial year (2013) which has been agreed upon for the same amount for year 2 (2014). Aquatechnex has been the consultant used for the treatment of the Milfoil Project too. The City has had very good experience with the service and results from Aquatechnex.

The City has been performing the Alum Treatment in coordination with Snohomish County. The County has been providing for testing and monitoring of the application and consultation with the City. The schedule of the work is included in Exhibit A.

In conjunction with the Alum Treatment, a portion of the Department of Ecology 2014 grant will be used for education outreach to help gain support from the public on the importance of phosphorus management. This education will be lead by the Snohomish Conservation District under contract with the City. This action was included in the approved Phosphorus Management Plan.

APPLICABLE CITY POLICIES:

BUDGET IMPACT: **\$99,056.70 from the Alum budget line item. These funds consist of prior O&M and capital funds for the existing aerator system.**

ATTACHMENTS:

- ▶ Exhibit A: Supplemental Agreement No. 1

EXHIBIT A

**SUPPLEMENTAL AGREEMENT NO. 1
TO
SMALL PUBLIC WORKS CONTRACT
FOR
CITY OF LAKE STEVENS
LAKE STEVENS ALUMINUM SULFATE TREATMENT PROGRAM**

This Supplemental Agreement No. 1 is made and entered into on the ____ day of _____, 2014, between the City of Lake Stevens, hereinafter called the "City" and AquaTechnex, LLC, hereinafter called the "Consultant."

WITNESSETH THAT:

WHEREAS, the parties hereto have previously entered into a Contract for preparation of an application strategy plan and implementation for the treatment of Lake Stevens phosphorus loading through the application of aluminum sulfate (Alum), hereinafter called the "Project," said Agreement being dated 16th May 2013; and

WHEREAS, both parties desire to supplement said Contract, by repeating the Scope of Services of the original agreement for the second year's treatment of Alum and to amend the total amount payable for this Agreement,

NOW THEREFORE, in consideration of the terms, conditions, covenants and performance contained herein or attached and incorporated, and made a part hereof, the parties hereto agree as follows:

Each and every provision of the Original Small Public Works Contract dated 16th May 2013, shall remain in full force and effect, except as modified in the following sections:

1. Article 1 of the Original Contract, "SCOPE OF SERVICES", shall be supplemented to include the Scope of Services as described in Exhibit A1, attached hereto and by this reference made part of this Supplemental Agreement No. 1.

2. Article 5 of the Original Contract "PAYMENT FOR PROJECT", Paragraph a. Total Contract Sum for Project, the first sentence is amended to include the additional fee of \$96,056.70 and shall read as follows: "...total Contract Sum not to exceed \$192,113.40..."

The Total Amount payable to the Consultant is summarized as follows:

Original Contract	\$96,056.70
Supplemental Agreement No.1	\$96,056.70
Supplemental Agreement No.2	\$0.00
Supplemental Agreement No.3	\$0.00
Grand Total	\$192,113.40

3. Scope of Work – schedule of work shall be performed per the Scope of Work as attached in Exhibit A1.

IN WITNESS WHEREOF, the parties hereto have executed this SUPPLEMENTAL AGREEMENT NO. 1 as of the day and year first above written.

CITY OF LAKE STEVENS

AquaTechnex, LLS

By: _____
Mayor

By: _____
Its _____

ATTEST/AUTHENTICATED:

City Clerk

APPROVED AS TO FORM:

Lake Stevens City Attorney

Exhibit A1

Scope of Services

ALUM TREATMENT SPECIFICATIONS

DESCRIPTION OF WORK

1. Application Strategy Plan – prior to the performance of any application work, the contractor shall develop and submit an application strategy plan. The plan can be in the form of a technical memorandum and shall include: method, schedule, and location for testing pre and post testing of pH balance; staging needed for setup, chemical handling, and any on site storage; application equipment and staffing; technical application method (ie: guidance system); description of any proposed backup system to minimize down time; Spill Prevention, Control, and Contingency (SPCC) plan; and emergency notification contact information. Plan must be submitted for review, comments, and approval by the City.
2. Pre-application pH Balance – prior to each day’s application of Alum, and within the approved schedule as indentified in the Application Strategy Plan, pH reading will be performed by the Owner. Testing results will be available to the Contractor prior to the application of Alum.
3. Implementation of the Application Strategy Plan - apply Alum with Lake Stevens in accordance of the approved Application Strategy Plan.
4. Post-application pH Balance – following each day’s treatment, and within the approved schedule as indentified in the Application Strategy Plan, pH readings will be performed by the Owner. Testing results will be available to the Contractor within 1 working day of the results.
5. Coordination – the contractor shall perform coordination with the City that will include a project kick off meeting, Application Strategy Plan meeting, Pre-Implementation Strategy, and Post Strategy meeting. A phone meeting may be allowed by the City as deemed appropriate. In person meetings will be held at the City of Lake Stevens Permit Center.

GENERAL

1. All work performed under this project shall include furnishing all labor, equipment, mobilization, demobilization, and materials necessary to perform the described work.
2. Application equipment shall include:
 - a. Boat(s) or barge(s) capable of traversing the lake.
 - b. Appropriate pumps and spreaders to control and distribute per alum dose specifications.
 - c. Treatment boat or barge shall have on-board chemical storage containers.

- d. GPS-linked computer system for boat or barge guidance that is integrated within real-time bathymetric measurements and provides chemical dosing control for Alum pumping rate.
3. Work shall be completed within 3 calendar days from the start of the application. Due to weather conditions, delays and extensions may be granted by the City.
4. City will obtain the permit with the DOE for Alum application.
5. Contractor will be responsible for public notification on days of treatment.
6. The general configuration of Lake Stevens is shown on the attached map at the end of this section.
7. The contractor is responsible for all staging area setup, security, cleanup, and restoration of areas to their original condition following completion of the application.
8. The contractor is responsible for the purchase, delivery, scheduling, and application of all chemicals, including all labor/handling.
9. The contractor shall keep daily logs stating the following minimum information:
 - a. Hours of application
 - b. Quantity of material applied, along with data indicating application of alum in the specified dose ratio.
 - c. Approximately acreage treated.
 - d. Approximate location of area(s) treated.
10. Prior to the start of work, the contractor shall meet in the field with the City's assigned representative. The assigned representative will be presented at the project kick off meeting.
11. Access to the Lake should be through the North Cove boat launch, located west of Main Street on 17th Street NE
12. Staging during application will be allowed using a portion of the boat parking area for up to 5 calendar days.
13. Contractor will need to obtain a City Business License.

PRODUCT

1. Aluminum Sulfate (Alum) will be aluminum sulfate, water treatment grade, which is the product of the reaction between sulfuric acid and a mineral rich in aluminum, such as bauxite, which is nearly saturated solution of aluminum sulfate.
2. The aluminum sulfate supplied under this standard shall contain no soluble mineral or organic substances in quantities capable of producing deleterious or injurious effects on public health or water quality.
3. Liquid alum shall contain water-soluble aluminum of 4.2 to 4.4 percent as Al^{3+} or 8.1 to 8.2 percent of Al_2O_3 .
4. The total water-soluble iron (expressed as Fe_2O_3) content of aluminum sulfate shall be no more than 0.02 percent, on a basis of 8.1 percent Al_2O_3 . in liquid alum. In liquid alum,

the water-insoluble matter shall not exceed 0.02 percent. At a minimum, aluminum sulfate shall conform with the “American National Standards Institute/National Sanitation Foundation” (ANSI/NSF) Standard 60 Drinking Water Treatment Chemicals – Health Effects (2005 and previous), or Standard 61 Drinking Water System Components – Health Effects (2005 and previous), for use in drinking water.

APPLICATION

- I. Application is to take place after the lake water temperature has risen to over 42° F in the upper water column (epilimnion). The application must be completed by 15th June 2014. The start to finish application time frame for the boating lake is to be no more than 3 calendar days. Application is to take place only when the wind speed is less than 15 mph.
- B. Liquid aluminum sulfate (alum as $\text{Al}_2(\text{SO}_4)_3 \cdot 14\text{H}_2\text{O}$) will be applied to the lake surface or injected into the lake from a moving barge (boat). The barge (boat) position in the lake shall be located by a satellite guiding system (GPS) with computer integrated depth sonar to continuously adjust the flow of alum, based on changing lake depth and boat speed. All areas of the lake will be applied.
- C. The Contractor must employ a treatment barge (boat) with on-board chemical storage tanks and applicator for even chemical distribution. The system of chemical distribution shall have a minimum application rate of 35,000 gallons per day.
- D. The Contractor shall apply a full chemical allotment of liquid alum to the Lake. The effective dose of Alum to Lake Stevens shall be 0.18 mg Al/L and within the water column of the applicator influence zone.
- E. The lake pH will be monitored by the Owner before treatment begins, and at one (1) hour following the application during each treatment day.
 1. Work shall be suspended if the pH is consistently less than 6.0 (± 0.05) or greater than 8.7 (± 0.05) in the collected water samples for a minimum of one (1) consecutive day(s).
 2. The threshold for re-starting treatment shall be greater than a pH between 6.2 and 8.4 (± 0.05) and an alkalinity of 20 mg/L (± 0.5 mg/L). Owner shall perform this testing.
 3. The Owner will conduct a field test in a bucket or barrel prior to application initiation (0.5 to 48 hours) using alum at 0.18 mg Al/L to verify that treated water is above pH 6.0 after alum addition and mixing (0.25 to 0.5 hours after being dosed).

- F. The Contractor shall apply the full chemical allotment of alum as defined above. If there is a remaining supply of chemical after the Contractor has applied the specified dose due to changes in lake bathymetry, the Contractor is responsible for applying the remaining amount of chemicals to the lake uniformly in areas exceeding 2 meters (6.5feet) in depth. Note if at any time the pH of the lake water is less than 6, alum addition is to be immediately stopped until pH is greater than 6.2 and City's representative gives OK to proceed with application.
- G. The Contractor shall submit the Application Log at the end of the day to the City.

HAZARDS

- A. Because the application of liquid alum will take place in a lake, several potential hazards exist such as docks, boats, and underwater hazards such as sunken logs, debris, boats, or utilities.

PAYMENT

1. Payment shall be at the described unit as shown in the Bid Proposal of this document. The bid price shown shall include all costs for labor, equipment, material, mobilization, de-mobilization and applicable taxes/fees required to complete the work as specified in this document.

SCHEDULE OF WORK

Estimated Timeline

- | | |
|--|---------------------------|
| • Council Award | 24 February 2014 |
| • Notice of Award | 26 February 2014 |
| • Signed Contract Due to City | 6 March 2014 |
| • Notice to Proceed on development of Strategy Plan | 17 March 2014 |
| • Completion of Strategy Plan | 28 March 2014 |
| • Notice to Proceed on Implementation of Strategy Plan | 30 March 2014 |
| • Implementation of Strategy Plan (3 calendar days) | No later than 31 May 2014 |

Note: No work allowed to be performed on the 3rd May 2014

BID PROPOSAL

The following is a description of the bid items:

Bid Item 1 - Application Strategy Plan

This is the development, revision, printing, and submittal of the Application Strategy Plan (Plan). The draft Plan must be submitted to the City in electronic format (Word 2007) and the final Plan must be submitted in PDF by email marked "Final" and in electronic format (Word 2007). Under this item should include three one hour meetings with the City. One meeting may be allowed to be performed over the phone. Payment shall be Lump Sum.

Bid Item 2 – Implementation – Base Application

This is the purchasing of materials, handling and storage of equipment and materials, equipment and labor for preparation and application of 55,000 gallons of Alum, daily pH tests, any licenses fees, permitting fees, coordination with the City, and all other associated costs for the implementation of the application. Payment shall be Lump Sum

Alternative Bid Item A – Additional Alum

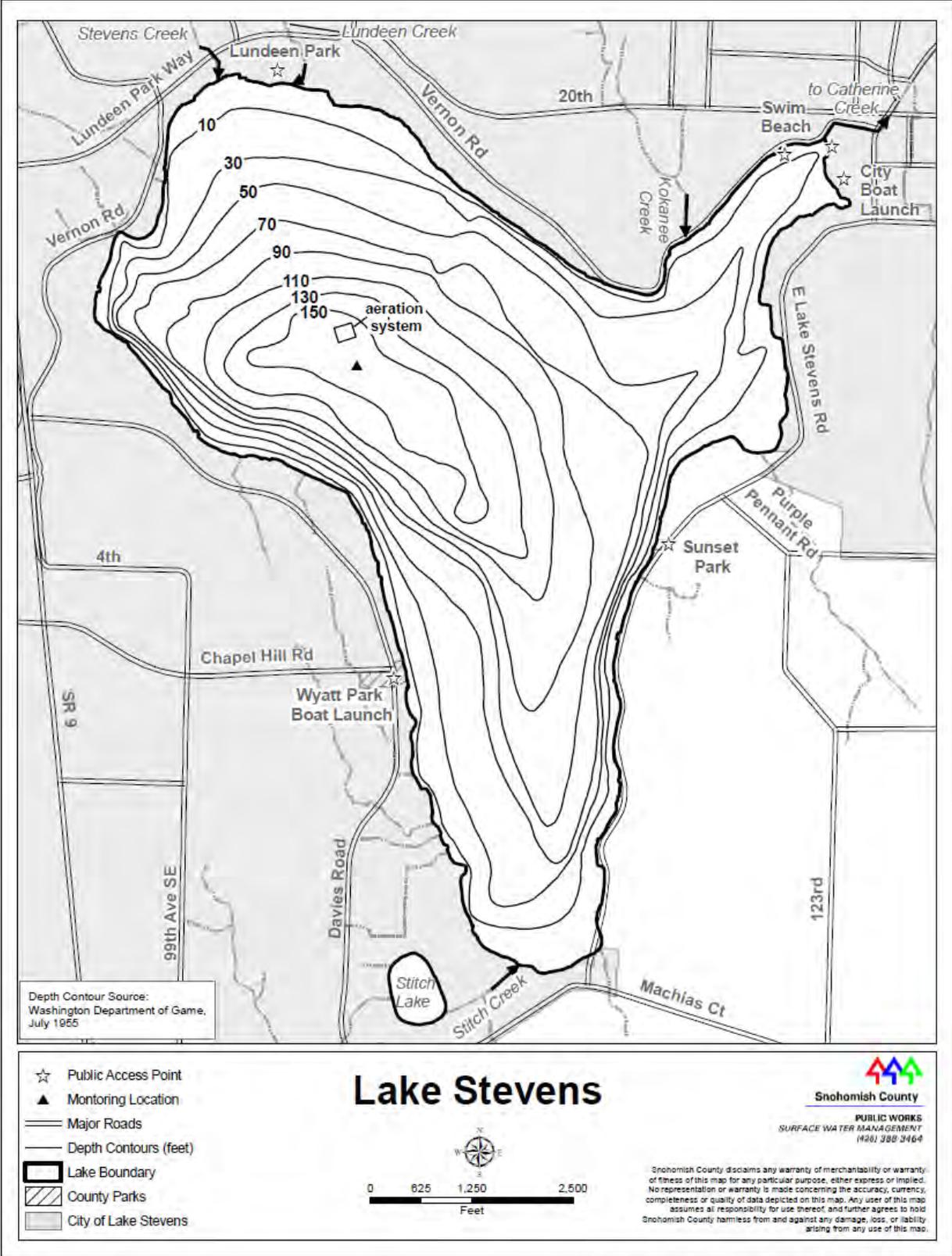
This item is intended to be used to allow for additional Alum to be added to the application process when the Implementation –Base Application is occurring. Notification from the City will be provided in written format specifically stating the additional volume of Alum to be added to the total contract amount as shown in Bid Item 2. This includes the purchasing of the materials, handling and storage of equipment and materials, equipment and labor for preparation and application of 1,000 gallons of Alum, daily pH tests, any licenses fees, permitting fees, coordination with the City, and all other associated costs for the implementation of the application. Payment shall be per 1,000 gallons.

Contract Cost – These cost are based upon the original bid request provided by Aquatechnex signed 30 April 2013.

BI #	Description	Unit Cost	Unit	Sum
1	Application Strategy Plan	\$543.00	LS	\$543.00
2	Implementation	\$95,513.70	LS	\$95,513.70
BASE BID				\$96,056.70
A	Additional Alum	\$1,840.00	1k/gal	1,840.00

Note: All costs to include sales tax.

ATTACHMENT A





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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: 10 February 2014

Subject: Street Sweeping Plan – Refresher Overview

Contact Mick Monken **Budget Impact:** NA
Person/Department: Public Works

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Discussion Item – Staff will present a refresher of the Street Sweeping Plan

SUMMARY/BACKGROUND: Since 2010, the Council has adopted a number of key maintenance and operation plans. These include the Snow and Ice Control Plan, Street Sweeping Plan, and Park Facilities Maintenance and Operation Plan. Over the next few months, Staff will be presenting a refresher of one Plan each month for Council discussion and possible direction changes.

Each plan consists of the policies and intent of the City of Lake Stevens for the performance of its maintenance program and establishes a plan for communications, operations, and procedures. The plan serves as a guide document and is considered a living document subject to changes and revisions.

In February 2011, the City Council adopted its first Street Sweeping Plan. It was implemented in March 2011. Since the adoption there have been no administrative updates to the Plan. Since the implementation the hours of operations for annual street sweeping has not change over pre-plan operations. The main difference has been an increase in frequency in the sweeping of the heavier traffic street where water pollutant generation is estimated to be highest.

APPLICABLE CITY POLICIES: NA

BUDGET IMPACT: NA

ATTACHMENTS:

- ▶ Exhibit A: 2011 Street Sweeping Plan

EXHIBIT A



STREET SWEEPING PLAN



Revision: 3 February 2011

City of Lake Stevens Street Sweeping Plan Revision 2011

Purpose

This street sweeping plan consists of the policies and intent of the City of Lake Stevens for the performance of its street sweeping program and establishes a plan for communications, operations, and procedures. The plan serves as a guide document and is considered a living document subject to changes and revisions. The plan reflects the expectations of City management and maintains flexibility for modifications.

Background

Street sweeping is one of the most visible aspects of the Public Works Department for the community. Clean streets and gutters give the City an overall clean appearance and aids in helping reduce traffic accidents, pollution and flooding. These efforts are vital in maintaining compliance with the National Pollutant Discharge Elimination System (NPDES) provisions of the Clean Water Act.

This plan was developed by first considering a level of service that is acceptable to meet environmental regulations. Other considerations include budget impacts and aesthetic to provide the most cost effective and efficient delivery of service.

Sweeping the entire City road system for non-weather event takes approximately 300 sweeper hours. This time is increased during leaf pickup, winter sand removal, and following a storm event. For every 1 ½ hours sweeping, it requires approximately 1 hour for dumping, travel time, cleaning, and maintenance. A typical leaf pickup event can take over 400 sweeper hours. During normal condition sweeping, only one unit is used. The second sweeper is used to cover during down time of the other sweeper unit. Both sweeper units are operated during the same period during leaf pickup, sand removal, and storm event cleanup.

Route Priorities for Sweeping

The City has identified sweeping routes based on the street function, traffic volumes, and type of usage. Priority is given to routes with direct discharge into Lake Stevens and higher volume roads which connect major sections of the City and routes located in commercial areas. Paved streets within the City Right of Way will be swept. There are three classifications of routes: First Priority, Second Priority, and Third Priority for each of the following levels. Routes can be found on the Street Sweeping Plan map.

Levels

The following defines the four levels of street sweeping that are considered in this Plan

and will be used for identification:

- Level 1 – Spring/Summer sweeping performed by priority as established in this plan.
- Level 2 – Fall sweeping with a focus on leaf debris and other tree material.
- Level 3 – Snow/icing event sweeping with focus on sand pickup.
- Level 4 – Area sweeping - Special event, spills, or accident.

Sweeping Schedule

Level 1 sweeping will be performed on the following schedule

- First Priority Routes – Once per month
- Second Priority Routes - Once per month
- Third Priority Routes - 2 times per year (typical: April/May and July/Aug)

Level 2 sweeping will be performed on all streets starting with First, then Second, and last Third priority routes. City wide sweeping is planned for two sweeping per year. This can be changed to address drainage and safety problem areas.

Level 3 sweeping will be performed on snow route streets in order of priority as designated by the Snow and Ice Route map as included in the current City Snow and Ice Plan.

Level 4 sweeping will be performed as determined by an event needs.

Street Sweeping Equipment

The following are City street sweeping vehicles:

- PW 11 - 2007 Elgin Sweeper – vacuum type
- PW 28 – 2002 GMS Sweeper – vacuum type

Command Overview

Each Level will have a designated command person. For Level 1, Level 2, and Level 3 this will be performed by the Public Works Superintendent or designated Public Works Lead. This person will be in charge of all activities performed for the operations including making any changes to the sweeping plan. Level 4 will be designated for each event, but will default to the Public Works Superintendent or designated Public Works Lead.

The public will be allowed direct contact with the command person under Levels 1, 2, and 3. Under Level 4, the general public will typically not have direct access to the command person. Initial contact to the command person will be directed to the street sweeping service designated web-page phone number.

The following are some key expectations during operation:

- Emergency request for sweeping services made by the Police Department will be made to the standby phone.
- All other emergency request for sweeping services shall be reported to 911 during regular and non-regular business hours.
- Non emergency requests for services made outside of regular business hours will be reviewed on the first day following regular working week.
- A street sweeping phone hotline and e-mail will be operational throughout the year.
- The Street Sweeping plan will be posted on the City's web site.
- A news release will be provided to the public informing them of the Street Sweeping plan.
- Time frames for street sweeping for designated routes should only be given out as an estimated time frame. This is due to the unpredictability of conditions and possible variations for service calls.

Field Operations Overview

Each street sweeping vehicle will be maintained at a state of readiness at the end of each day of operation. This includes removal of collected materials, servicing, and performing safety inspections.

Policy Statement

In developing the policies for the street sweeping activities, the City considered a number of factors including:

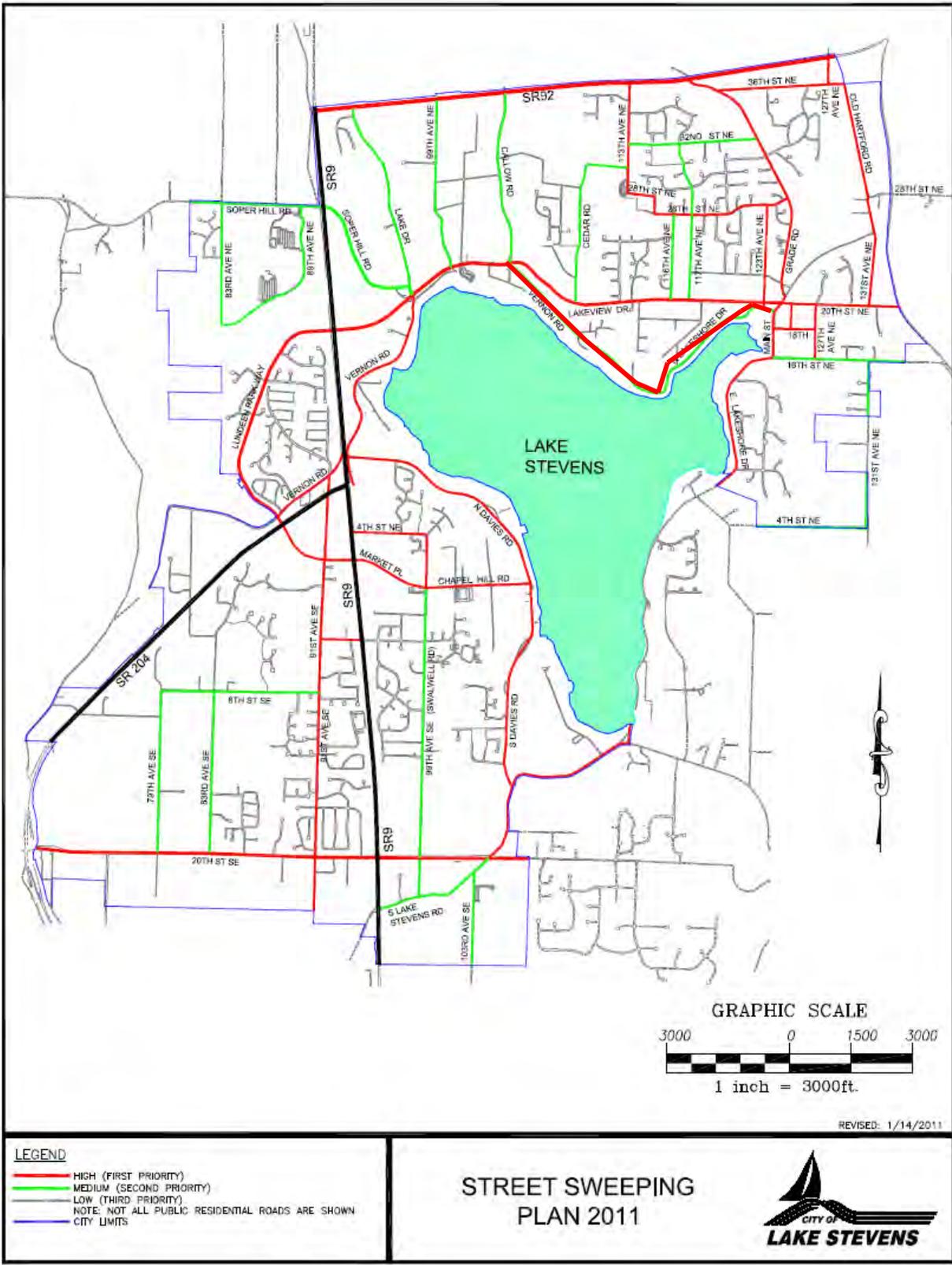
- Public health, safety, and welfare
- Ability to deliver emergency services
- Protection of water quality
- Desire to maintain an efficient transportation system
- Available resources that includes: staffing, equipment, and funds
- Safety of City staff

The objectives of the City are to:

- Ensure the public safety
- Provide cost effective street sweeping services
- Reduce the pollutants entering the storm water system

- Policy 1 - All Levels of service delivery shall have a single designated command person. This position will be responsible for gathering information, directing operations, and implementing policies.
- Policy 2 - The command person shall be the Public Works Superintendant or a designated Public Works Lead. During non-regular working hours, the on-call person shall be the designated command person.
- Policy 3 - Street sweeping services may be directed under the command of the Incident Commander during a Level 4 event.
- Policy 4 - Field staff will perform Level 1 services for sweeping in accordance with the identified routes in the order of priority with the Street Sweeping Plan route map unless directed otherwise by the command person.
- Policy 5 - Priority is given to those roads that discharge directly into Lake Stevens.
- Policy 6 - When Level 2 is activated, order of priority may be altered by the command person to address areas with high volumes of leaf debris and other vegetation material.
- Policy 7 - When Level 3 is activated, Level 1 or Level 2 will be delayed until the roadways are considered clear of sand material. Exceptions to this may be made in the event that the exception is for public safety and at the direction of the command person.
- Policy 8 - Level 4 shall be considered a top priority.
- Policy 9 - Emergency service needs as determined by the Incident Commander will be treated as top priority.
- Policy 10 - When sweeping equipment is traveling outside the assigned sweeping route, streets sweeping will not be performed.
- Policy 11 - City facilities (ie: City Hall, Police Station, Library) shall be considered as a Level 4 and scheduled by the command person as deemed necessary.

Designated Sweeping Route Map





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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: February 10, 2014

Subject: 2015 Comprehensive Plan Update – Briefing

Contact Planning & Community Devel. **Budget Impact:** None
Person/Department: _____

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: No action requested at this time.

BACKGROUND:

The Growth Management Act (GMA), Chapter 36.70A of the Revised Code of Washington (RCW), mandates counties and cities develop comprehensive plans to accommodate the jurisdiction's projected growth for the next 20 years. Comprehensive plans must include the following mandatory elements:

- | | |
|-----------------------|-----------------------------|
| 1. Land Use | 5. Rural Element (counties) |
| 2. Housing | 6. Transportation |
| 3. Capital Facilities | 7. Economic Development |
| 4. Utilities | 8. Park and Recreation |

Comprehensive plans may also include Conservation, Solar Energy, Recreation and Subarea Plans as optional elements. These planning elements create the framework for local development regulations.

Jurisdictions are required to update their comprehensive plans and development regulations periodically to remain compliant with GMA requirements and to be eligible for state grants and loans. Minor updates usually occur as part of the jurisdiction's annual docket. The GMA mandates jurisdictions complete thorough updates to comprehensive plans according to a predetermined schedule. Snohomish County cities, including Lake Stevens, must complete their major updates by June 30, 2015.

The last major update to the Lake Stevens Comprehensive Plan occurred in 2005. Through its annual docket cycles, Lake Stevens' staff, boards, and council have sought to maintain an up-to-date plan. For example, the city incorporated the economic development data and strategies into goals and policies. The Lake Stevens South Growth Framework Plan data has been incorporated into background goals and policies. The city adopted two subarea plans that considered land uses and housing in large portions of the city – the land use element incorporated these changes. The city continues to update its transportation element regularly, which contributed to the completion of new concurrency based impact

fee system. The city adopted a revised Park, Recreation, and Open Space element last year with a new model for determining levels of service.

As the city begins preparing to update its comprehensive plan for 2015, it will need to accomplish several tasks. Staff has begun a self-audit of its comprehensive plan and development regulations by completing Department of Commerce and Puget Sound Regional Council worksheets to identify in any content gaps or inconsistencies. Alongside this self-evaluation, the city needs to address some fundamental questions:

1. What has changed since the last time we adopted our comp plan (e.g., boundaries, population and infrastructure)?
2. How has demand for various land uses changed?
3. What has been implemented (e.g., critical areas, shoreline, floodplain, etc.)?
4. Are we using all of our tools (e.g., subarea planning, innovative codes, continuous public participation, etc)
5. Does the comprehensive plan accurately reflect the city's community vision?

These actions will provide a scope of work for the update process. Other tasks will include developing a detailed schedule to address any necessary changes to individual elements, establishing a public participation plan to ensure the update incorporates broad perspectives and community concerns. This may include open houses, workshops and public hearings with the Planning Commission and City Council. It will also include any State Environmental Policy Act notifications and actions. After the evaluation and revision process is complete, the City Council will adopt an ordinance or resolution identifying any proposed changes. Next, staff will submit the plan to the Dept. of Commerce and affected agencies for a 60-day review. Finally, the City Council will adopt the revised plan by ordinance. Currently, Council is scheduled to hold a joint meeting with the Planning Commission on March 24, 2014 to discuss the Update and the Planning Commission's recommended 2014 Work Program.

APPLICABLE CITY POLICIES: Lake Stevens Comprehensive Plan and Municipal Code

BUDGET IMPACT: No budget impact.

ATTACHMENTS:

- A. Draft Work Program

CITY OF LAKE STEVENS – 2015 COMPREHENSIVE PLAN UPDATE WORK PROGRAM

Task #	Timeline	Person /Group	Tasks	Notes
1. Task I – Establish a Public Participation Plan				
1-A	February 2014	RA/REW	Prepare draft Public Participation Plan for PC & CC review	
1-B	March 5, 2014	RA/REW	Introduce Public Participation Plan to PC	
1-C	March 10, 2014	RA/REW	Introduce Public Participation Plan to CC	
2. Task II – Preliminary GMA Compliance Evaluation / Scope of Work				
2-A	February 2014	REW	Collect and analyze data on growth trends and forecasts. Evaluate any citizen submitted applications. Review existing comprehensive plan, subarea plan(s) and development regulations. Complete: <ul style="list-style-type: none"> • Dept of Commerce checklist • PSRC checklist • Best Available Science checklist • Consult with Ecology on coordination with Shoreline Master Program update 	<ol style="list-style-type: none"> 1. Check required items against your comprehensive plan and development regulations to evaluate if revisions to individual elements/regulations are necessary to ensure consistency with GMA and Vision 2040. 2. Identify on the checklist where your plan or regulations address mandatory requirements. This initial checklist review will help set the scope of work for PC and CC review. 3. <i>No changes required to SMP.</i>
2-B	Feb - March 2014	REW	Data Collection: <ul style="list-style-type: none"> • Update any relevant inventories, demographics and/or land-capacity analysis (e.g., transportation, buildable lands, etc.) • Review Countywide Planning Policies • Review PSRC VISION 2040 Multicounty Planning Policies • Review development regulations 	This task can be completed alongside the Work Program tasks described below. The reviews include checking for consistency with Snohomish County Countywide Planning Policies and PSRC Vision 2040.
2-C	March 24, 2014	RA/REW	Joint Workshop with PC/CC to review initial of scope of work (Work Program)	<ol style="list-style-type: none"> 1. Staff will use the Commerce/PSRC checklists to establish the formal scope of review for the city's update.
2-D	March 27 2014	REW	Send GMA Compliance Evaluation Checklists to Commerce and PSRC for review and comment	Early informal review.
2-E	May 7 2014	RA/REW	Community Open House to discuss Vision for the city and 2015 Comprehensive Plan Scope of Work and gather initial public comments	Meeting held at regular PC meeting

CITY OF LAKE STEVENS – 2015 COMPREHENSIVE PLAN UPDATE WORK PROGRAM

3. Task III - Amendments				
3-A	April – October 2014	RA/REW	Internal Work Groups meet and prepare amendments <ul style="list-style-type: none"> • Work Group 1 Planning and Land Use – Russ, Coordinator • Work Group 2 Public Services, Transportation & Utilities – Becky, Coordinator • Work Group 3 Economic Development – Becky, Coordinator 	Work Groups, consisting of appropriate staff and affected agencies will, meet as needed.
3-B	April – June 2014	REW	Work Group 1 Planning and Land Use <ol style="list-style-type: none"> 1. Housing Utilities Element 2. Land Use Element 3. Critical Areas Element 4. Parks and Recreation 	Work groups will establish targets for completion of elements and development regulations Combine Introduction and Planning Area
3-C	May – August 2014	RA	Work Group 2 Transportation and Utilities <ol style="list-style-type: none"> 1. Transportation 2. Utilities 3. Public Facilities 4. Capital Facilities 	Work groups will establish targets for completion of elements and development regulations Separate Utilities & Public Facilities chapters.
3-D	July – September 2014	RA	Work Group 3 Economic Development	Work groups will establish targets for completion of elements and development regulations
3-E	October 2014	REW	Staff prepares Draft GMA Compliance Report following preparation of draft amendments	
3-F	November 5, 2014	RA/REW	Planning Commission Public Open House on Draft GMA Compliance Report, any citizen amendment applications and any other proposed specific amendments	
4. Task IV Environmental Review and Agency Comment				
4-A	October 2014	REW	Conduct SEPA review and analyze potential environmental impacts from the proposed changes.	Start SEPA review at the early phases of developing plans and regulations.
4-B	November 2014	RA	Issue SEIS, Addendum or DNS as appropriate	30 Day comment period
4-C	November 2014	REW	Send Commerce draft update documents for informal review at least 30 days prior to Planning Commission public hearing	30 Day comment period

CITY OF LAKE STEVENS – 2015 COMPREHENSIVE PLAN UPDATE WORK PROGRAM

5. Task V - Planning Commission Action				
5-A	November - December 2014	RA/REW	Planning Commission workshop on amendments to the comprehensive plan and development regulations.	
5-B	January 6, 2015	RA/REW	Planning Commission public hearing on amendments to the comprehensive plan and development regulations	Discuss amendments, hearing testimony and possible modifications.
5-C	January 20, 2015	RA/REW	Planning Commission final recommendation on amendments to the comprehensive plan and development regulations	Optional
6. Task VI City Council review and action				
6-A	Feb 2015 - March 2015	RA/REW	City Council workshops on amendments to the comprehensive plan and development regulations	
6-B	April 2015	RA/REW	City Council public hearing on amendments to the comprehensive plan and development regulations	
6-C	April 2015	RA/REW	City Council public hearing # 2 and final recommendation on amendments to the comprehensive plan and development regulations	Optional
6-D	April 2015	REW	Send Commerce 60-day Notice of Intent to Adopt	60 Day comment period Note: Update amendments can be combined with annual (docket) amendments
6-E	June 2015	RA/REW	City Council adopts amendments by ordinance	Commerce recommends the final adopting resolution/ordinance indicates all the major steps in update process and include a definitive statement that this action concludes the required Update process required by GMA.
6-F	June 2015	REW	Publish Notice of Adoption in paper	Date of publishing triggers 60-day appeal period
6-G	June 2015	REW	Submit final update ordinance to State	GMA requires submittal to state 10 days after final action