

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

Tuesday, October 13, 2015 – 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: Regional Property Crimes Unit Presentation Dan

**CITY DEPARTMENT
REPORT**

CONSENT AGENDA:

*A	Approve 2015 Vouchers	Barb
*B	Approve September 22, 2015 Council Regular Meeting Minutes	Barb
*C	Authorize Interlocal Agreement with Snohomish County for Emergency Management Services	Dan
*D	Approve Agreement with Wave Broadband for Telephone and Internet Services	Troy

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 Public Hearing
10. **COUNCIL ACTION:**
 - a. Approve
 - b. Deny
 - c. Continue

- | | | |
|----------------------------------|--|--------|
| | *A Approve Ordinance 938 re Whispering Meadows Right of Way Dedication/Vacation | Russ |
| PUBLIC MEETING | *A Final Plat Acceptance of Whispering Meadows | Russ |
| | *B Final Plat Acceptance of Maple Rock | Russ |
| ACTION ITEMS: | *A Approve Resolution 2015-14 Endorsing Community Transit's Ballot Proposition No. 1 | Kim |
| | *B Approve Ordinance 941 re Zoning Moratorium for Additional Marijuana Retail Locations (10/13/15) | Russ |
| | *C Approve Right of Way Acquisition Relocation Assistance Procedures for 20 th Street SE | Mick |
| | *D Approve Ordinance 940 Authorizing the issuance and sale of a limited tax general obligation refunding bond in a principal amount not to exceed \$820,000 to refund certain outstanding limited tax general obligation bonds | Barb |
| | *E Approve Ordinance 939 Amending Ordinance 925, 2015 Budget | Barb |
| DISCUSSION ITEMS: | *A Ordinance 942 Amending 2015 Budget | Barb |
| | *B High Urban Residential Code Amendment Briefing | Stacie |
| | C Cavelero Park Update | Becky |
| | D Roadside Memorial Program | Mick |
| | *E 2015 Budget Update & 2016 Preliminary Budget | Barb |
| COUNCIL PERSON'S BUSINESS | | |
| MAYOR'S BUSINESS | | |
| EXECUTIVE SESSION | Potential Litigation | |
| ADJOURN | | |

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

STAFF REPORT UPDATES OCTOBER 13, 2015 CITY COUNCIL MEETING

ADMINISTRATION

- The City is hosting a reception on October 14th at 7:00pm at the Fire District Conference Center to thank our 44th District Legislators for their support during the session.
- The cities of Lake Stevens, Marysville and Arlington met with both the Snohomish County Executive's Office and County Councilman Klein to request the County participate in the manufacturing tax incentive newly enacted for our cities. It was agreed to form a subcommittee to provide implementation procedures, which will include a draft ordinance to that will be brought forward for Council consideration.
- Bonneville Park – I spoke directly to the County's Public Works Director last week and received confirmation that the parcel will not go into the surplus process until the City has completed its analysis and has made a determination on annexing the property, We continuing to gather needed documents and information on the issue.

FINANCE DEPARTMENT/CITY CLERK

- The Washington State Auditor's Office has notified us that November 2nd is the tentative start date for our audit. This audit will include the 2013 and 2014 Financial Statement Audits as well as the 2015 Accountability Audit. Council will be notified of opportunities for meeting the auditors and discussing the audit, as they arise.
- Roundabout Art – The City has received notice from the artist that the piece is now considered two-thirds complete. As such, the second installment payment has been approved. The metal structure and fish cut-outs are complete and the colored acrylic inserts for the fish are in process. Once the fish are attached to the structure, the piece will be sandblasted and powder coated. The piece is on schedule and expected to be delivered and installed by October 31st.



HUMAN RESOURCE DEPARTMENT

- Records Clerk started October 1st which replaces previously vacated position
- We have successfully hired a new Associate Planner coming from Snohomish County
- Currently in the process of interviewing Building Official candidates
- There is one Lateral Police Officer in the background process

PLANNING DEPARTMENT

- Manufacturing Day was a huge success with our staff coordinating the student tours at Cobalt Enterprises.
- The City will host the Biggest Loser Run/Walk half marathon for the first time on October 25th.

PUBLIC WORKS DEPARTMENT

- 20th Street SE Open House - The open house was very well attended with an estimated group of 50 citizens. Overall, the input received on the project with right-of-way needs was positive. There were several concerns regarding other items including congestion and need for improvements to the Trestle, speeding, poor behavior of some motorists during the AM peak hour traffic, and the need to more traffic signs (don't block intersections, restricted right turns, and speed signs). One comments that seemed to receive support from several in the group was to have the new west bound lane be set aside for buses and possibly HOVs. The buses having the west bound lane during the AM peak is currently in the plan.
- North Davies Road Sidewalk Project - the project is on schedule and is expected to be completed by the end of this month. All curbing, drainage, and most of the sidewalk is in place. The only delay has been having utility poles moved. The businesses directly facing this project, and affected by the work have been very cooperative throughout the project which has helped to keep costs down and avoid delays.
- 101st Avenue NE one way - with school back in session, the new walk way seems to be well used. Pedestrian usage seems to be high during other times as well. Still no complaints have been received since the implementation several weeks ago.
- 99th Avenue NE channelization - the City is performing a traffic speed study to determine what effects the striping has had on speed. Overall, the City has received very few comments from the local community.

**BLANKET VOUCHER APPROVAL
 2015**

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	10/1/2015	\$136,737.35
Payroll Checks	39160	\$2,670.14
Tax Deposit(s)	10/1/2015	\$53,752.27
Electronic Funds Transfers	ACH	\$166,234.78
Claims	39159, 39161- 39262	\$369,110.86
Void Checks	38060, 39127	(\$1,840.00)
Total Vouchers Approved:		\$726,665.40

This 13th day of October 2015:

 Mayor

 Councilmember

 Finance Director

 Councilmember

 Councilmember

 Councilmember



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Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
A Worksafe Service Inc	39165						Check Total	\$52.00
		10/13/2015	214666	001-008-521-20-41-00	LE-Professional Services	New employee drug screening	\$52.00	
Ace Hardware	39166						Check Total	\$325.51
		10/13/2015	47888	001-010-576-80-31-00	PK-Operating Costs	Folding Saw/Loppers	\$53.19	
			47973	001-008-521-20-31-01	LE-Operating Costs	Shop Vac filter	\$17.37	
			48008	001-010-576-80-31-00	PK-Operating Costs	Chains for chainsaw and chain sharpening tools	\$28.22	
				410-016-531-10-31-02	SW-Operating Costs	Chains for chainsaw and chain sharpening tools	\$28.23	
			48022	001-010-576-80-31-00	PK-Operating Costs	Chains for chainsaw returned	(\$1.64)	
				410-016-531-10-31-02	SW-Operating Costs	Chains for chainsaw returned	(\$1.64)	
			48048	001-010-576-80-31-00	PK-Operating Costs	Machete/Hand saw	\$22.25	
				410-016-531-10-31-02	SW-Operating Costs	Machete/Hand saw	\$22.25	
			48103	001-008-521-20-31-01	LE-Operating Costs	Mag-lite bulbs	\$17.35	
			48110	101-016-544-90-31-02	ST-Operating Cost	Tape measure/utility handles	\$16.82	
				410-016-531-10-31-02	SW-Operating Costs	Tape measure/utility handles	\$16.81	
			48131	001-012-569-00-31-00	CS-Aging Services-Supplies	Keys for Senior Center	\$8.64	
			48137	101-016-544-90-31-02	ST-Operating Cost	Electrical boxes/drill bit	\$7.59	
				410-016-531-10-31-02	SW-Operating Costs	Electrical boxes/drill bit	\$7.58	
			48152	001-008-521-20-31-01	LE-Operating Costs	Rain x Car wash	\$17.35	
			48158	001-010-576-80-31-00	PK-Operating Costs	Chain saw chains	\$21.72	
				101-016-544-90-31-02	ST-Operating Cost	Chain saw chains	\$21.71	
				410-016-531-10-31-02	SW-Operating Costs	Chain saw chains	\$21.71	
ACES	39167						Check Total	\$329.00
		10/13/2015	11094VM	001-005-517-60-31-00	HR-Safety Program	Safety mtg:Basic Work Place Tips Prevent Injury or Fatality	\$75.46	
				101-016-517-60-31-00	ST-Safety Program	Safety mtg:Basic Work Place Tips Prevent Injury or Fatality	\$126.77	
				410-016-517-60-31-00	SW-Safety Program	Safety mtg:Basic Work Place Tips Prevent Injury or Fatality	\$126.77	
Nathan Adams	39168						Check Total	\$111.00
		10/13/2015	10/2/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Per Diem for Basic Collisiion Training	\$90.00	
			8/7/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Per Diem for CJTC Training	\$21.00	
Advantage Building Services	39169						Check Total	\$1,078.30
		10/13/2015	1838	001-007-558-50-41-00	PL-Professional Servic	Janitorial Services	\$28.75	



Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc		
Advantage Building Services	39169	10/13/2015	1838	001-007-559-30-41-00	PB-Professional Srv	Janitorial Services	\$28.75	
				001-008-521-20-41-00	LE-Professional Services	Janitorial Services	\$300.00	
				001-010-576-80-41-00	PK-Professional Services	Janitorial Services	\$19.16	
				001-012-575-50-41-00	CS-Community Center - Cleaning	Janitorial Services	\$115.00	
				001-013-518-20-41-00	GG-Professional Service	Janitorial Services	\$156.00	
				101-016-542-30-41-02	ST-Professional Service	Janitorial Services	\$19.17	
				410-016-531-10-41-01	SW-Professional Services	Janitorial Services	\$19.17	
				621-000-386-00-00-00	Retainage -Public Bldg Maint	Retainage-Advantage svcs	(\$34.30)	
	Feb 2015	621-013-586-00-00-05	Public Bldg Maint Retain Reimb	Retainage reimbursement through Feb 2015		\$426.60		
AFLAC	0						Check Total	\$1,495.80
		10/13/2015	10/01/15	001-000-284-00-00-00	Payroll Liability Other	Employee paid Insurance Prem	\$1,495.80	
American Forest Management Inc	39170						Check Total	\$238.00
		10/13/2015	83075	001-010-576-80-41-01	PK -Professional Tree Srv	2015 Tree Assessments	\$238.00	
Jennifer Anderson	39171						Check Total	\$416.16
		10/13/2015	Sept 2015	001-000-284-00-00-00	Payroll Liability Other	Section 125 Dep Care Reimb	\$416.16	
Jeanie Ashe	39172						Check Total	\$157.00
		10/13/2015	9/21/15 req	001-007-558-50-43-00	PL-Travel & Mtgs	Hotel/Meals/Taxi -ICSC-San Diego-Ashe	\$151.00	
					PL-Travel & Mtgs	Parking mtg w/Dir of Sno Co Econ Dev-Ashe	\$6.00	
Assoc of Washington Cities EFT	0						Check Total	\$91,624.63
		10/13/2015	10/01/2015	001-000-283-00-00-00	Payroll Liability Medical	Medical Insurance Premium	\$91,624.80	
				001-013-518-30-20-00	GG-Benefits	Medical Insurance Premium	(\$0.17)	
James Barnes	39161						Check Total	\$52.56
		9/29/2015	9/25/15 req	001-008-521-21-43-00	LE-Boating-Travel	Parking for WA State Boating Conference	\$52.56	
Kerry Bernhard	39173						Check Total	\$90.00
		10/13/2015	10/5/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Per Diem for Basic Collision Training	\$90.00	
Blumenthal Uniforms	39174						Check Total	\$260.68
		10/13/2015	4021574	001-008-521-20-26-00	LE-Clothing	Baton Holder-Shein	\$21.85	
			4021575	001-008-521-20-26-00	LE-Clothing	Tie Bar-Shein	\$4.38	
			4058601	001-008-521-20-31-01	LE-Operating Costs	NIK Tests - Marijuana	\$57.76	
			4072875	001-008-521-20-31-01	LE-Operating Costs	Nik Test - Methamphetamine	\$88.34	
			4087287	001-008-521-20-31-01	LE-Operating Costs	Nik Test - Brown Heroin	\$88.35	



Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total
William Budmats	39175						\$60.00
		10/13/2015	Refund	001-000-362-40-00-00	Facilities Rental - Short Term	Facilities rental refund	\$60.00
Business Card	39159						\$5,144.03
		9/24/2015	9/15 0979	001-008-521-20-43-00	LE-Travel & Meetings	Lateral Oral Board Snacks	\$24.04
		9/15 1457	001-007-558-50-41-03	PL-Advertising	Postcard mailing-Robinett II	\$9.94	
				PL-Advertising	Postcard mailing-Maple Rock Final	\$15.95	
				PL-Advertising	Postcard mailing-Maple II HE/Westlake HE	\$64.03	
			001-007-558-50-43-00	PL-Travel & Mtgs	Parking-SCT Exec mtg	\$3.00	
				PL-Travel & Mtgs	Hotel/Airfare-San Diego-Conference-Ashe	\$677.85	
				PL-Travel & Mtgs	Parking-SCT PAC mtg	\$3.00	
				PL-Travel & Mtgs	Parking-Alliance for Affordable Housing mtg	\$3.00	
			001-007-558-50-49-01	PL-Staff Development	Western Conference & Deal Making-Ashe	\$330.00	
				PL-Staff Development	2015 Annual Joint Conf WACCPD	\$300.00	
		9/15 4183	001-008-521-20-43-00	LE-Travel & Meetings	Hotel during Video Evidence Training-Thomas/Wachtveitl	\$364.68	
		9/15 4396	001-003-514-20-49-00	CC-Miscellaneous	WAPRO membership-Pugh	\$25.00	
				CC-Staff Development	WAPRO 2015 Fall Training-Pugh	\$140.00	
				CC-Staff Development	2015 WMCA Fall Academy-Pugh	\$150.00	
				PL-Advertising	Help Wanted-Associate Planner	\$125.00	
			001-007-559-30-41-01	PB-Advertising	Help Wanted-Building Official	\$25.00	
		9/15 8060	001-007-558-50-31-00	PL-Office Supplies	Ink cartridge and legal pads	\$16.87	
				PB-Office Supplies	Ink cartridge and legal pads	\$16.86	
			001-010-576-80-49-01	PK-Staff Development	Cert Playground Safety Inspector Training	\$585.00	
			101-016-542-30-49-01	ST-Staff Development	Innovations & Partnerships in Transportation-Emerson	\$150.00	
				ST-Staff Development	Innovations & Partnerships in Transportation-Monken	\$150.00	
				ST-Staff Development	APWA=WA 2015 Fall Conference-Monken	\$395.00	
			101-016-542-64-31-00	ST-Traffic Control - Supply	School Zone flashers	\$197.00	
				ST-Traffic Control - Supply	Tools to fix meter	\$130.39	
				ST-Traffic Control - Supply	Meter	\$31.00	
			101-016-543-30-43-00	ST-Travel & Meetings	Parking at Sno Co	\$6.00	
		101-016-544-90-31-01	ST-Office Supplies	Ink pens	\$15.80		
			ST-Office Supplies	Ink cartridge and legal pads	\$26.18		



Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Business Card	39159	9/24/2015	9/15 8060	101-016-544-90-31-01	ST-Office Supplies	Post it flags	\$3.14
				101-016-544-90-31-02	ST-Operating Cost	Lightning USB cable	\$26.07
					ST-Operating Cost	Hwy Capacity Manual	\$114.50
					ST-Operating Cost	Clorox disinfecting Wipes	\$6.70
			410-016-531-10-31-01	SW-Office Supplies	Post it flags	\$3.13	
				SW-Office Supplies	Ink cartridge and legal pads	\$26.17	
				SW-Office Supplies	Ink pens	\$15.80	
			410-016-531-10-31-02	SW-Operating Costs	Clorox disinfecting Wipes	\$6.71	
				SW-Operating Costs	Hwy Capacity Manual	\$114.50	
				SW-Operating Costs	Lightning USB cable	\$26.06	
			410-016-531-10-49-01	SW-Staff Development	CESCL Re-Cert Training-Ervin	\$250.00	
			9/15 8877	001-008-521-20-31-01	LE-Operating Costs	Tablecover	\$3.26
					LE-Operating Costs	Transcription	\$18.00
				001-008-521-20-41-00	LE-Professional Services	Database searches	\$108.60
				001-008-521-20-42-00	LE-Communication	Postage	\$400.00
			9/15 9514	001-002-513-11-31-00	AD-Office Supply	Passport mailing	\$19.99
AD-Office Supply	Lightning to USB Cable	\$20.81					
Carquest Auto Parts Store	39176	Check Total					\$102.94
		10/13/2015	2421-222350	101-016-544-90-31-02	ST-Operating Cost	Seat cover	\$25.78
			2421-228338	101-016-544-90-31-02	ST-Operating Cost	Oil & Air filters	\$18.27
				410-016-531-10-31-02	SW-Operating Costs	Oil & Air filters	\$18.26
			2421-228413	410-016-531-10-31-02	SW-Operating Costs	5x7 mirror for remote viewing drain pipes	\$9.70
			2421-228518	001-008-521-20-31-01	LE-Operating Costs	Light bulbs	\$30.93
CDW Government Inc	39177	Check Total					\$386.96
		10/13/2015	XS94692	510-006-518-80-49-00	License Renewal - Annual Maint	Firewall renewal - City shop	\$386.96
Cemex	39178	Check Total					\$189.35
		10/13/2015	9431750327	101-016-544-90-31-02	ST-Operating Cost	Asphalt delivery for N Lk Shore Catch Basin repair	\$94.68
				410-016-531-10-31-02	SW-Operating Costs	Asphalt delivery for N Lk Shore Catch Basin repair	\$94.67
City of Everett	39179	Check Total					\$1,515.00
		10/13/2015	I15002230	410-016-531-10-41-01	SW-Professional Services	Fecal coliform analysis	\$120.00
			I15002256	001-008-554-30-51-00	LE-Environmental-Animal Contro	Animal shelter services - August 2015	\$1,395.00



Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total		
City of Marysville	39180						Check Total	\$28,617.89	
		10/13/2015	15-015	001-013-512-50-41-00	GG-Municipal Court Fees	Court Citations - August 2015	\$5,220.94		
			POLIN11-0569	001-008-523-60-51-00	LE-Jail	Prisoner Housing/Medical-Yakima-July 2015	\$4,247.29		
			POLIN11-0571	001-008-523-60-51-00	LE-Jail	Prisoner Housing SCORE May 2015	\$3,145.00		
			POLIN11-0573	001-008-523-60-51-00	LE-Jail	Prisoner Housing August 2015	\$11,761.53		
			POLIN11-0581	001-008-523-60-51-00	LE-Jail	Prisoner Housing Yakima August 2015	\$4,243.13		
Comcast	39181						Check Total	\$93.96	
		10/13/2015	9/15 0810218	001-008-521-20-42-00	LE-Communication	Internet services - N Lakeshore Dr	\$93.96		
	39182						Check Total	\$516.08	
		10/13/2015	8/15 0808840	001-010-576-80-42-00	PK-Communication	Internet services - City shop	\$36.32		
				101-016-543-30-42-00	ST-Communications	Internet services - City shop	\$36.32		
				410-016-531-10-42-00	SW-Communications	Internet services - City shop	\$36.32		
		8/15 0827887	101-016-542-64-47-00	ST-Traffic Control -Utility	Traffic signal control	\$149.08			
		9/15 0808840	001-010-576-80-42-00	PK-Communication	Internet services - City Shop	\$36.32			
			101-016-543-30-42-00	ST-Communications	Internet services - City Shop	\$36.32			
			410-016-531-10-42-00	SW-Communications	Internet services - City Shop	\$36.32			
	9/15 0827887	101-016-542-64-47-00	ST-Traffic Control -Utility	Traffic signal control	\$149.08				
	Comdata Corporation	39183						Check Total	\$663.61
			10/13/2015	20235079	001-008-521-20-32-00	LE-Fuel	Fuel	\$663.61	
	Crystal and Sierra Springs	39184						Check Total	\$306.27
10/13/2015			5249844090115	001-007-558-50-31-01	PL-Operating Costs	Bottled water	\$20.53		
				001-007-559-30-31-01	PB-Operating Cost	Bottled water	\$20.53		
				001-013-518-20-31-00	GG-Operating	Bottled water	\$82.11		
				101-016-544-90-31-02	ST-Operating Cost	Bottled water	\$91.55		
				410-016-531-10-31-02	SW-Operating Costs	Bottled water	\$91.55		
Dataquest LLC	39185						Check Total	\$45.50	
		10/13/2015	CILKSTEVENS0930	001-005-518-10-41-00	HR-Professional Services	Background check	\$45.50		
Dept of Retirement (Deferred Comp)	0						Check Total	\$2,240.00	
		10/13/2015	10/01/15	001-000-282-00-00-00	Payroll Liability Retirement	Employee Portion-State Deferre	\$2,240.00		
Dept of Retirement PERS LEOFF	0						Check Total	\$64,086.73	
		10/13/2015	10/01/15	001-000-282-00-00-00	Payroll Liability Retirement	PERS LEOFF Contributions	\$64,172.50		



Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc		
Dept of Retirement PERS LEOFF	0	10/13/2015	Credit	001-000-282-00-00-00	Payroll Liability Retirement	PERS LEOFF Contributions Aug 2015 Credit	(\$85.77)	
Dicks Towing	39186						Check Total	\$1,642.08
		10/13/2015	144231	001-008-521-20-31-01	LE-Operating Costs	Towing services case # 15-02345	\$125.58	
					LE-Operating Costs	Towing services case 15-2345	\$125.58	
			144328	001-008-521-20-31-01	LE-Operating Costs	Towing services case 15-02210	\$124.89	
			144329	001-008-521-20-31-01	LE-Operating Costs	Towing services case 15-02270	\$125.58	
			150355	101-016-544-90-31-02	ST-Operating Cost	Towing services PW28	\$191.10	
				410-016-531-10-31-02	SW-Operating Costs	Towing services PW28	\$191.10	
			155420	001-008-521-20-31-01	LE-Operating Costs	Towing services case 15-2294	\$124.89	
			155422	001-008-521-20-31-01	LE-Operating Costs	Towing services case 15-02339	\$125.58	
			155425	001-008-521-20-31-01	LE-Operating Costs	Towing services case 15-02350	\$125.58	
			155779	101-016-544-90-31-02	ST-Operating Cost	Towing services PW18	\$191.10	
				410-016-531-10-31-02	SW-Operating Costs	Towing services PW18	\$191.10	
Electronic Federal Tax Pmt System EFTPS	0						Check Total	\$53,752.27
		10/13/2015	10/01/15	001-000-281-00-00-00	Payroll Liability Taxes	Federal Payroll Taxes	\$53,752.27	
Electronic Business Machines	39187						Check Total	\$161.29
		10/13/2015	AR15428	001-007-558-50-48-00	PL-Repairs & Maint.	Copier maintenance & repair	\$40.32	
				001-007-559-30-48-00	PB-Repair & Maintenance	Copier maintenance & repair	\$40.33	
				101-016-542-30-48-00	ST-Repair & Maintenance	Copier maintenance & repair	\$40.32	
				410-016-531-10-48-00	SW-Repairs & Maintenance	Copier maintenance & repair	\$40.32	
Emerald Inc	39188						Check Total	\$1,911.36
		10/13/2015	2312	001-007-558-50-48-00	PL-Repairs & Maint.	Fire extinguisher service & recharge	\$99.37	
				001-007-559-30-48-00	PB-Repair & Maintenance	Fire extinguisher service & recharge	\$99.37	
				001-008-521-20-48-00	LE- Equip Repair & Maintenance	Fire extinguisher service & recharge	\$586.43	
				001-013-518-20-48-00	GG-Repair & Maintenance	Fire extinguisher service & recharge	\$99.37	
				101-016-542-30-48-00	ST-Repair & Maintenance	Fire extinguisher service & recharge	\$513.41	
				410-016-531-10-48-00	SW-Repairs & Maintenance	Fire extinguisher service & recharge	\$513.41	
Everett Stamp Works	39189						Check Total	\$11.89
		10/13/2015	16600	001-012-573-20-31-00	CS-Arts Commission	Nameplate-Apodaca	\$11.89	



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Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total		
Evergreen State Heat	39190							Check Total	\$627.99
		10/13/2015	28862	001-007-558-50-48-00	PL-Repairs & Maint.	Quarterly HVAC Service Maint	\$50.94		
				001-008-521-20-48-00	LE- Equip Repair & Maintenance	Quarterly HVAC Service Maint	\$101.88		
				001-012-575-50-48-00	CS-Community Center - R & M	Quarterly HVAC Service Maint	\$101.88		
				001-013-518-20-48-00	GG-Repair & Maintenance	Quarterly HVAC Service Maint	\$101.88		
				101-016-542-30-48-00	ST-Repair & Maintenance	Quarterly HVAC Service Maint	\$25.47		
				410-016-531-10-48-00	SW-Repairs & Maintenance	Quarterly HVAC Service Maint	\$25.47		
28863	001-012-569-00-48-00	CS-Aging Services R&M	Quarterly HVAC Service Maint	\$220.47					
Fast Water Heater Co	39191							Check Total	\$50.00
		10/13/2015	BLD2015-0333	001-000-322-10-00-00	Building Permits	Refund duplicate permit BLD2015-0333	\$50.00		
Feldman and Lee	39192							Check Total	\$9,000.00
		10/13/2015	Sept 2015	001-011-515-91-41-00	LG-General Indigent Defense	Public Defender Services	\$9,000.00		
Firstline Communications	39193							Check Total	\$2,906.14
		10/13/2015	136746	510-006-518-80-49-00	License Renewal - Annual Maint	Mitel Phone System Support	\$2,906.14		
Margaret Fondse	39194							Check Total	\$157.76
		10/13/2015	9/5/15	001-008-521-20-26-00	LE-Clothing	Patch replacements- Lambier	\$157.76		
Donna Foster	39195							Check Total	\$33.88
		10/13/2015	35449	001-013-518-20-31-00	GG-Operating	Invitations - 44th District Legislature	\$33.88		
Frontier	39196							Check Total	\$67.87
		10/13/2015	9/15 4253340835	001-013-518-20-42-00	GG-Communication	Telephone services	\$3.44		
				101-016-543-30-42-00	ST-Communications	Telephone services	\$3.45		
				410-016-531-10-42-00	SW-Communications	Telephone services	\$3.45		
		9/15 4253979674	101-016-542-64-47-00	ST-Traffic Control -Utility	Traffic control modem	\$57.53			
Glens Rental Sales and Service	39197							Check Total	\$276.93
		10/13/2015	\$6221	410-016-531-10-31-02	SW-Operating Costs	Submersible pump for catch basin on N Lakeshore Dr	\$81.45		
			\$6228	101-016-544-90-31-02	ST-Operating Cost	3 Day Post Hole digger	\$195.48		
Grainger	39198							Check Total	\$77.50
		10/13/2015	9838829258	001-010-576-80-31-00	PK-Operating Costs	Bar and Chain oil	\$11.94		
				101-016-544-90-31-02	ST-Operating Cost	Bar and Chain oil	\$11.93		
				410-016-531-10-31-02	SW-Operating Costs	Bar and Chain oil	\$11.93		
		9856429338	101-016-544-90-31-02	ST-Operating Cost	Noise Canceling Microphone for PW40	\$20.85			



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Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Grainger	39198	10/13/2015	9856429338	410-016-531-10-31-02	SW-Operating Costs	Noise Canceling Microphone for PW40	\$20.85
Check Total							\$1,265.57
Granite Construction Supply	39199	10/13/2015	262_00059708	101-016-542-64-31-00	ST-Traffic Control - Supply	No Parking signs/Double Arrow Plaques	\$230.23
			262_00060280	101-016-542-64-31-00	ST-Traffic Control - Supply	Sidewalk stop bar	\$470.67
			262_00060299	101-016-542-64-31-00	ST-Traffic Control - Supply	No Parking Anytime	\$477.84
			262_00060336	001-010-576-80-31-01	PK-Ops-Clothing	Jacket	\$86.83
Check Total							\$147.30
Great Floors	39200	10/13/2015	RefundRetain	621-013-586-00-00-05	Public Bldg Maint Retain Reimb	Release Retainage-LSPD 2 front offices project	\$147.30
Check Total							\$289.93
Gregs Custom Fishing Rods	39201	10/13/2015	9282015.2	001-010-576-80-31-01	PK-Ops-Clothing	Chest Waders	\$289.93
Check Total							\$975.00
Chris L Griffen	39202	10/13/2015	5Z0236460	001-011-515-91-41-00	LG-General Indigent Defense	Public Defender services	\$300.00
			5Z0334633	001-011-515-91-41-00	LG-General Indigent Defense	Public Defender services	\$300.00
			5Z0772460	001-011-515-91-41-00	LG-General Indigent Defense	Public Defender services	\$187.50
			5Z0892663	001-011-515-91-41-00	LG-General Indigent Defense	Public Defender services	\$187.50
Check Total							\$567.80
HB Jaeger Co LLC	39203	10/13/2015	164263/1	101-016-544-90-31-02	ST-Operating Cost	Suplies to repair catch basin-N Lakeshore Dr	\$248.56
				410-016-531-10-31-02	SW-Operating Costs	Suplies to repair catch basin-N Lakeshore Dr	\$248.56
			164265/1	101-016-544-90-31-02	ST-Operating Cost	Suplies to repair catch basin-N Lakeshore Dr	\$35.34
				410-016-531-10-31-02	SW-Operating Costs	Suplies to repair catch basin-N Lakeshore Dr	\$35.34
Check Total							\$328.68
Home Depot	39204	10/13/2015	7130802	101-016-544-90-31-02	ST-Operating Cost	Portland cement	\$328.68
Check Total							\$331.50
Honey Bucket	39205	10/13/2015	2-1349397	001-010-576-80-45-00	PK-Equipment Rental	Honey Bucket rental - Boat Launch	\$214.00
			2-1360213	001-010-576-80-45-00	PK-Equipment Rental	Honey Bucket rental - Swim Beach	\$117.50
Check Total							\$375.66
Hotel Murano	39162	9/29/2015	Acct20070425556	001-008-521-21-43-00	LE-Boating-Travel	Hotel-Marine Conference-Barnes	\$375.66
Check Total							\$4,000.00
Theodore Hunter	39206	10/13/2015	1765		PL-Prof Serv-Hearing E	LUA2015-0087 Westlake Crossing	\$2,000.00
					PL-Prof Serv-Hearing E	LUA2015-0056 Maple Rock II	\$2,000.00



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Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total		
Integra Telecom Inc	39207							Check Total	\$927.53
		10/13/2015	09/11/15	001-002-513-11-42-00	AD-Communications	Telephone Service		\$13.63	
				001-003-514-20-42-00	CC-Communications	Telephone Service		\$27.27	
				001-004-514-23-42-00	FI-Communications	Telephone Service		\$27.27	
				001-005-518-10-42-00	HR-Communications	Telephone Service		\$13.64	
				001-006-518-80-42-00	IT-Communications	Telephone Service		\$40.90	
				001-007-558-50-42-00	PL-Communication	Telephone Service		\$88.67	
				001-007-559-30-42-00	PB-Communication	Telephone Service		\$13.63	
				001-008-521-20-42-00	LE-Communication	Telephone Service		\$463.77	
				001-012-575-30-42-00	CS-Historical-Communications	Telephone Service Museum		\$13.63	
				001-012-575-50-42-00	CS-Community Center - Comm	Telephone Service Senior Ctr		\$13.64	
				001-013-518-20-42-00	GG-Communication	Telephone Service		\$54.54	
				101-016-543-30-42-00	ST-Communications	Telephone Service Shop		\$78.47	
		410-016-531-10-42-00	SW-Communications	Telephone Service Shop		\$78.47			
J Thayer Company	39208							Check Total	\$2,362.02
		10/13/2015	975250-0	001-008-521-20-31-00	LE-Office Supplies	Labels/memo books		\$119.31	
			978088-0	001-008-521-20-31-00	LE-Office Supplies	Disinfectant spray/paper/tape/wipes		\$404.99	
			978618-0	001-008-521-20-31-00	LE-Office Supplies	Paper		\$138.43	
			978973-0	001-003-514-20-31-00	CC-Office Supply	Certificate holders/blank CDs		\$70.49	
				001-013-518-20-31-00	GG-Operating	Returned staples		(\$5.42)	
				GG-Operating	Paper/staples/binder clips/plates		\$272.65		
			979450-0	001-004-514-23-31-00	FI-Office Supplies	Staples		\$5.74	
				001-005-518-10-31-00	HR-Office Supplies	Labels/Folders		\$88.99	
				001-013-518-20-31-00	GG-Operating	Paper		\$10.85	
			981966-0	001-007-558-50-31-01	PL-Operating Costs	Janitorial Supplies		\$100.48	
				001-008-521-20-31-01	LE-Operating Costs	Janitorial Supplies		\$439.60	
				001-010-576-80-31-00	PK-Operating Costs	Janitorial Supplies		\$226.08	
				001-012-575-50-31-00	CS-Community Center-Ops	Janitorial Supplies		\$138.16	
				001-013-518-20-31-00	GG-Operating	Janitorial Supplies		\$125.59	
	101-016-544-90-31-02	ST-Operating Cost		Janitorial Supplies		\$113.04			
	410-016-531-10-31-02	SW-Operating Costs	Janitorial Supplies		\$113.04				



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Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
Jamar Technologies	39209						Check Total	\$75.09
		10/13/2015	27543	101-016-542-64-31-00	ST-Traffic Control - Supply	Supplies for traffic counters	\$75.09	
Joshua Kilroy	39210						Check Total	\$21.00
		10/13/2015	8/4/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Per Diem for CIT training at CJTC	\$21.00	
Ronald J King	39211						Check Total	\$110.00
		10/13/2015	19336	001-010-576-80-41-00	PK-Professional Services	Annual Backflow Assembly Certification	\$55.00	
				001-013-518-20-41-00	GG-Professional Service	Annual Backflow Assembly Certification	\$55.00	
King County GIS Center	39212						Check Total	\$4,058.98
		10/13/2015	15A-157B	101-016-544-90-31-02	ST-Operating Cost	2015 Regional Aerial Mapping Project	\$2,029.49	
				410-016-531-10-31-02	SW-Operating Costs	2015 Regional Aerial Mapping Project	\$2,029.49	
Lake Industries LLC	39213						Check Total	\$299.69
		10/13/2015	267646	101-016-544-90-31-02	ST-Operating Cost	Gravel for Roundabout	\$259.69	
			29325	101-016-544-90-31-02	ST-Operating Cost	Fill hauled in by the yard	\$20.00	
			410-016-531-10-31-02	SW-Operating Costs	Fill hauled in by the yard	\$20.00		
Lake Stevens Fire	39214						Check Total	\$260.00
		10/13/2015	8814	001-008-521-20-31-01	LE-Operating Costs	Annual fire inspection - Grade Rd	\$95.00	
			8871	001-008-521-20-31-01	LE-Operating Costs	Annual fire inspection - N Lakeshore Dr	\$165.00	
Lake Stevens Police Guild	39163						Check Total	\$870.00
		9/29/2015	09/15/15	001-000-284-00-00-00	Payroll Liability Other	Employee Paid Union Dues	\$870.00	
	39215						Check Total	\$870.00
	10/13/2015	10/01/15	001-000-284-00-00-00	Payroll Liability Other	Employee Paid Union Dues	\$870.00		
Lake Stevens School District	39216						Check Total	\$7,173.79
		10/13/2015	1123	001-007-558-50-32-00	PL-Fuel	Fuel	\$6.87	
				001-007-559-30-32-00	PB-Fuel	Fuel	\$212.37	
				001-010-576-80-32-00	PK-Fuel Costs	Fuel	\$32.59	
				001-013-518-20-32-00	GG-Fuel	Fuel	\$6.87	
				101-016-542-30-32-00	ST-Fuel	Fuel	\$818.23	
				410-016-531-10-32-00	SW-Fuel	Fuel	\$924.29	
	1124	001-008-521-20-32-00	LE-Fuel	Fuel	\$5,172.57			
	39217						Check Total	\$160.00
10/13/2015	94158	001-008-521-20-31-01	LE-Operating Costs	Field Facilitator for Guns & Hoses Game	\$160.00			



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Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	\$	
Lake Stevens Sewer District	39218	10/13/2015	09/2015	001-008-521-50-47-00	LE-Utilities	Sewer - Police Station	\$80.00		
					LE-Utilities	Sewer - N Lakeshore Dr	\$80.00		
				001-010-576-80-47-00	PK-Utilities	Sewer - Lundeen Park	\$160.00		
				001-012-572-20-47-00	CS-Library-Utilities	Sewer - Library	\$80.00		
				001-013-518-20-47-00	GG-Utilities	Sewer - City Hall	\$160.00		
					GG-Utilities	Sewer - Family Center	\$80.00		
					GG-Utilities	Sewer - Permit Center	\$80.00		
				101-016-543-50-47-00	ST-Utilities	Sewer - 99th Ave SE Property	\$80.00		
20151001	001-004-514-23-31-00	FI-Office Supplies	LS Sewer District Map	\$12.49					
							Check Total	\$812.49	
Lowes Companies	39219	10/13/2015	965188	001-008-521-20-31-01	LE-Operating Costs	Supplies for repairs to PD evidence room	\$107.52		
Helen Meis	39220	10/13/2015	9/17/15 req	001-007-558-50-43-00	PL-Travel & Mtgs	Meals/parking/mileage for PermitTrax training	\$168.79		
Monroe Correctional Complex	39221	10/13/2015	MCC1508.270	101-016-542-30-48-00	ST-Repair & Maintenance	DOC Work Crew	\$166.93		
					410-016-531-10-48-00	SW-Repairs & Maintenance	DOC Work Crew	\$100.97	
Nationwide Retirement Solution	0	10/13/2015	10/01/15	001-000-282-00-00-00	Payroll Liability Retirement	Employee Portion-Nationwide	\$1,250.00		
Franklin Nelson	39222	10/13/2015	9/15/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Per Diem for PSR	\$36.00		
Northshore Paving Inc	39223	10/13/2015	Pmt 3	101-016-542-30-41-00	ST-Overlays	September 2015 Overlay projects	\$40,962.50		
					621-000-386-00-00-01	Retainage - Street Project	September 2015 Overlay projects	(\$2,048.13)	
Office of The State Treasurer	39224	10/13/2015	Sept 2015	633-007-586-00-00-02	Building - State Bl	September 2015 State Court Fees	\$94.50		
					633-008-586-00-00-03	Public Safety And Ed. 1986	September 2015 State Court Fees	\$449.89	
					633-008-586-00-00-04	Public Safety And Education	September 2015 State Court Fees	(\$70.20)	
					633-008-586-00-00-05	Judicial Information System-Ci	September 2015 State Court Fees	\$749.25	
					633-008-586-00-00-08	Trauma Care	September 2015 State Court Fees	\$279.20	
					633-008-586-00-00-09	School Zone Safety	September 2015 State Court Fees	\$14.63	
							Check Total	\$2,564.73	



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Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Office of The State Treasurer	39224	10/13/2015	Sept 2015	633-008-586-00-00-10	Public Safety Ed #3	September 2015 State Court Fees	\$138.38
				633-008-586-00-00-11	Auto Theft Prevention	September 2015 State Court Fees	\$394.59
				633-008-586-00-00-12	HWY Safety Act	September 2015 State Court Fees	\$90.51
				633-008-586-00-00-13	Death Inv Acct	September 2015 State Court Fees	\$63.59
				633-008-586-00-00-14	WSP Highway Acct	September 2015 State Court Fees	\$360.39
Check Total							\$57,663.58
Perteet Engineering Inc	39225	10/13/2015	20110012.012-2	001-007-558-50-41-01	PL-CA-Developer Reimb	LS Wetland Review School Dist Site at Lake Dr & Soper Hill Rd	\$384.15
			20110012.013-1	001-013-518-20-41-00	GG-Professional Service	Grade Rd Wetland Delineation	\$16,558.11
			20110012.013-2	001-013-518-20-41-00	GG-Professional Service	Grade Rd Wetland Delineation	\$515.12
			20110012.014-2	001-007-558-50-41-01	PL-CA-Developer Reimb	Maple Rock II Plat	\$912.54
			20120176.001-4	301-016-544-40-41-00	Street Op - Planning -Design	LS-20th St SE Phase II - Segment 1 Design	\$39,293.66
Check Total							\$102.62
Pilchuck Veterinary Hospital	39226	10/13/2015	Aug 2015	001-008-554-30-51-00	LE-Environmental-Animal Contro	Animal exam Case #15-0105308	\$102.62
Check Total							\$113.10
Pitney Bowes	39227	10/13/2015	9619164-SP15	001-013-518-20-45-00	GG-Equipment Rental	Postage machine rental	\$113.10
Check Total							\$21.00
Daniel Planalp	39228	10/13/2015	7/21/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Per Diem for CIT Training	\$21.00
Check Total							\$96.77
Powerplan	39229	10/13/2015	9657921	101-016-544-90-31-02	ST-Operating Cost	Teeth for Backhoe	\$48.39
				410-016-531-10-31-02	SW-Operating Costs	Teeth for Backhoe	\$48.38
Check Total							\$4,110.25
Puget Sound Clean Air Agency	39230	10/13/2015	Q4 2015	001-013-553-70-51-00	GG-Air Pollution	Q4 2015 Clean Air Assessment	\$4,110.25
Check Total							\$350.00
Purchase Power	39231	10/13/2015	9/15 statement	001-007-558-50-42-00	PL-Communication	Postage	\$45.67
				001-008-521-20-42-00	LE-Communication	Postage	\$2.31
				001-013-518-20-42-00	GG-Communication	Postage	\$285.90
				101-016-543-30-42-00	ST-Communications	Postage	\$8.06
				410-016-531-10-42-00	SW-Communications	Postage	\$8.06
Check Total							\$1,500.00
Gunter Reimnitz	39232	10/13/2015	2nd installment	112-012-594-73-63-00	Art - Public Art Acquisition	2nd installment upon 2/3 completion	\$1,500.00



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Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total		
Republic Services 197	39233							Check Total	\$1,488.32
		10/13/2015	0197-001866661	001-010-576-80-31-00	PK-Operating Costs	Dumpster svcs - Lundeen Park	\$246.84		
				001-010-576-80-45-00	PK-Equipment Rental	Dumpster rental - Lundeen Park	\$13.49		
		0197-001866840	101-016-542-30-45-00	ST-Rentals-Leases	Dumpster Rental - City Shop	\$7.82			
			101-016-544-90-31-02	ST-Operating Cost	Dumpster services - City Shop	\$172.76			
			410-016-531-10-31-02	SW-Operating Costs	Dumpster services - City Shop	\$172.75			
			410-016-531-10-45-00	SW-Equipment Rental	Dumpster Rental - City Shop	\$7.82			
			0197-001867552	001-013-518-20-31-00	GG-Operating	Dumpster services - City Hall	\$108.37		
		0197-001867552	001-013-518-20-45-00	GG-Equipment Rental	Dumpster rental - City Hall	\$15.00			
			0197-001877879	001-010-576-80-31-00	PK-Operating Costs	Dumpster svcs - Lundeen Park	\$246.84		
		0197-001877879	001-010-576-80-45-00	PK-Equipment Rental	Dumpster rental - Lundeen Park	\$13.49			
			0197-001878055	101-016-542-30-45-00	ST-Rentals-Leases	Dumpster Rental - City Shop	\$7.82		
		0197-001878055	101-016-544-90-31-02	ST-Operating Cost	Dumpster services - City Shop	\$172.76			
			410-016-531-10-31-02	SW-Operating Costs	Dumpster services - City Shop	\$172.75			
			410-016-531-10-45-00	SW-Equipment Rental	Dumpster Rental - City Shop	\$7.82			
		0197-001878748	001-013-518-20-31-00	GG-Operating	Dumpster services - City Hall	\$106.99			
			001-013-518-20-45-00	GG-Equipment Rental	Dumpster rental - City Hall	\$15.00			
Richard Rutherford	39234							Check Total	\$21.00
		10/13/2015	8/4/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Per Diem for CIT Training at CJTC	\$21.00		
Safeguard Pest Control Inc	39235							Check Total	\$49.14
		10/13/2015	48020	001-008-521-20-48-00	LE- Equip Repair & Maintenance	Pest Control - Police Station	\$49.14		
Snohomish County Cities	39236							Check Total	\$245.00
		10/13/2015	8/20/15 mtg	001-001-511-60-43-00	Legislative - Travel & Mtgs	SCC mtg 8/20/2015	\$35.00		
			9/28/15 mtg	001-001-511-60-43-00	Legislative - Travel & Mtgs	SCC mtg 9/28/15	\$140.00		
		001-001-513-10-43-00		Executive - Travel & Mtgs	SCC mtg 9/28/15	\$35.00			
		001-005-518-10-43-00		HR-Travel & Meetings	SCC mtg 9/28/15	\$35.00			
Snohomish County PUD	39237							Check Total	\$16,131.81
		10/13/2015	104334627	101-016-542-63-47-00	ST-Lighting - Utilities	205320781	\$93.23		
			104342574	001-008-521-50-47-00	LE-Utilities	200558690	\$116.96		
			107669492	001-010-576-80-47-00	PK-Utilities	200493443	\$31.59		
			110981410	101-016-542-63-47-00	ST-Lighting - Utilities	202648705	\$50.40		
			110993815	101-016-542-63-47-00	ST-Lighting - Utilities	201973682	\$43.12		



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Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc		
Snohomish County PUD	39237	10/13/2015	114298321	101-016-542-63-47-00	ST-Lighting - Utilities	202342622	\$74.07	
			114308096	101-016-542-63-47-00	ST-Lighting - Utilities	201595113	\$299.65	
			120933269	101-016-542-63-47-00	ST-Lighting - Utilities	205338056	\$90.70	
			120936358	001-010-576-80-47-00	PK-Utilities	203599006	\$117.73	
				101-016-543-50-47-00	ST-Utilities	203599006	\$117.73	
				410-016-531-10-47-00	SW-Utilities	203599006	\$117.74	
			127556046	101-016-542-63-47-00	ST-Lighting - Utilities	200178218	\$221.62	
			127565934	101-016-542-63-47-00	ST-Lighting - Utilities	202624367	\$9,430.78	
			127565994	101-016-542-63-47-00	ST-Lighting - Utilities	202648101	\$1,020.34	
			134161339	001-010-576-80-47-00	PK-Utilities	202340527	\$15.79	
				101-016-542-63-47-00	ST-Lighting - Utilities	202340527	\$15.80	
				410-016-531-10-47-00	SW-Utilities	202340527	\$15.80	
			134162147	101-016-542-63-47-00	ST-Lighting - Utilities	202013249	\$157.64	
			137368248	001-008-521-50-47-00	LE-Utilities	203033030	\$133.00	
			137378788	101-016-542-63-47-00	ST-Lighting - Utilities	204719074	\$18.02	
			147293892	001-008-521-50-47-00	LE-Utilities	202766820	\$1,611.92	
			150579869	001-010-576-80-47-00	PK-Utilities	203203245	\$479.58	
			150580679	101-016-542-63-47-00	ST-Lighting - Utilities	203730189	\$124.36	
			150580682	101-016-542-63-47-00	ST-Lighting - Utilities	203731153	\$80.46	
			153831004	101-016-542-63-47-00	ST-Lighting - Utilities	203582010	\$152.27	
			153832330	101-016-542-63-47-00	ST-Lighting - Utilities	202988481	\$198.99	
			153835473	101-016-542-63-47-00	ST-Lighting - Utilities	202670725	\$1,128.33	
			160226931	101-016-542-63-47-00	ST-Lighting - Utilities	203728159	\$92.43	
160232739	001-010-576-80-47-00	PK-Utilities	203531959	\$38.10				
163444006	001-010-576-80-47-00	PK-Utilities	205395999	\$43.66				
Snohomish County PW S	39238						Check Total	\$1,472.50
		10/13/2015	1000392732	101-016-542-64-48-00	ST-Traffic Control - R&M	Traffic signal repair	\$1,472.50	
Snohomish County PW V	39239						Check Total	\$7,974.27
		10/13/2015	1000392436	001-008-521-20-48-00	LE- Equip Repair & Maintenance	Vehicle & Radio repair	\$5,314.37	
				101-016-542-30-48-00	ST-Repair & Maintenance	Vehicle Repair	\$164.40	
				410-016-531-10-48-00	SW-Repairs & Maintenance	Vehicle Repair	\$164.39	
				520-008-594-21-63-00	Capital Equipment	Vehicle setup PT59	\$2,331.11	



Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total
Snohomish County Sherrifs Office	39240						\$2,350.72
		10/13/2015	2015-2835	001-008-523-60-51-00	LE-Jail	Prisoner housing August 2015	\$2,350.72
Snohomish County Treasurer	39241						\$17.24
		10/13/2015	Sept 2015	633-008-586-00-00-01	Crime Victims Compensation	September 2015 Crime Victims Compensation	\$17.24
Sound Publishing Inc	39242						\$458.36
		10/13/2015	EDH655021	001-007-558-50-41-03	PL-Advertising	LUA2015-0089 Maple Rock	\$137.84
			EDH657979	001-007-558-50-41-03	PL-Advertising	LUA2014-0062 Whispering Meadows ROW	\$74.08
			EDH658084	001-007-558-50-41-03	PL-Advertising	LUA2015-0092 Mt Pilchuck Elem	\$70.64
			EDH659506	001-013-518-30-41-01	GG-Advertising	Ordinance #937	\$20.76
			EDH659838	001-007-558-50-41-03	PL-Advertising	LUA2015-0089 Maple Rock Final	\$77.52
			EDH660514	001-007-558-50-41-03	PL-Advertising	LUA2014-0096 Whispering Meadows Final	\$77.52
						\$1,170.00	
Springbrook Nursery	39243						\$1,170.00
		10/13/2015	235622	001-010-576-80-31-00	PK-Operating Costs	Dump fee for windstorm debris	\$500.00
				101-016-544-90-31-02	ST-Operating Cost	Dump fee for windstorm debris	\$500.00
		236345	101-016-544-90-31-02	ST-Operating Cost	Dump fee - wood debris	\$85.00	
			410-016-531-10-31-02	SW-Operating Costs	Dump fee - wood debris	\$85.00	
Standard Insurance Company	0						\$4,930.16
		10/13/2015	10/01/15	001-000-284-00-00-00	Payroll Liability Other	Life/Disability Ins Premiums	\$99.00
				001-002-513-11-20-00	AD-Benefits	Life/Disability Ins Premiums	\$65.37
				001-003-514-20-20-00	CC-Benefits	Life/Disability Ins Premiums	\$101.70
				001-004-514-23-20-00	FI-Benefits	Life/Disability Ins Premiums	\$115.14
				001-005-518-10-20-00	HR-Benefits	Life/Disability Ins Premiums	\$70.67
				001-006-518-80-20-00	IT-Benefits	Life/Disability Ins Premiums	\$135.76
				001-007-558-50-20-00	PL-Benefits	Life/Disability Ins Premiums	\$317.35
				001-007-559-30-20-00	PB-Benefits	Life/Disability Ins Premiums	\$141.60
				001-008-521-20-20-00	LE-Benefits	Life/Disability Ins Premiums	\$2,517.82
				001-010-576-80-20-00	PK-Benefits	Life/Disability Ins Premiums	\$16.92
				001-013-518-30-20-00	GG-Benefits	Life/Disability Ins Premiums	\$21.39
				101-016-542-30-20-00	ST-Benefits	Life/Disability Ins Premiums	\$664.78
				401-070-535-10-20-00	SE-Benefits	Life/Disability Ins Premiums	\$40.05
				410-016-531-10-20-00	SW-Benefits	Life/Disability Ins Premiums	\$622.61



Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total		
Staples	39244							Check Total	\$126.67
		10/13/2015	3277902654	101-016-544-90-31-01	ST-Office Supplies	Mailing tubes		\$28.34	
				410-016-531-10-31-01	SW-Office Supplies	Mailing tubes		\$28.34	
			3278922174	001-008-521-20-31-01	LE-Operating Costs	Portable USB 3.0 External Hard Drive		\$69.99	
Barbara Stevens	39245							Check Total	\$464.88
		10/13/2015	9/21/15 req	001-004-514-23-43-00	FI-Travel & Meetings	Hotel/pkg/mileage for WFOA Conference		\$464.88	
Teamsters Local No 763	39246							Check Total	\$714.00
		10/13/2015	10/01/2015	001-000-284-00-00-00	Payroll Liability Other	Union Dues		\$714.00	
Tetra Tech Inc	39247							Check Total	\$387.40
		10/13/2015	50962938	304-016-594-31-63-00	Capital - SWM Drainage Improve	Drainage Pond study 20th St SE/79th-83rd Ave		\$387.40	
Dean Thomas	39248							Check Total	\$37.77
		10/13/2015	9/18/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Meals during training & suspect interview in Ephrata WA		\$37.77	
Trinity Contractors Inc	39249							Check Total	\$103,017.56
		10/13/2015	Pmt 2	309-016-595-61-63-01	Sidewalk Construction	North Davies Sidewlk Project-Pmt 2		\$103,017.56	
Truck Vault Inc	39250							Check Total	\$3,227.88
		10/13/2015	150338	520-008-594-21-63-00	Capital Equipment	Magnum Height Truck Vault Drawer PT60		\$1,613.94	
			150887	520-008-594-21-63-00	Capital Equipment	Magnum Height Truck Vault Drawer PT61		\$1,613.94	
Tim Tyler	39251							Check Total	\$1,300.00
		10/13/2015	Sept 2015	001-007-559-30-41-00	PB-Professional Srv	Building Inspections/Plan Reviews Sept 2015		\$1,300.00	
United Way of Snohomish Co	39252							Check Total	\$161.68
		10/13/2015	10/01/2015	001-000-284-00-00-00	Payroll Liability Other	Employee Contributions		\$161.68	
UPS	39253							Check Total	\$31.01
		10/13/2015	74Y42385	001-008-521-20-42-00	LE-Communication	Evidence shipping		\$29.71	
			74Y42395	001-008-521-20-42-00	LE-Communication	Evidence shipping		\$1.30	
Verizon Northwest	39254							Check Total	\$2,487.31
		10/13/2015	9752820743	001-001-513-10-42-00	Executive - Communication	Wireless phone services		\$82.52	
				001-002-513-11-42-00	AD-Communications	Wireless phone services		\$82.52	
				001-005-518-10-42-00	HR-Communications	Wireless phone services		\$52.50	
				001-006-518-80-42-00	IT-Communications	Wireless phone services		\$125.00	
				001-007-558-50-42-00	PL-Communication	Wireless phone services		\$152.01	
				001-007-559-30-42-00	PB-Communication	Wireless phone services		\$76.99	



Checks to be Approved for 9/23/2015 to 10/13/2015

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Verizon Northwest	39254	10/13/2015	9752820743	001-008-521-20-42-00	LE-Communication	Wireless phone services	\$1,517.49
				001-010-576-80-42-00	PK-Communication	Wireless phone services	\$132.76
				101-016-543-30-42-00	ST-Communications	Wireless phone services	\$132.76
				410-016-531-10-42-00	SW-Communications	Wireless phone services	\$132.76
Washington State Criminal Justice	39255	Check Total					\$100.00
		10/13/2015	20115743	001-008-521-40-49-01	LE-Staff Development	Training-Crime Scene Photography-Wachtveitl/Thomas	\$100.00
Washington State Support Registry	0	Check Total					\$607.46
		10/13/2015	10/01/15	001-000-284-00-00-00	Payroll Liability Other	Employee Paid Child Support	\$607.46
Washington Teamsters Welfare Trust	39256	Check Total					\$1,599.40
		10/13/2015	10/01/15	001-000-283-00-00-00	Payroll Liability Medical	Teamsters Dental Ins Premiums	\$1,599.40
WDH Black Rock	39257	Check Total					\$1,312.32
		10/13/2015	35314	510-006-518-80-31-00	Purchase Computer Equipment	Fiber Lease for New World connection	\$656.16
			35581	510-006-518-80-31-00	Purchase Computer Equipment	Fiber Lease for New World connection	\$656.16
Weed Graafstra & Associates Inc	39258	Check Total					\$13,234.25
		10/13/2015	142	001-011-515-30-41-00	LG-Professional Service	Professional Legal services-General Matters	\$13,234.25
Amanda Wells	39259	Check Total					\$20.00
		10/13/2015	10/2/15 req	101-016-543-30-43-00	ST-Travel & Meetings	Meal at Public Purchasing Prof Mtg	\$20.00
	39260	Check Total					\$90.00
		10/13/2015	10/2/15 req	001-008-521-20-43-00	LE-Travel & Meetings	Per Diem Basic Collision training-Marysville WA	\$90.00
World Triathlon Corp/Ironman	39164	Check Total					\$100.00
		9/29/2015	SPE2014-0015	001-000-386-00-00-01	Refundable Customer Deposits	Refundable deposit for recycle containers	\$100.00
Sampsa Wright	39261	Check Total					\$10,422.02
		10/13/2015	2	001-010-576-80-41-01	PK -Professional Tree Srv	Tree removal services	\$10,422.02
Zachor and Thomas Inc PS	39262	Check Total					\$8,923.20
		10/13/2015	649	001-011-515-30-41-01	PG-Prosecutor Fees	Prosecutor services Sept 2015	\$8,923.20
Total							\$589,097.91



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

Tuesday, September 22, 2015
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: Kim Daughtry, Sam Low, John Spencer, Todd Welch,
Suzanne Quigley

COUNCILMEMBERS ABSENT: Marcus Tageant, Kathy Holder

STAFF MEMBERS PRESENT: City Administrator Jan Berg, Finance Director/City Clerk
Barb Stevens, Planning and Community Development
Director Rebecca Ableman McCrary, Public Works Director
Mick Monken, Human Resources Director Steve Edin,
Police Chief Dan Lorentzen, Lead Senior Planner Russ
Wright, Deputy City Clerk Kathy Pugh and City Attorney
Cheryl Beyer

OTHERS: Krystal Fitzpatrick, Center for Advanced Manufacturing
Puget Sound and Deloit Wolse, Impact Washington; Doug
Levy, Outcomes by Levy

Excused Absence. Councilmember Spencer moved, Councilmember Low seconded, to excuse Councilmembers Tageant and Holder from the meeting. On vote the motion carried (5-0-0-2).

Guest Business. None.

City Department Report.

Proclamation: Mayor Little read the Proclamation declaring October 2, 2015 as Manufacturing Day in Lake Stevens and presented the proclamation to the Center for Advanced Manufacturing Puget Sound ("CAMPS") and to Impact Washington for encouraging the training of youth in manufacturing skills. Krystal Fitzpatrick from CAMPS and Deloit Wolse from Impact Washington each thanked the City and spoke briefly in support of their respective organizations and related activities.

Consent Agenda.

MOTION: Moved by Councilmember Low, seconded by Councilmember Welch, to approve (A) 2015 Vouchers [Payroll Direct Deposits of \$145,318.1, Payroll Check Nos. 39102-39103 totaling \$4,336.54, Tax Deposits of \$60,460.09, Electronic Funds Transfers (ACH) of \$6,438.15, Claims Checks Nos. 39104-39158 totaling \$132,210.27, Total Vouches Approved: \$348,763.26]; (B) City Council Regular Meeting Minutes of September 8, 2015; and (C) Interlocal Government Agreement regarding In-Service Training Sessions. On vote the motion carried (5-0-0-2).

Public Hearing: 2015-2035 Comprehensive Plan and Final Reading of Ordinance 937 Adopting 2015-2035 Comprehensive Plan. City Clerk Barb Stevens opened the public hearing and read the rules of procedure into the record.

Lead Senior City Planner Russ Wright presented the staff report. He noted that Council continued the Public Hearing from September 8, 2015 to this evening, and he reviewed the public process beginning in 2014. Mr. Wright reviewed the major plan revisions including updates to the demographics, statistics and growth targets. New population growth targets are set for the community by the Puget Sound Regional Council ("PSRC") and the State. The plan as proposed will facilitate the growth that the City is required to take both within the city limits and the Urban Growth Area ("UGA"). This is also true with the housing and job targets that have been set. Mr. Wright noted the Planning Commission recommended approval of the proposed 2015-2035 Comprehensive Plan.

Comments were received from various state and local agencies, and have been integrated into the plan. Mr. Wright said the city has received many compliments from reviewing agencies on both the design and substance of the plan. Particularly PSRC complimented the housing element and how multi-modal transportation was integrated into the transportation element. Community Transit also recognized the transportation chapter, and the Department of Commerce complimented that this was the best plan they have reviewed this year.

Mr. Wright highlighted how staff addressed Council's concerns and comments raised at the September 8, 2015 Council meeting on annexation and the unification agreement with the Sewer District.

Mr. Wright reviewed that the next step is for Council to take action on Ordinance 937, and that Staff would be returning with various code amendments that will need to be made for compliance with the updated comprehensive plan. Mr. Wright said that staff is distributing an updated Ordinance with redline changes to correct primarily scribner's errors, as well as an updated Comprehensive Plan Land Use Map removing a proposed land use designation change. The revised map has been updated in format only and the designations are the same as the currently adopted Land Use map.

Mayor Little opened the public comment portion of the public hearing.

Sally Jo Sebring, 1023 99th Avenue SE, distributed her written comments and then read them into the record. Her primary concern is the Housing Element, and specifically Goal 3.4. She supports opportunities for increased public involvement and said that time frames for the public to respond to notices of public involvement opportunities is often too short for people who already have busy lives.

Michael Fear, 820 99th Ave SE, has been involved with the two development projects on 99th Avenue SE over the last couple of months and is concerned about the possible increase in allowed impervious surface.

Community Development and Planning Director Rebecca Ableman McCrary responded that changes to impervious surface code regulations are not part of the comprehensive plan and she expects it will be brought forward in October.

Dick Todd, 825 99th Avenue SE, requested staff respond to Sally Jo Sebring's concerns. He said that the streamlining process sounds treacherous, especially with the limited opportunity for

public input. He urged that the neighbors' concerns regarding Westlake Crossing and Maple Rock II are not specious.

Councilmember Daughtry suggested the public is looking for a definition of "streamlining". He hears the public saying it is concerned that streamlining will lessen opportunities for public input.

Director McCrary said the intent is not to cut out public process, but to make the application and permitting process more efficient for applicants.

Mr. Wright clarified that in terms of the comprehensive plan, the word "streamlining" is being used in two different ways. The first goal appears in 3.1 of the Housing Element, and this goal comes directly from the Growth Management Act ("GMA") which allows cities to look for innovative techniques to promote affordable housing for everyone. Goal 3.4, which was previously mentioned, is brought forward from the last iteration of the comprehensive plan; however, some of the policies have been expanded to provide more clarification, and these are more in reference to recommendations by the Puget Sound Regional Council (PSRC). The effort is to provide a predictable process, but not to cut out public participation. This is also carried over to Chapter 6 of the comprehensive plan.

Councilmember Spencer said he is hearing that it is difficult for citizens to have an effective voice in the public process that will yield substantive effects on proposed projects. He suggested the goal is to help citizens understand and participate in the public process, and that a goal is to balance both the public process and the streamlining of the application process.

There was discussion on how to include the goal of increased public involvement opportunities in the comprehensive plan.

Mr. Wright referenced Goal 1.3 and said rather than adding the public participation goal to only the Housing Element it would be appropriate to add it to the general goals and policies of the comprehensive plan so that it applies to the entire plan.

Mayor Little said it is imperative to get ideas from citizens on how to implement this goal.

Councilmember Quigley suggested it is more than participating; the process needs to be made plain and easy to understand, and documents and notices need to be more user friendly to the general public.

City Attorney Cheryl Beyer drew Council's attention to Goal 1.3 and said this goal seems to reflect the current discussion, and that perhaps the discussion is more about how to implement the goal.

Discussion continued on how to make this goal a reality.

Michael Fear said that the notification area is too small, particularly in areas where lots have 200 feet of road frontage and the code requirement for notification is 300 feet. He said there is a difference between engaging the public fully on proposed development versus satisfying legal requirements.

Dick Todd suggested language could be changed to "invite, acknowledge and incorporate opinion from the public." He supports expansion of the notification area, and commented there

are situations, such as wetlands, where notification could be extended as much as two miles because development implications around wetlands are far more reaching than 300 feet.

Isaiah McKinney, 1625 99th Avenue SE, agreed with the comments supporting expanded public notification and how the public can get involved.

Tracy Trout, 1706 123rd Drive NE, agreed there should be more public notification. Once that is decided, where can the current process be found; it seems like the comprehensive plan is goals. She noted that there are a lot of older people who are not accessing electronic notifications, and suggested that notices need to have multiple mailings.

Director McCrary said the process is contained in the development regulations, Title 14 of the City's municipal code, which is available on the City's web page. She also said public notices are published in the local newspapers.

Jim Beardan, 2102 93rd Drive SE, said that the City is obligated to use all communication tools available to provide public notice to its citizens. All citizens have a right to know in advance of what is occurring in town generally, and that adequate time is allowed for public input and participation in the process.

City Attorney Beyer cautioned that if changing a goal in the comprehensive plan tonight to include the word "incorporate" there may be legal ramifications which require additional research and said that the Council should not move forward with adoption of Ordinance 937 if that is the case. The word "consider" does not have the same legal ramifications under the Growth Management Act.

MOTION: Councilmember Welch moved, Councilmember Low seconded, to close the public comment portion of the public hearing.

Councilmember Quigley inquired about PRSC's comments on housing people with disabilities and that the City is weak in addressing transportation needs.

Mr. Wright noted the City does not manage or run a public transportation agency, so those responsibilities really flow to transportation agencies such as Community Transit, but the City integrates best practices as defined by WSDOT to comply with the Americans With Disabilities Act when building sidewalks.

VOTE: On vote the motion carried (5-0-0-2).

Mr. Wright agreed with City Attorney Beyer's concerns about adding the word "incorporate" as part of a goal as it has a very technical connotation, particularly for items going before a hearing body.

Mr. Wright reviewed the revised policy 1.3.3 as, "Ensure that appropriate public involvement opportunities and clearly presented information are available during the development review process."

There was consensus that this change reflects the discussion.

Mr. Wright reviewed a change to goal 3.4, based on tonight's discussion, as "Promote an effective streamlined permit process that includes meaningful engagement and notification with the public throughout the process."

There was consensus that this change reflects the discussion.

MOTION: Councilmember Welch moved, Councilmember Spencer seconded, to close the public hearing. On vote the motion carried (5-0-0-2).

MOTION: Councilmember Daughtry moved, Councilmember Low seconded, to adopt Ordinance 937, an ordinance of the City of Lake Stevens, Washington, amending the Lake Stevens Comprehensive Plan and Land Use Map with the existing changes, the changes discussed this evening in the first and third chapters, and the corrections to scribner's errors. On vote the motion carried (5-0-0-2).

Action Items:

Resolution 2015-13 Setting Time for Public Hearing to Consider Vacation of Right-of-Way (Estates at Whispering Meadows). Mr. Wright presented the staff report and said that RCW 35.79.010 and 35.79.020 require that City Council set a hearing date by resolution for consideration of right-of-way deed and dedication. If adopted, Resolution 2015-13 will set a hearing date for Right of Way dedication for the plat of Whispering Meadows on October 13, 2015; at the applicant's request, the Whispering Meadows final plat public meeting will also be scheduled for October 13, 2015. Mr. Wright then responded to Councilmembers' questions.

Discussion ensued regarding the notice requirements and whether the hearing could be scheduled for the October 27, 2015 meeting.

Director McCrary responded there are statutory requirements that need to be met with regard to processing a final plat application once the completed application is on file with the City, and in this case it needs to be brought forward on October 13.

MOTION: Councilmember Daughtry moved, Councilmember Welch seconded, to approve Resolution 2015-13 setting October 13, 2015 at 7:00 p.m. as the date and time for public hearing on the proposed right of way dedication related to the plat of Whispering Meadows, File No. LUA2014-0062. On vote the motion carried (5-0-0-2).

First Reading of Ordinance 939 Amending Budget Ordinance 925. Finance Director Barb Stevens presented the staff report and said this matter is correctly brought forward as a discussion item. Director Stevens said this amendment is necessary due to the increased costs for police vehicles that were approved in the 2015 budget. She then responded to Councilmembers' questions.

There was consensus to bring Ordinance 939 forward for a vote at the October 27, 2015 agenda as a consent item.

Professional Services Agreement with Outcomes by Levy. City Administrator Jan Berg presented the staff report. Ms. Berg said she has worked with Doug Levy and Jennifer Ziegler to provide more detail to the Scope of Services following Council's request at the September 8, 2015 meeting. She added that Doug Levy is present to answer any questions Council may have, and there were none.

MOTION: Councilmember Low moved, Councilmember Daughtry seconded, to authorize the Mayor to enter into a Professional Services Agreement with Outcomes by Levy. On vote the motion carried (5-0-0-2).

Discussion Items: None.

Council Person's Business: Councilmembers reported on the following meetings:
Councilmember Quigley: budget; will be absent from the October 13, 2015 meeting;
Councilmember Welch: Snohomish County Cities ("SCC"); Local Planning/Short Course Mukilteo; Councilmember Spencer: Fire District; Councilmember Low: Smart Cities conference; Councilmember Daughtry: Community Transit, Snohomish County Committee for Improved Transportation ("SCCIT"); Deputy Fire Marshall Process

Mayor's Business: None.

Executive Session: Mayor Little announced an executive session for 10 minutes to discuss real property beginning at 8:30 p.m. and ending at 8:40 p.m. with no action to follow. At 8:40 p.m. the executive session was extended to 8:50 p.m.

At 8:50 p.m. the regular meeting of the City Council reconvened.

Adjourn.

Moved by Councilmember Welch, seconded by Councilmember Low to adjourn the meeting at 8:51 p.m. On vote the motion carried (5-0-0-2).

Vern Little, Mayor

Kathy Pugh, Deputy City Clerk



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Date: **Agenda** October 13th, 2015

Subject: Interlocal Agreement for Emergency Management Services between Snohomish County and the City of Lake Stevens.

Contact Person/Department: Chief Daniel Lorentzen **Budget Impact:** \$34,437.00

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Authorize the Mayor to sign the Interlocal Agreement for “Emergency Management Services” with Snohomish County.

SUMMARY/BACKGROUND: The City of Lake Stevens contracts for coordinated emergency management services through our current Interlocal Agreement with Snohomish County. The purpose of this agreement is to provide an economical mechanism for administration and coordination of County and City emergency management programs. The term of this agreement begins January 1, 2016 and expires on December 31, 2018. The City is represented on the DEM (Department of Emergency Management) Advisory Board by the Mayor and the Chief of Police or their designee. There are nineteen (19) other jurisdictions who participate in this emergency management organization. These cities and tribal organizations are identified in Schedule D of the Interlocal Agreement.

Some of the key highlights of the ILA are:

- It enumerates specific numbers of training and exercises, and preparedness opportunities
- It clarifies DEM’s role in volunteer management
- It contains a section that lists basic expectations of the participating jurisdictions
- It utilizes the same per capita formula

The ILA also includes in its recitals verbiage that clarifies that these services augment the jurisdictions emergency management efforts and that over the course of this three year agreement, we can explore the potential for DEM to assume responsibility for all emergency management services, if so desired.

The ILA has been reviewed by legal and approved as to form. The budget impact has been planned for and is included in the 2016 budget.

APPLICABLE CITY POLICIES:

BUDGET IMPACT:

The 2016 Per Capita Rate is the 2015 Per Capita Rate (\$1.1543) adjusted by the change in CPI-W from April 2014-April 2015, -0.22%

The 2016 fees are based on the April 1, 2015 population estimate and the 2016 Per Capita Rate (\$1.1517)

ATTACHMENTS:

- ▶ Exhibit A: Interlocal Agreement and Schedules for Emergency Management Services between Snohomish County and the City of Lake Stevens.

EXHIBIT A

**INTERLOCAL AGREEMENT FOR
EMERGENCY MANAGEMENT SERVICES**

THIS INTERLOCAL AGREEMENT FOR EMERGENCY MANAGEMENT SERVICES (the "Agreement") is made and entered into this ___ day of _____, 20___, by and between SNOHOMISH COUNTY, a political subdivision of the State of Washington (the "County"), and the CITY OF _____, a municipal corporation of the State of Washington (the "City") (individually "Party" and collectively "Parties") pursuant to the Interlocal Cooperation Act, Chapter 39.34 RCW.

RECITALS

A. The County has established the Snohomish County Department of Emergency Management (hereinafter "SCDEM") as an emergency management agency within County government pursuant to Chapter 2.36 SCC.

B. The County, acting through SCDEM, operates as a local organization for emergency management in accordance with relevant comprehensive emergency management plans and programs pursuant to Chapter 38.52 RCW.

C. The City and the County have previously contracted for coordinated emergency management services through the Interlocal Agreement for Emergency Management Services dated _____, 20___.

D. The coordinated emergency management services that SCDEM provides augment, but do not supplant, the City's responsibilities and obligations under Chapter 38.52 RCW. SCDEM and the City agree that over the course of this Agreement, the Parties will explore the possibility of SCDEM assuming all emergency management services for the City in future agreements.

E. The County and City believe that it is in the public interest to provide and coordinate emergency management services as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the respective agreements set forth below and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the City agree as follows:

1. Purpose of Agreement.

This Agreement is authorized by and entered into pursuant to Chapter 39.34 RCW. The purpose and intent of this Agreement is to provide an economical mechanism for administration and coordination of County and City emergency management programs, generally to protect the public peace, health, and safety and to preserve the lives and property of the people of the County and City.

2. Effective Date and Duration.

This Agreement shall not take effect unless and until it has been duly executed by both Parties and either filed with the County Auditor or posted on the County's Interlocal Agreements website. This Agreement shall remain in effect through midnight December 31, 2018, unless earlier terminated pursuant to the provisions of Section 12 below, and the term of this Agreement may be extended or renewed for up to one (1) additional two (2) year term, upon City providing County written notice on or before June 15, 2018. County shall in writing approve or reject the extension or renewal within thirty (30) days of receiving notice of intent to extend or renew; PROVIDED FURTHER, that each Party's obligations after December 31, 2015, are contingent upon local legislative appropriation of necessary funds for this specific purpose in accordance with applicable law. In the event that funds are not appropriated for this Agreement, then this Agreement shall terminate as of the last fiscal year for which funds are appropriated. The Party shall notify the other Party in writing of any non-allocation of funds at the earliest possible date.

3. Administrators.

Each Party to this Agreement shall designate an individual (an "Administrator"), who may be designated by title or position, to oversee and administer such Party's participation in this Agreement. The Parties' initial Administrators shall be the following individuals:

County's Initial Administrator:

John Pennington, Director
Snohomish County Department of
Emergency Management
720 80th Street SW, Building A
Everett, Washington 98203

City's Initial Administrator:

City of Lake Stevens
ATTN: City Administrator
P.O. Box 257
Lake Stevens, WA 98258

Either Party may change its Administrator at any time by delivering written notice of such Party's new Administrator to the other Party.

4. Emergency Management Services.

The County shall provide emergency management services, as described herein, to the City during the term of this Agreement in accordance with Chapter 38.52 RCW (the "Services"). The County will endeavor to provide the Services as described in its comprehensive emergency management plan and as further described in Schedule A, which is attached hereto and incorporated herein, PROVIDED, HOWEVER, that such Services shall be provided without warranty of any kind, including but not limited to the sufficiency or adequacy of the actions of the Parties in response to an emergency or disaster or for support of search and rescue operations with regard to any person or property in distress. The City shall remain responsible for the provision of all those services identified in Schedule B, attached hereto, as well as any other services the City is otherwise required by law to perform.

5. Advisory Board.

The City shall be entitled during the term of this Agreement to representation on the SCDEM Advisory Board established by SCC 2.36.100. The duties of the Advisory Board are set forth in SCC 2.36.130, a copy of which is attached hereto and incorporated herein as Schedule C, as it now exists or is hereafter amended.

6. Independent Contractor.

The County will perform all Services under this Agreement as an independent contractor and not as an agent, employee, or servant of the City. The County shall be solely responsible for control, supervision, direction and discipline of its personnel, who shall be employees and agents of the County and not the City. The County has the express right to direct and control the County's activities in providing the Services in accordance with the specifications set out in this Agreement. The City shall only have the right to ensure performance.

7. Compensation.

7.1 Annual Service Charge. Beginning January 1, 2016, the City shall pay an Annual Service Charge to the County calculated at a rate of \$1.15 per capita based on the City's population number from the Office of Financial Management (OFM) *April 1, 2015 estimate for Population of Cities, Towns and Counties Used for Allocation of Selected State Revenues State of Washington*, as set forth in Schedule D. The Annual Service Charge includes the services described in this Agreement's Schedules, and reasonable operation and maintenance costs for which there will be no separate billing. The County shall invoice the City or its designee for the Annual Service Charge for all services performed by the County. The City shall be responsible for complete and timely payment of all amounts invoiced regardless of whether the City opts to participate in the invoiced services. Invoices will be sent quarterly or on any other schedule that is mutually convenient to the Parties. Payment of the Annual Service Charge is due and payable in quarterly installments on January 31, April 30, July 31, and October 31.

7.2 Adjustments to Annual Service Charge. The Annual Service Charge shall be adjusted on January 1 of the subsequent years as follows: (1) the new year's per capita rate shall be the previous year's per capita rate adjusted by the amount of the change in the Bureau of Labor Statistics Consumer Price Index – Urban Wage Earner (CPI-W) for the Seattle-Tacoma-Bremerton area for the period from April to April; and (2) the City's population number from the Office of Financial Management (OFM) based on the *April 1 population estimate for Population of Cities, Towns and Counties Used for Allocation of Selected State Revenues State of Washington*. By July 10 of each year, the County shall issue a revision to Schedule C to reflect the City's population number from the Office of Financial Management (OFM) *April 1 estimate for Population of Cities, Towns and Counties Used for Allocation of Selected State Revenues State of Washington* and the resulting Annual Service Charge for the subsequent year.

7.3 Emergency Management Performance Grant. The City agrees that by entering into this Agreement, effective January 1, 2016, it will forgo applying for future Emergency Management Performance Grant (EMPG) monies. The City further agrees that to the extent it

receives future EMPG monies after January 1, 2016; such funds will be transferred by the City to SCDEM within thirty (30) days of receipt.

8. Hold Harmless and Indemnification.

Except in those situations where the Parties have statutory or common law immunity for their actions and/or inactions and to the extent permitted by state law, and for the limited purposes set forth in this Agreement, each Party shall protect, defend, hold harmless and indemnify the other Party, its officers, elected officials, agents and employees, while acting within the scope of their employment as such, from and against any and all claims (including demands, suits, penalties, liabilities, damages, costs, expenses, or losses of any kind or nature whatsoever including attorney's fees) arising out of or in any way resulting from such Party's own negligent acts, errors, or omissions or willful misconduct related to such Party's participation and obligations under this Agreement. Each Party agrees that its obligations under this subsection extend to any claim, demand, and/or cause of action brought by or on behalf of any of its employees or agents. For this purpose, each Party, by mutual negotiation, hereby waives, with respect to the other Party only, any immunity that would otherwise be available against such claims under the industrial insurance act provisions of Title 51 RCW.

9. Privileges and Immunities.

Whenever the employees of the County or the City are rendering outside aid pursuant to the authority contained in RCW 38.52.070 and 38.52.080(1), such employees shall have the same powers, duties, privileges, and immunities as if they were performing their duties in the County or the City in which they are normally employed. Nothing in this Agreement shall affect any other power, duty, right, privilege, or immunity afforded the County or the City in Chapter 38.52 RCW.

10. Liability Related to City Ordinances, Policies, Rules and Regulations.

In executing this Agreement, the County does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the County, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

11. Compliance with Laws.

In the performance of its obligations under this Agreement, each Party shall comply with all applicable federal, state, and local laws, rules and regulations.

12. Early Termination.

Either Party may terminate this Agreement, with or without cause, upon written notice to the other Party by no later than June 15 of the year of termination. Termination pursuant to this Section will become effective on December 31 of the calendar year in which the termination notice is given.

13. Notices.

All notices required to be given by any Party to the other Party under this Agreement shall be in writing and shall be delivered either in person, by United States mail, or by electronic mail (email) to the applicable Administrator or the Administrator's designee. Notice delivered in person shall be deemed given when accepted by the recipient. Notice by United States mail shall be deemed given as of the date the same is deposited in the United States mail, postage prepaid, and addressed to the Administrator, or their designee, at the addresses set forth in Section 3 of this Agreement. Notice delivered by email shall be deemed given as of the date and time received by the recipient.

14. Performance.

Time is of the essence of the Agreement in each and all of the provisions and scope of services in which performance is a factor.

15. Entire Agreement; Amendment.

This Agreement constitutes the entire agreement between the Parties regarding the subject matter hereof, and supersedes any and all prior oral or written agreements between the Parties regarding the subject matter contained herein. This Agreement may not be modified or amended in any manner except by a written document executed with the same formalities as required for this Agreement and signed by the Party against whom such modification is sought to be enforced.

16. Conflicts between Attachments and Text.

Should any conflicts exist between any attached exhibit or schedule and the text or main body of this Agreement, the text or main body of this Agreement shall prevail.

17. Governing Law and Venue.

This Agreement shall be governed by and enforced in accordance with the laws of the State of Washington. The venue of any action arising out of this Agreement shall be in the Superior Court of the State of Washington, in and for Snohomish County. In the event that a lawsuit is instituted to enforce any provision of this Agreement, the prevailing Party shall be entitled to recover all costs of such a lawsuit, including reasonable attorney's fees.

18. Interpretation.

This Agreement and each of the terms and provisions of it are deemed to have been explicitly negotiated by the Parties, and the language in all parts of this Agreement shall, in all cases, be construed according to its fair meaning and not strictly for or against either of the Parties hereto. The captions and headings in this Agreement are used only for convenience and are not intended to affect the interpretation of the provisions of this Agreement. This Agreement shall be construed so that wherever applicable the use of the singular number shall include the plural number, and vice versa, and the use of any gender shall be applicable to all genders.

19. Severability.

If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be found invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected thereby, but shall instead continue in full force and effect, to the extent permitted by law.

20. No Waiver.

Failure by either Party at any time to require performance by the other Party under this Agreement or to claim a breach of any provision of this Agreement shall not be construed as affecting any subsequent breach hereof or the right to require performance or affect the ability to claim a breach with respect hereto.

21. No Assignment.

This Agreement shall not be assigned, either in whole or in part, by either Party without the express written consent of the other Party, which may be granted or withheld in such Party's sole discretion. Any attempt to assign this Agreement in violation of the preceding sentence shall be null and void and shall constitute a default under this Agreement.

22. Warranty of Authority.

Each of the signatories hereto warrants and represents that he or she is competent and authorized to enter into this Agreement on behalf of the Party for whom he or she purports to sign this Agreement.

23. No Joint Venture.

Nothing contained in this Agreement shall be construed as creating any type or manner of partnership, joint venture or other joint enterprise between the Parties.

24. No Separate Entity Necessary.

The Parties agree that no separate legal or administrative entities are necessary to carry out this Agreement.

25. Ownership of Property.

Except as expressly provided to the contrary in this Agreement, any real or personal property used or acquired by either Party in connection with its performance under this Agreement will remain the sole property of such Party, and the other Party shall have no interest therein.

26. No Third Party Beneficiaries.

This Agreement and each and every provision hereof is for the sole benefit of the City and the County. No other persons or Parties shall be deemed to have any rights in, under or to this Agreement.

27. Execution in Counterparts.

This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

COUNTY:

Snohomish County, a political subdivision of the State of Washington

CITY:

City of Lake Stevens, a Washington municipal corporation

By _____

Name:
Title:

By _____

Name: Vern Little
Title: Mayor

Approved as to insurance and indemnification provisions:

Risk Management

Approved as to Form:

City Attorney

Approved as to Form:

Deputy Prosecuting Attorney

Schedule A
Description of Emergency Management Services

The County shall provide Emergency Management Services (the “Services”) through its Department of Emergency Management (“SCDEM”) to Cities, Towns, and Tribes (individually “Participating Jurisdiction”, and collectively “Participating Jurisdictions”). These Services shall include the following:

1. Disaster Response and Recovery Coordination: SCDEM will coordinate emergency management activities in order to endeavor to minimize death, injury, and damages to property, the economy, and the environment during natural or man-made disasters as follows:

a. Maintain an emergency management organization compliant with state and federal guidelines, adhering to the commonly practiced principles of emergency management and utilizing the tenets of the National Incident Management System (NIMS).

b. Provide a 24 hour per day Duty Officer for emergency management issues. The Duty Officer is available via SNOFAC.

c. During disasters as defined by RCW 38.52.010(6), activate the Snohomish County Emergency Operations Center (SCEOC) to support participating jurisdictions.

Requests to activate the SCEOC will be made to the Duty Officer via SNOFAC. The level of SCEOC activation will depend on the situation and the need for coordination and support. The decision to activate the SCEOC, and at what level, is made by the SCDEM Director, Deputy Director, or the appropriate designee in the SCDEM line of succession.

When requested, and at the discretion of the SCDEM Director, Deputy Director, or the appropriate designee in the SCDEM line of succession, SCDEM will deploy a liaison(s) to the participating jurisdiction to directly assist with incident management leadership, technical support and assistance, and/or use of mobile assets. During activation of the SCEOC, SCDEM may request that jurisdictions deploy liaisons to the Snohomish County EOC to, among other things, enhance communication between the SCEOC and the incident site(s).

d. During disasters, as defined by RCW 38.52.010(6), activate the Snohomish County Comprehensive Emergency Management Plan (SCCEMP) and Emergency Operations Plan (SCEOP). These plans articulate the roles and responsibilities of the County and its jurisdictions, and the SCEOC’s procedures, respectively. Participating jurisdictions will, with the support of SCDEM as outlined in Section 2 of this schedule, develop and maintain plans and procedures that support the SCCEMP and SCEOP.

e. Make available the County’s emergency resources not required for use elsewhere during emergencies. Use shall be determined and prioritized by SCDEM. The Participating Jurisdictions agree that the County shall remain harmless in the event of non-availability or non-performance of the equipment.

f. As needed, SCDEM will request additional assistance on behalf of the Participating Jurisdictions through established emergency management protocols—from the County to State, State to Region, and Region to National levels.

g. Under the provisions of SCC Chapter 2.36, initiate, through the County Executive a Proclamation of Emergency when SCDEM determines that a public disorder, disaster, energy emergency, or riot exists which affects the life, health, property or public peace.

h. SCDEM, in conjunction with the participating jurisdiction and the State's Emergency Management Division (EMD), will coordinate FEMA's post-disaster preliminary damage assessment (PDA) process. The participating jurisdiction will be responsible for tracking and reporting activities potentially reimbursable by federal and/or state disaster assistance programs. Each participating jurisdiction remains responsible for the costs it incurs.

i. When requested and practicable, SCDEM will provide technical assistance to support participating jurisdictions' disaster recovery efforts.

2. Planning, Training, and Exercises: SCDEM will maintain emergency management plans in accordance with applicable state and federal laws, regulations, and guidance. It will also maintain training and exercise programs that adhere to state and federal guidance including the National Incident Management System (NIMS), Homeland Security Exercise and Evaluation Program (HSEEP), and Emergency Management Performance Grant (EMPG).

a. SCDEM will provide technical assistance (templates, meeting facilitation, and plan review) to participating jurisdictions in order for them to maintain a comprehensive emergency management plan (CEMP) that meets the requirements set forth in RCW 38.52.030 and WAC 118-30-060.

b. SCDEM will maintain a multi-jurisdictional hazard mitigation plan (HMP) that complies with the Disaster Mitigation Act of 2000 (DMA2K) and 44 CFR §201.6 and, when requested, provide technical assistance in order for its participating jurisdictions to meet the requirements for participation in the HMP.

c. When requested, and at the discretion of the SCDEM Director or Deputy Director, SCDEM will provide technical assistance and/or templates to participating jurisdictions in order to develop functional emergency management plans and procedures. Examples of such plans include mass fatality plans, disaster debris management plans, emergency operations plans, and emergency operations center procedures.

d. SCDEM will conduct an annual training and exercise planning workshop (TEPW) in order to develop a coordinated training and exercise calendar. Participating jurisdictions desiring training and exercise support from SCDEM must be represented at the TEPW. SCDEM will coordinate one county-level functional exercise annually and provide additional training and exercise opportunities based upon the population or type of the jurisdiction as described below.

i. Jurisdictions with a population greater than 10,000 and Tribal Nations: SCDEM will provide, at a minimum, the delivery of two training and two exercise opportunities annually.

ii. Jurisdictions with a population of 10,000 or less: SCDEM will provide, at a minimum, the delivery of one training and one exercise opportunity annually.

3. Warning, Notification, and Emergency Communications: SCDEM and the participating jurisdiction will utilize protocols and guidance established in the Snohomish County Comprehensive Emergency Management Plan (CEMP) and SCDEM Emergency Operations Plan (EOP).

a. As resources allow, SCDEM will utilize multiple means of communication to notify, warn, and/or provide information and instruction to the general public regarding impending or occurring disasters.

b. SCDEM will provide the participating jurisdiction with training, information, and/or technical assistance to endeavor to ensure communications interoperability during a crisis.

c. SCDEM will facilitate access to, and training on, applicable incident management sites and software.

4. Volunteer / Emergency Worker Management: SCDEM will work in collaboration with participating jurisdictions to develop volunteer capabilities that augment participating jurisdictions' local disaster response efforts; specifically, the Snohomish Emergency Response Volunteers (SERV), Community Emergency Response Team (CERT) and/or an emergency communications volunteer group, e.g. the Snohomish County Auxiliary Communications Service (ACS).

a. SCDEM will maintain a central database of these volunteers and facilitate their registration as emergency workers in accordance with the Washington State Emergency Workers' Program. Annually, SCDEM will provide to the participating jurisdictions a list of the volunteers living within each jurisdiction's respective boundaries.

b. SCDEM will create AlertSense notification lists for these groups.

c. SCDEM will develop, maintain, and centrally manage the Snohomish Emergency Response Volunteer (SERV) group. This group's purpose is to provide volunteers able to augment jurisdictional emergency operation centers (EOCs), manage community points of distribution (CPODs), and manage volunteer reception centers (VRCs).

d. SCDEM will provide oversight for a countywide CERT capability based on self-organized and governed CERT teams in a regional construct. In this construct, SCDEM will provide initial CERT training and support volunteer Regional Coordinators that will be

responsible for coordinating with the SCDEM Volunteer Coordinator for ongoing training, recruiting, and meeting place logistics.

i. SCDEM will provide, at a minimum, annual initial training for CERT volunteers. Initial training will consist of the CERT program as outlined by FEMA's Emergency Management Institute (EMI) and damage assessment (i.e. windshield survey) training.

ii. SCDEM's Volunteer Coordinator will meet with the Regional Coordinators annually to establish a yearly training calendar for the regional teams, and then quarterly throughout the year.

iii. Semiannually, SCDEM will host a countywide CERT meeting. Each team's Regional Coordinator, with the support of SCDEM, will be responsible for additional meetings and trainings.

iv. SCDEM, in collaboration with the Regional Coordinators, will develop and maintain countywide CERT policies that ensure consistency and are applicable to all of the regional teams.

e. SCDEM will provide oversight to the Snohomish County Auxiliary Communications Service (ACS) function, which provides emergency communications services to SCDEM, its participating jurisdictions, as well as hospitals and the Snohomish County Regional Chapter of the American Red Cross.

f. Using volunteers (as groups or individuals) for activities outside of the scope of their intended purpose and/or training places them outside of the scope of RCW 38.52.180, WAC 118-04, and this Agreement. These volunteers cannot be afforded protection under the Washington State Emergency Workers Program; therefore the requesting jurisdiction is required to provide coverage in accordance with L&I Industrial Insurance regulations.

5. Outreach and Preparedness: SCDEM will work in conjunction with participating jurisdictions to provide disaster-related preparedness and education in order to improve overall community resilience.

a. SCDEM leadership will meet semi-annually with participating jurisdictions' leadership to discuss community-specific concerns and needs.

b. SCDEM will convene meetings of its Advisory Board (see Schedule C) quarterly.

c. SCDEM will provide preparedness presentations based upon the population or type of the jurisdiction as described below. Requests for presentations will be made at least 60 days prior to the date of the presentation.

- i. Jurisdictions with a population greater than 10,000 and Tribal Nations: Four presentations per year.
- ii. Jurisdictions with a population of 10,000 or less: Two presentations per year.

Schedule B **Expectations of Participating Jurisdiction**

As stated in Section 4 of the Agreement, the services provided by SCDEM augment the participating jurisdictions. This schedule outlines some, but not all, of the areas for which the participating jurisdictions retain responsibility.

1. Disaster Response and Recovery Coordination: Participating jurisdictions will coordinate their emergency management activities with SCDEM in order to endeavor to minimize death, injury, and damages to property, the economy, and the environment during natural or man-made disasters as follows:

a. Maintain a jurisdiction-level incident management structure that utilizes the principles of the National Incident Management System (NIMS).

b. During disasters, as defined by RCW 38.52.010(6), activate their incident management structure and notify SCDEM as soon as practicable.

c. When requested and practicable, deploy a liaison to the Snohomish County EOC to enhance coordination between the SCEOC and the jurisdiction.

d. During disasters, as defined by RCW 38.52.010(6), activate the jurisdiction's Comprehensive Emergency Management Plan (CEMP).

e. Under the provisions of applicable code, initiate through the jurisdiction's appropriate authority, a Proclamation of Emergency when the jurisdiction determines that a public disorder, disaster, energy emergency, or riot exists which affects the life, health, property or public peace. Notify SCDEM as soon as practicable of the intent to proclaim a disaster and provide SCDEM with a copy of the proclamation as soon as practicable.

f. Work in conjunction with SCDEM during FEMA's post-disaster preliminary damage assessment (PDA) process. Track and report activities potentially reimbursable by federal and/or state disaster assistance programs.

2. Planning, Training, and Exercises: Participating jurisdictions, with SCDEM assistance, will develop and maintain emergency management plans; train staff necessary to implement those plan; and exercise those staff and plans accordingly. In order to achieve this, participating jurisdictions should:

a. Provide a point of contact to SCDEM.

b. Convene work groups and provide meeting space as necessary to facilitate the development of plans including the jurisdiction's comprehensive emergency management plan, hazard mitigation plan, functional emergency management plans, etc., as applicable.

c. Send a representative to participate in SCDEM's annual training and exercise planning workshop (TEPW) per Section 2 of Schedule A.

3. Warning, Notification, and Emergency Communications: Utilize established protocols and guidance to warn, notify, and communicate before, during, and after disasters.

a. Identify pre-designated areas and messages that can be loaded into the AlertSense notification system.

b. Participate in monthly communications checks with SCDEM.

c. Identify incident management staff to receive access to, and training on, applicable incident management sites and software.

4. Volunteer / Emergency Worker Management: Work in collaboration with SCDEM to develop capabilities that augment local disaster response efforts; specifically, the Snohomish Emergency Response Volunteers (SERV), Community Emergency Response Team (CERT) and/or an emergency communications volunteer group, e.g. the Snohomish County Auxiliary Communications Service (ACS).

a. Identify potential volunteers for membership in SERV, CERT, and/or ACS.

b. When practicable, support volunteer activities in their region by providing meeting space.

c. When practicable, integrate volunteers into the jurisdiction's plans, training, and exercising.

d. If desiring to utilize volunteers for duties outside of the scope of their intended purpose and/or training, provide said additional training. Using these volunteers (as groups or individuals) for activities outside of the scope of their intended purpose and/or training places them outside of the scope of RCW 38.52.180 and WAC 118-04. These volunteers cannot be afforded protection under the Washington State Emergency Workers Program; therefore the requesting jurisdiction is required to provide coverage in accordance with L&I Industrial Insurance regulations.

5. Outreach and Preparedness: Work in conjunction with SCDEM to provide disaster-related preparedness and education in order to improve overall community resilience.

a. Meet semi-annually with SCDEM's leadership to discuss community-specific concerns and needs.

b. Assign a representative to attend the quarterly Advisory Board meeting.

c. Submit requests for presentations at least 60 days prior to the date of the presentation.

Schedule C

SCC 2.36.130 Duties of the advisory board.

- (1) The board shall serve in an advisory capacity and have the power to make recommendations to the county.
- (2) The board shall advise the director of emergency management in recommending to the executive, actions on the following:
 - (a) Emergency management plans;
 - (b) The department's budget;
 - (c) Rate schedules for emergency management service charges paid by contracting agencies;
 - (d) Grant applications and utilization of awarded grant funds; and
 - (e) Other matters as requested by the county executive or the director

Schedule D
Service Fees by Jurisdiction

2016 Service Fees			
Jurisdiction	April 1, 2015 Population Est.¹	2016 Per Capita Rate²	2016 Fees³
Arlington	18,490	\$1.15	21,295
Brier	6,500	\$1.15	7,486
Darrington	1,350	\$1.15	1,555
Edmonds	40,490	\$1.15	46,633
Gold Bar	2,115	\$1.15	2,436
Granite Falls	3,390	\$1.15	3,904
Index	160	\$1.15	184
Lake Stevens	29,900	\$1.15	34,437
Lynnwood	36,420	\$1.15	41,946
Marysville	64,140	\$1.15	73,872
Mill Creek	19,760	\$1.15	22,758
Monroe	17,620	\$1.15	20,293
Mountlake Terrace	21,090	\$1.15	24,290
Mukilteo	20,900	\$1.15	24,071
Snohomish	9,385	\$1.15	10,809
Stanwood	6,585	\$1.15	7,584
Sultan	4,680	\$1.15	5,390
Woodway	1,335	\$1.15	1,538
Tulalip Tribes ⁴	4,517	\$1.15	5,202
Stillaguamish Tribe ⁵	280	\$1.15	322
TOTALS	309,107	\$1.15	356,007

¹Source: State of Washington, Office of Financial Management, April 1, 2015 Estimates;
<http://www.ofm.wa.gov/pop/april1/default.asp>

²The 2016 Per Capita Rate is the 2015 Per Capita Rate (\$1.1543) adjusted by the change in CPI-W from April 2014 to April 2015, -0.22%.

³The 2016 fees are based on the April 1, 2015 population estimate and the 2016 per capita rate (\$1.1517).

⁴The Tulalip Tribes population numbers will be obtained from the Tulalip Tribes Enrollment Department once every year.

⁵The Stillaguamish Tribe population numbers will be obtained from the Stillaguamish Tribe Enrollment Officer once every year.



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda

Date: October 13, 2015

Subject: Change the City of Lake Stevens' Telephone service provider and Internet service provider from Integra and Comcast to Wave Broadband LLC.

Contact
Person/Department: Troy Stevens / Information Services **Budget**
Impact: \$25,200.00

City Attorney Approved Document As To Yes No **Form:** If no, explain: _____

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Approve the agreement with Wave Broadband for telephone and internet services.

SUMMARY/BACKGROUND:

The City of Lake Stevens' current telephone service is being provided by Integra Telecom, and our primary internet connection is being provided by Comcast. Wave Broadband will provide both voice and data services to the City of Lake Stevens over their fiber optic network. This will give the City a dedicated connection to the internet versus a shared connection via Comcast. Wave Broadband can deliver both of these services to the City with a cost saving of approximately \$300/month.

APPLICABLE CITY POLICIES: None

BUDGET IMPACT: \$500 NRC (installation cost) \$750/month estimated with 2,000 minutes long distance fees. 3 year contract. Contract total is \$25,200.00

ATTACHMENTS:

- ▶ Exhibit A: Wave-Internet-Phone-Order.pdf

Section 2: Customer Information.

Account Name: City of Lake Stevens

Invoicing Address: P.O. Box 257

Account Executive to Customer: Jeff Stoner

Lake Stevens, WA 98258

To facilitate communication the following information is provided as a convenience and may be updated at any time without affecting the enforceability of the terms and conditions herein:

Customer Site Contact:

Customer Billing Contact:

Other Customer Contact:

Troy Stevens
IT Manager
tstevens@ci.lake-stevens.wa.us
425-737-7103

Joan Norris
Accounts Payable
jnorris@lakestevenswa.gov
425-377-3236

N/A

Section 3: Service. Provider shall provide the Internet Services indicated above to Customer at the Service Site identified above (the "Services").

Section 4: Service Term. Installation, testing and acceptance of the Services shall occur consistent with Article 3 of the MSA. The Initial Service Term for the Services shall commence on Service Commencement Date. Upon expiration of the Initial Service Term, unless either party terminates this Service Order by giving written notice to the other party not less than thirty (30) days prior to the end of the Initial Service Term, this Service Order will begin to automatically renew on a month-to-month basis. During any month-to-month automatic renewal period, either party may terminate this Service Order by giving no less than thirty (30) days advance written notice to the other party. The period of time this Service Order is in effect is referred to as the "Service Term."

Section 5: Rates and Charges. Customer is responsible for paying to Provider the NRC and MRC set forth in Section 1 above, all in accordance with Article 4 of the MSA.

Section 6: Internet Service Provisions. In addition to the other provisions of this Service Order and the MSA, use of the Services is subject to the following terms and conditions:

(a) Access and Acceptable Use. Customer shall ensure that any person who has access to the Services through Customer's Equipment and/or Customer's internal network shall comply with the terms of this Service Order and the terms and conditions of Provider's "Acceptable Use Policy" for Internet access, which can be found at <http://www.wavebroadband.com/resources/docs/Wave-Acceptable-Use-Policy.pdf>. The Acceptable Use Policy, as it may be updated by Provider from time to time, is incorporated into this Service Order by this reference and shall govern Customer's use of the Services.

(b) Online Purchases. Through use of the Services, Customer, its employees, agents, contractors or other users

of Customer's network (whether authorized or unauthorized) may access online products, services and/or information provided by third-parties for which there is a charge or fee. Customer is solely liable and responsible for any and all fees or charges incurred for these online products, services or information. Provider has no responsibility to resolve any Customer disputes with third-party vendors.

(c) Acceptance of Risk; Security Measures. Customer expressly acknowledges and agrees that the Internet is a shared network that is not secure and that is not controlled by Provider. Any content that Customer may access through the Services is provided by independent third-party content providers, over which Provider does not exercise control. Provider does not preview, exercise editorial control over, or endorse any opinions or information accessed through the Services. Customer expressly understands and agrees that it is possible data or files Customer sends or receives over the Internet will be monitored by third-parties and/or subject to unauthorized access by third-parties. Third-parties may gain access to Customer's data, including Confidential Information. Data or files transmitted over the Internet may contain computer viruses or other harmful components. Provider has no responsibility and assumes no liability for any such acts or occurrences. Third-party vendors in the computer industry make available various blocking, filtering and other security hardware and/or software that may empower Customer to monitor, restrict access to and otherwise secure Customer's Equipment and internal network. While Provider strongly recommends that Customer obtain and implement such security measures, Provider is not responsible in any manner for the effectiveness of these blocking, filtering and other network security technologies. Provider does not warrant that third-parties will be unable to gain access to Customer's Equipment or internal network even if Customer utilizes blocking, filtering and other network security technologies. Instead, Customer expressly assumes the risks inherent in connecting its internal network and its Equipment to the

Internet and in accessing and using the Internet through the Services.

(d) Electronic Addresses. Any IP addresses or email account addresses (collectively, the "Electronic Addresses") provided by Provider pursuant to this Service Order are and will remain the property of Provider. Customer shall not alter, modify, sell, lease, assign, encumber or otherwise tamper with the Electronic Addresses. Due to growth, acquisitions and/or changes in technology, Provider reserves the right to change addressing schemes, including Electronic Addresses, at any time.

(e) Domain Names. Customer is solely responsible for obtaining, registering for and renewing any desired domain names. Customer acknowledges that Provider has no control over domain name registration.

Section 7: Telephone Service Provisions. In addition to the other provisions of this Service Order and the MSA, use of the Services is subject to the following terms and conditions:

(a) Other Providers. Unless otherwise expressly agreed to in writing, Provider will have no obligation or responsibility to arrange for termination or removal of telecommunications services provided by long distance providers. Customer will remain responsible for terminating and removing any such unwanted services and circuits provided by other long distance providers. Customer understands that it may designate only one primary interexchange carrier for any one telephone number for state-to-state (interLATA), intrastate and international usage.

(b) Long Distance Charges. Any long distance rates listed above are the rates as of the date of this Order and do not reflect the actual rates applicable at any given time during the Service Term. All long distance charges are exclusive of applicable taxes, and Provider may add or adjust rates and charges in order to recover amounts it is required or permitted by governmental or quasi-governmental authorities to collect from or pay to others in support of statutory or regulatory programs ("Governmental Charges"), plus amounts to recover reasonable administrative costs associated with such Governmental Charges.

(c) CPNI. Provider will have access to certain Customer proprietary network information ("CPNI"). Under federal law, Customer has a right to, and Provider has a duty to protect, the confidentiality of CPNI. CPNI may be useful to tailor services to Customer and to enhance Provider's ability to meet Customer's needs. Customer expressly authorizes Provider, its affiliates, or its sales representatives to use CPNI to determine if Customer could benefit from other services offered by Provider and its affiliates, and market them to Customer. Customer may withdraw its authorization at any time by informing Provider in writing. Any such withdrawal will not affect the quality of Services provided hereunder.

(d) VoIP Services. The telephone Services provided hereunder are provided by Provider's Internet Protocol voice network (aka "VoIP"). VoIP services operate using the standard electrical power provided to the Service Site. Provider does not provide a back-up generator, UPS or other alternate power source for the Services; accordingly, in the event of a power outage at the Service Site, unless Customer has arranged for back-up power, the Services will be unavailable until electrical service is restored. Customer acknowledges and accepts that the Service is not represented as fail-safe and is not designed for use in situations where error-free or uninterrupted service is essential. Provider will not be responsible for any losses or damages arising as a result of the unavailability of the Service, including the inability to reach 911 or other emergency services, or the inability to contact Customer's security system or any remote medical monitoring service provider.

Section 8: Performance. Provider shall use commercially reasonable efforts in keeping with normal industry standards to ensure that the Services are available to Customer 24 hours per day, seven days per week, consistent with the Service Level Agreement (the "SLA") attached to this Service Order as Exhibit A. It is possible, however, that there will be interruptions of Services. Customer understands and agrees that the Services may be unavailable from time to time either for scheduled or unscheduled maintenance, technical difficulties, or for other reasons beyond Provider's reasonable control. Temporary Service interruptions for such reasons, as well as all Service interruptions caused by Customer, or by Force Majeure Events, will not constitute failures by Provider to perform its obligations under this Service Order. Instead, Customer's sole remedies for any such interruptions in the Services are described in the SLA.

Section 9: Customer Equipment and Software. As between Customer and Provider, Customer is solely responsible for the installation, repair, maintenance and use of all Customer Equipment and all software supplied by Customer for use in connection with the Services, including all aspects of Customer's internal network. Provider does not manufacture Equipment or software and does not support Customer Equipment or software. Any questions concerning third-party hardware or software should be directed to the provider of that product. If Customer Equipment or software impairs the Services, Customer will remain liable for payment of the applicable Fees. If, at Customer's request, Provider should attempt to resolve difficulties caused by Customer Equipment or software, such efforts will be performed at Provider's discretion and at Provider's then-current commercial rates and terms for such consulting services.

Section 10: Customer Security Measures. Customer is responsible for all access to and use of the Services by means of Customer's Equipment and Customer's internal network, whether or not Customer has actual knowledge of or

authorizes such access or use. Customer is responsible for the security of Customer's internal computer network, and shall implement commercially reasonable security measures to prevent unauthorized use of or access to the Services. As set forth in Section 6.3 of the MSA, the failure by Customer to implement commercially reasonable network security measures may result in immediate termination of the Services and this Service Order by Provider. Customer will be solely liable and responsible for all conduct occurring through either authorized or unauthorized use of the Services through Customer's network and/or Customer's Equipment, until Customer informs Provider of a security breach. Provider is not responsible and assumes no liability for losses, claims,

damages, expenses, or costs resulting from persons accessing Customer's internal network and/or Provider's network through Customer's Equipment, and Customer shall hold Provider harmless from and indemnify Provider against any such claims, losses, or damages to the full extent arising from such access.

Section 11: Exhibit. The following Exhibit, which is attached to this Agreement, is incorporated herein and by this reference made a part of this Agreement:

EXHIBIT A - Service Level Agreement

The submission of this Service Order to Customer by Provider does not constitute an offer. Instead, this Service Order will become effective only when both parties have signed it. The date this Service Order is signed by the last party to sign it (as indicated by the date associated with that party's signature) will be deemed the Effective Date of this Service Order.

CUSTOMER:

CITY OF LAKE STEVENS

By _____

Name: _____

Title: _____

Date: _____

PROVIDER:

WAVE BUSINESS SOLUTIONS, LLC

By _____

Name: _____

Title: _____

Date: _____

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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 13, 2015

Subject: Whispering Meadows Right-of-Way Vacation LUA2014-0062

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

Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

- 1. ACTION: Hold a public hearing for the proposed Whispering Meadows Right-of-Way Vacation (LUA 2014-0062)**
- 2. MOTION: Approve the Proposed Right-of-Way Vacation by adoption of Ordinance 938 (Attachment 1).**

BACKGROUND/HISTORY:

Richmond American Homes is developing a 55-lot subdivision off 102 Ave NE in the northern part of the city that directly abuts Highway SR-92. The approved preliminary subdivision design is predicated on the city vacating a portion of unopened right-of-way (ROW), near the northern of the project area. As a condition of preliminary approval, the Hearing Examiner required the developer to apply for a ROW vacation prior to final plat approval.

The city is reviewing the proposed ROW vacation and an application for final subdivision approval concurrently. The current request is for a vacation of approximately 2,187 square feet of unopened ROW. The proposed road alignment within the subdivision is designed to avoid impacts to critical area buffers and limit direct access to SR-92. By placing the proposed road further west, the new lots will be outside of a ravine and a stream buffer. In return for the ROW vacation, the city would receive 38,172 square feet of road dedication as part of the subdivision. A drawing that illustrates the plat layout, and proposed road configuration with dedication and vacation is included. Subject to Lake Stevens Municipal Code 14.16C.095, the applicant has provided a cost summary of adjacent properties estimated to be \$1.70 per square foot to determine a value for the proposed vacation, which would be \$3,717.90. The area of new ROW dedication the city will receive with the final subdivision approval is estimated to have a value of \$64,892.

The requested project is a Type V permit, which requires a public meeting and is subject to a public hearing with City Council. A duly noticed public meeting was held on October 1, 2015 – no members of the public attended or commented. Before the city staff can approve the pending final subdivision application (LUA2014-0096), City Council would need to approve the ROW vacation.

CONCLUSIONS: Lake Stevens Planning and Community Development have prepared a recommendation (Attachment 2 with Exhibits) for City Council's review and consideration with the following conclusions based on findings of fact:

1. The proposal meets the procedural and noticing requirements for Type V permits.
2. The proposal meets the right-of-way vacation criteria per LSMC 14.16C.095. The proposed right-of-way vacation/dedication will create a public benefit, will not adversely affect traffic patterns,

will not adversely affect the public need, will not affect right-of-way needs, and will not land lock neighboring properties.

3. The project will not create long-term impacts to the environment or neighboring properties.
4. The project has followed state and local requirements for processing ROW vacations.

RECOMMENDATION & CONDITIONS

Lake Stevens Planning and Community Development recommends that City Council **APPROVE** the proposed Right-of-Way Vacation (LUA2014-0062), subject to the following condition:

1. The proponent or successor shall record the record of survey for the ROW / legal descriptions vacation (LUA2014-0062) and the associated ordinance (Ord. 938) with the Snohomish County Auditor, concurrently with the final plat of the Estates at Whispering Meadows (LUA2014-0096), and return conformed copies of the same to the Lake Stevens Planning and Community Development Department.
2. 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.

APPLICABLE CITY POLICIES: Lake Stevens Municipal Code 14.16C.095 – Right-of-Way Vacation and Chapter 14.16B LSMC, Part V – Type V Review - Quasi-Judicial, City Council Decisions

BUDGET IMPACT: None – the city would receive property as dedication with final plat as compensation for vacated properties.

ATTACHMENTS:

1. Ordinance 938
2. Staff Recommendation with Exhibits

ATTACHMENT 1
CITY OF LAKE STEVENS
Lake Stevens, Washington
ORDINANCE NO. 938

AN ORDINANCE OF THE CITY OF LAKE STEVENS PROVIDING FOR A RIGHT-OF-WAY VACATION OF 2,178 SQUARE FEET IN EXCHANGE FOR DEDICATION OF APPROXIMATELY 38,172 SQUARE FEET OF LAND BETWEEN RICHMOND AMERICAN HOMES AND THE CITY OF LAKE STEVENS, BETWEEN THE NORTHERN END OF 102ND AVE NE AND SR-92.

WHEREAS, 102ND Ave NE is right-of-way in the city of Lake Stevens (City) that includes areas that have not been previously constructed for roads between 32nd Street NE and SR-92 ; and

WHEREAS, Richmond American Homes, the owner of Parcel Nos. 29060600301900, 29060600301000, 29060600301100, 29060600200200 and 29060600300800, did petition the City Council to vacate portions of 102Ave NE, described and shown in Exhibits A and B, as a condition of preliminary plat approval and in accordance with the provisions of Lake Stevens Municipal Code (LSMC) 14.16C.095; and

WHEREAS, Richmond America Homes proposes to dedicate 38,172 square feet of newly constructed roads to the city of Lake Stevens to compensate the city for the proposed vacation of unopened right-of-way; and

WHEREAS, the City held a duly noticed public meeting with applicant and affected neighbors to discuss the proposal pursuant to LSMC 14.16B.525 – no members of the public attended or commented; and

WHEREAS, Right-of-way vacations are Type V (quasi-judicial) land use permits subject to public notice and a public hearing before the City Council; and

WHEREAS, City Council adopted Resolution 2015-13 on September 22, 2015 setting a time and date for the public hearing pursuant to RCW 35.79.010; and

WHEREAS, The City provided written notice of the public hearing regarding the proposed vacation, in three public places and on the city website on September 23, 2015; posted the subject property on September 24, 2015; mailed notice of the public hearing on September 25, 2015; and published the notice in the Everett Herald on September 28, 2015 meeting the noticing requirements of RCW 35.79.020 and LSMC 14.16B.540; and

WHEREAS, Planning and Community Development staff prepared a staff report/recommendation for City Council's consideration describing the project and provided findings of fact, conclusions, and recommendations; and

WHEREAS; The Lake Stevens City Council held a public hearing on October 13, 2015 to receive public comment and testimony, in accordance with Chapter 14.16B LSMC, Part V; and

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

Section 1. The findings, conclusion, and recommendations contained in the staff report/recommendation dated October 8, 2013 are hereby adopted in support of the proposed request; and the council finds and concludes as follows:

- a. The proposed street vacation meets the right-of-way vacation criteria per LSMC 14.16C.095.
- b. The proposed right-of-way vacation/dedication will create a public benefit, will not adversely affect traffic patterns, will not adversely affect the public need, will not affect right-of-way needs, and will not land lock neighboring properties.
- c. The project will not create long-term impacts to the environment or neighboring properties.
- d. The proposed street vacation has followed state and local requirements for processing ROW vacations.

Section 2. Conditioned on the dedication required in Section 3 hereof, the city of Lake Stevens does hereby vacate unopened portions of 102nd Ave SE, described and shown in Exhibits A and B to Richmond American Homes, the adjacent landowner or successor.

Section 3. Richmond American Homes or successor agrees to dedicate and the city of Lake Stevens does accept the dedication of real property subject to approval and recording of the associated subdivision – the Estates at Whispering Meadows (City File No. LUA2014-0096) as depicted in said subdivision.. All cost of recording shall be the responsibility of Richmond American Homes or successor. The City will receive no other consideration or payment for the vacation.

Section 4. The proponent or successor shall record concurrently Ordinance 938 and the final plat for the Estates at Whispering Meadows (LU2014-0096) in accordance with Section 3 with the Snohomish County Auditor and return conformed copies of the same to the Lake Stevens Planning and Community Development Department to satisfy the conditions of this right-of-way vacation. Should any additional documentation be required to establish the dedicated right of way as City right of way, Richmond American Homes shall execute such additional documents as required.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 6. Effective Date. This Ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the City Council and **APPROVED** by the Mayor this 13th day of October, 2015

CITY OF LAKE STEVENS

By: _____

Vern Little, Mayor

ATTEST/AUTHENTICATED:

By: _____
Kathleen Pugh, Deputy City Clerk

APPROVED AS TO FORM:

By: _____
Grant K. Weed, City Attorney

1st and Final Reading: October 13, 2015

Date of Publication:

Effective Date:

EXHIBIT A

**LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION**

LEGAL DESCRIPTION
NORTH RIGHT OF WAY VACATION
EXHIBIT A

THAT PORTION OF GOVERNMENT LOT 6 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 6, SAID CORNER BEING THE NORTHWEST CORNER OF THE RIGHT OF WAY MARGIN OF 102ND AVENUE NORTHEAST, AS CONVEYED BY DEED RECORDED IN VOLUME 266 OF DEEDS, PAGE 113, RECORDS OF SAID COUNTY;

THENCE NORTH 87°34'06" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6 AND SAID MARGIN 15.04 FEET TO THE NORTHEAST CORNER OF SAID MARGIN;

THENCE SOUTH 01°32'52" WEST ALONG THE EAST MARGIN OF SAID RIGHT OF WAY, 155.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 115.50 FEET AND TO WHICH A RADIAL BEARS SOUTH 56°22'25" WEST; THENCE NORTHWESTERLY AND COUNTERCLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°23'26", A DISTANCE OF 22.96 FEET TO THE WEST MARGIN OF SAID RIGHT OF WAY;

THENCE NORTH 01°32'52" EAST, ALONG SAID WEST MARGIN, 137.16 FEET TO THE **POINT OF BEGINNING**.

SEE EXHIBIT "B"



EXHIBIT B

**RECORD OF SURVEY FOR
RIGHT-OF-WAY VACATION**

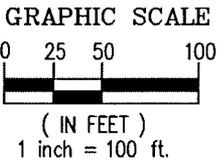
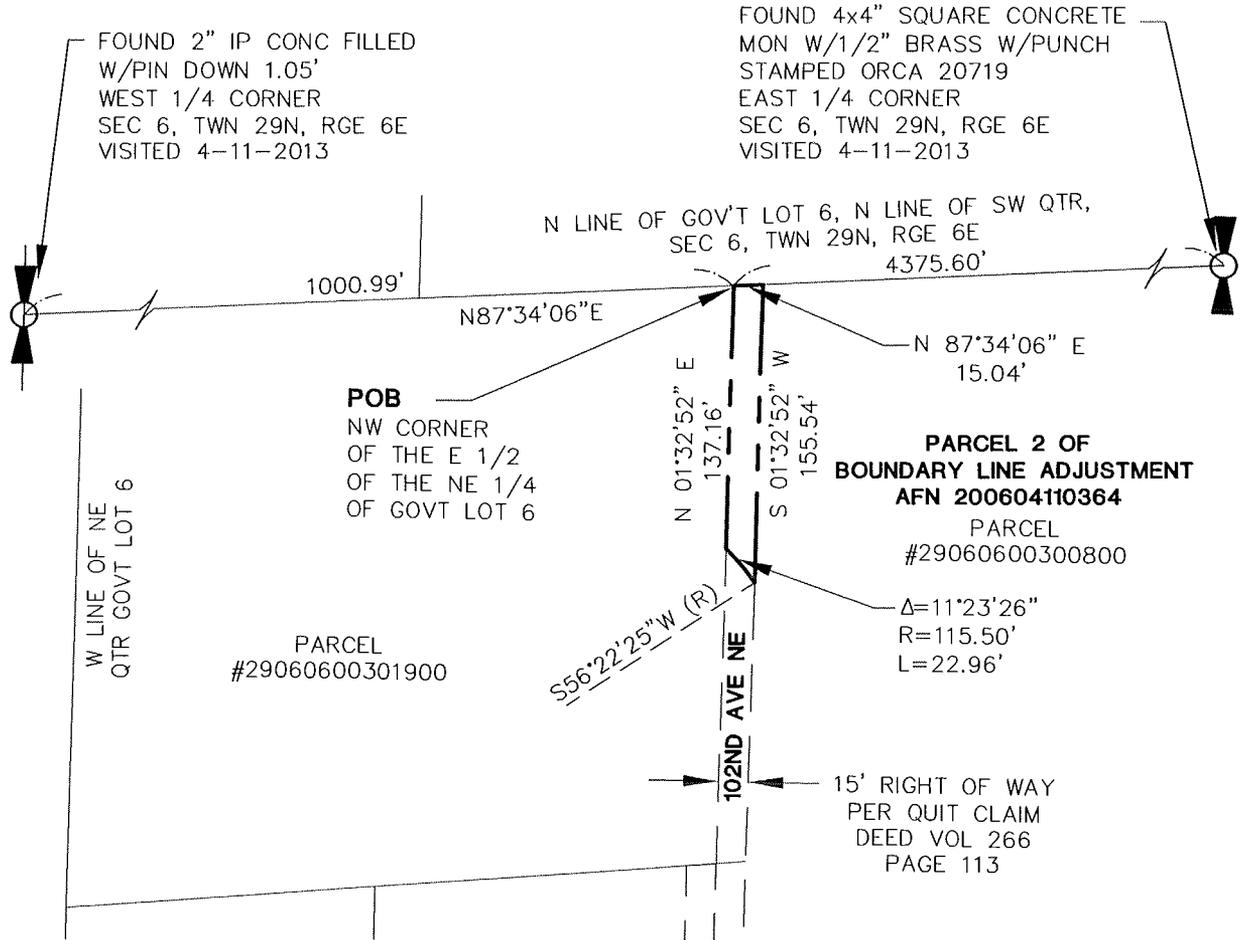
C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

310 - 29TH ST. NE, SUITE 101 Bus: (253) 848-4282
 PUYALLUP, WA 98372 Fax: (253) 848-4278

NORTH RIGHT OF WAY VACATION EXHIBIT

THAT PORTION OF THE NE QTR OF GOVERNMENT LOT 6, ALSO A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, STATE OF WASHINGTON

EXHIBIT B



ATTACHMENT 2



Planning and Community Development
 Staff Report and Recommendation
 Right-of-Way Vacation

Whispering Meadows ROW Vacation

LUA2014-0062

A. PROJECT DESCRIPTION AND REQUEST

Craig Deaver, on behalf of Richmond American Homes, has requested the city vacate approximately 2,200 square feet of unopened right-of-way (ROW) between the northern end of 102nd Ave NE and SR-92. The city will not need the identified area for future public roads, following approval of a proposed subdivision – the Estates at Whispering Meadows. This ROW vacation was a condition of the preliminary plat approval from Snohomish County. In exchange for the property, the owner will dedicate additional right-of-way to the city, re-align the road and construct 102nd Ave NE including sidewalks with the final plat. The proposed road alignment within the subdivision is designed to avoid impacts to critical area buffers and limit direct access to SR-92. By placing the proposed road further west, the new lots will be outside of a ravine and a stream buffer. The project was placed on hold at the applicant’s request so approval would coincide with the final review of the associated subdivision. The requested project is a Type V permit subject to a public meeting and subsequent public hearing with City Council. Before City Council can approve a related final plat, City Council would need to approve the ROW vacation.

B. GENERAL INFORMATION

1. Property Owner: Richmond American Homes
2. Contact Person: Craig Deaver (CES Engineering)
3. Property Location: 102nd Ave NE – north of 32nd Street NE in Lake Stevens, WA
4. Areas to be vacated: Approximately 2,178 square feet
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
Project Site	Medium Density Residential	High Urban Residential	Undeveloped
North of Site	SR-92		
East of Site	Medium Density Residential	High Urban Residential	Wetland Area
South of Site	Medium Density Residential	Suburban Residential	Neighborhoods
West of Site	Public / Semi-Public	Public / Semi-Public	School

6. Public Utilities and Services Provided by:

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

C. FINDINGS OF FACT

1. Application: The city received a Type V application (**Exhibit 1**) and associated documents on August 22, 2014, which staff deemed complete on August 28, 2014.
2. Public Notification:
 - a. The Notice of Application (**Exhibit 2**) was published in the Everett Herald; mailed to property owners within 300 feet of the site; and posted (bulletin boards, website and project site) on or around September 17, 2014.
 - b. The Notice of Public Meeting (**Exhibit 3**) was published in the Everett Herald; mailed to property owners within 300 feet of the site; and posted (bulletin boards, website and project site) between September 15 and 16, 2015. Only the applicant and project contact attended the Public Meeting. No comments were received.
 - c. The Notice of Public Hearing (**Exhibit 4**) was published in the Everett Herald; mailed to property owners within 1,000 feet of the site; and posted (bulletin boards, website and project site) between September 23 and 28, 2015 adhering to the noticing requirements of RCW 35.79.020 and LSMC 14.16B.540.
3. Right-of-Way Vacation (ROW) LSMC 14.16C.095 establishes the procedure and decision criteria for ROW vacations. The applicant provided a narrative responding to LSMC 14.16C.095 with the application.
 - a. Craig Deaver, on behalf of Richmond American Homes, petitioned the city to consider a right-of-way vacation of 2,187 square feet in exchange for approximately 38,172 square feet or ROW dedication as part of the final plat.
 - b. The applicant has provided documentation for the assessed value of the adjacent property on a square foot basis (**Exhibit 5**). The proposed compensation for the right-of-way vacation is acceptance of a greater area/value in dedication.
 - c. The applicant has provided an accurate survey and legal descriptions for the affected portions of the properties, which the city's engineering consultant and Public Works Department have reviewed and accepted (**Exhibit 6a and 6b**).
 - d. Decision Criteria:
 - (1) This criterion is not applicable, as the property does not adjoin any fresh water body.
 - (2) Responses to City Council criteria for deciding upon the petition
 - i. The proposal would provide a public benefit by constructing a new road with complete improvements, including curb, gutter, sidewalk and utilities.
 - ii. The proposal would not negatively affect the street pattern as a direct connection to SR-92 would not be allowed. The new road will provide public access to the planned neighborhood constructed to the approved standards.
 - iii. The ROW vacation does not affect public need adversely as new roads will be constructed to public standards for circulation and emergency access. The new road alignment will be further away from identified critical areas on the site.

- iv. The right-of-way to be vacated will not be needed by the city as no direct connection to SR-92 is contemplated or would be allowed.
- v. The vacation will not land lock any properties; on the contrary, the new road will provide better connectivity to the proposed neighborhood and access to new lots and improve the road for existing lots.

(3) Using Snohomish County assessor's data for seven adjoining properties, the applicant estimates the value of the right-of-way to be vacated is \$1.70 per square foot with a total value of \$3,717.90. The applicant is proposing to dedicate a greater area of land, with a total value of \$64,892.40, to the city to compensate for the areas proposed to be vacated.

D. CONCLUSIONS

- 1. The proposal meets the procedural and noticing requirements for Type V permits.
- 2. The proposal meets the right-of-way vacation criteria per LSMC 14.16C.095. The proposed right-of-way vacation/dedication will create a public benefit, will not adversely affect traffic patterns, will not adversely affect the public need, will not affect right-of-way needs, and will not land lock neighboring properties.
- 3. The project will not create long-term impacts to the environment or neighboring properties.
- 4. The project has followed state and local requirements for processing ROW vacations.

E. RECOMMENDATION & CONDITIONS

Lake Stevens Planning and Community Development recommends that City Council **APPROVE** the proposed Right-of-Way Vacation (LUA2014-0062), subject to the following condition:

- 1. The proponent or successor shall record the record of survey for the ROW / legal descriptions vacation (LUA2014-0062) and the associated ordinance (Ord. 938) with the Snohomish County Auditor, concurrently with the final plat of the Estates at Whispering Meadows (LUA2014-0096), and return conformed copies of the same to the Lake Stevens Planning and Community Development Department.
- 2. 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.



Russell Wright, *Lead Senior Planner*

October 8, 2015

Date

F. EXPIRATION AND APPEALS

Right-of-way vacations shall expire one year from the date approved, if compensation has not been provided to the city or other conditions have not been met as required in the vacation decision or ordinance pursuant to LSMC 14.16B.555.

The decision of the City Council on a Type V application is the final decision and may be appealed to Snohomish County Superior Court by filing a land use petition, which meets the requirements set forth in Chapter 36.70C RCW. The petition must be filed and served upon all necessary parties as set forth in State law and within the 21-day time period as set forth in RCW 36.70C.040. The appeal period shall commence upon the City Council's final decision and not upon expiration of the reconsideration period.

G. EXHIBITS

1. Application
2. Affidavit of Public Notice
3. Affidavit of Public Meeting
4. Affidavit of Public Hearing
5. Right-of-Way Vacation Narrative / Valuation
6. Survey Documents
 - a. Survey
 - b. Legal Description

For additional information on this decision or the appeal process, you may contact the Department of Planning and Community Development at 1812 Main Street, Lake Stevens, WA or call (425) 377-3235.



RECEIVED
 AUG 22 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>8-22-14</u>
Staff Initials:	<u>JC</u>
Permit Number:	<u>LUH-2014-0062</u>

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

CHECK ONE		
<p>TYPE IV – Quasi-judicial</p> <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: _____	<p>TYPE V – Quasi-judicial</p> <input type="checkbox"/> Final Plats <input type="checkbox"/> Plat Alterations <input type="checkbox"/> Plat Vacations <input checked="" type="checkbox"/> Right-of-Way Vacations <input type="checkbox"/> Type V Other: _____	<p>TYPE VI – Legislative</p> <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: 3425 & 3404 102nd Ave NE, and 10125 32nd St NE, Lake Stevens, WA 98258			
	Assessor Parcel No: ^{29060600-300800, and} ₂₉₀₆₀₆₀₀₋₃₀₁₉₀₀	Area of property	Square Feet: 2,185.07	Acres: 0.05
	Land Use Designation: Medium Density Residential		Zoning: High Urban Residential (HUR)	
	Number of Buildings on Site/: 0		Number to be Retained: 0	
	Existing Impervious Surface Area: 0 sf		Proposed Impervious Surface Area: 0 sf	
Applicant	Name/Company: CES NW, Inc.			
	Address: 310 29th St NE, Suite 101		City/State/Zip: Puyallup, WA 98372	
	Phone: 253.848.4282		Applicants relationship to owner: Representative	
	Fax: 253.848.4278		Email: cdeaver@cesnwinc.com	
Primary Contact	Name/Company: Craig Deaver, CES NW, Inc.			
	Address: 310 29th St NE, Suite 101		City/State/Zip: Puyallup, WA 98372	
	Phone: 253.848.4282		Email: cdeaver@cesnwinc.com	
	Fax: 253.848.4278			

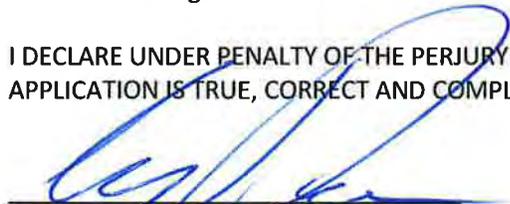
Property Owner	Name/Company: John R. Skochdopole / Richmond American Homes				
	Address: 310 29th St NE, Suite 200		City/State/Zip: Puyallup, WA 98372		
	Phone: 253.693.4709		Email: Barney.Skochdopole@mdch.com		
	Fax:				
Project Description	Grading Quantities		Cut:		Fill:
	Proposed project/land use (attach additional sheets if necessary): Vacation of a portion of unimproved right-of-way related to the				
	Final Plat for Nickell-Backman AKA "The Estates at Whispering Meadows", a 55-lot subdivision southwest of Callow Rd and SR 92. The location of existing right-of-way impacts the				
	building envelopes of four lots shown on the Final Plat of Whispering Meadows. Vacation of this right-of-way, coupled with the dedication of additional right-of-way through the				
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: _____

Staff Initials: _____

Permit Number: _____

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: _____

Name: Craig Deaver, CES NW Inc.

Address: 310 29th St NE, Suite 101

Puyallup, WA 98372

Phone: 253.848.4282

Email address: cdeaver@cesnwinc.com

Property Owner(s)

Signature: _____

Name: John R. Skochdopole

Address: 310 29th St NE, Suite 200

Puyallup, WA 98372

Phone: 253.693.4709

Email address: Barney.Skochdopole@mdch.com

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____



AFFIDAVIT OF NOTICE

Project Name: Whispering Meadows Row Vac. NOA

Project Number: LU12014-0062

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. Property	<u>on or around 9/17/15</u>	<u>REW</u>
2. City Hall	<u>" "</u>	<u>REW</u>
3. Planning	<u>" "</u>	<u>REW</u>
4. Everett Herald	<u>9.17.15</u>	<u>[Signature]</u>
5. Mailings	<u>9.13.15</u>	<u>[Signature]</u>



Public Meeting
AFFIDAVIT OF NOTICE

Project Name: Whispering Meadows ROW Vacation

Project Number: LUA2014-0062

Place Posted

Date Posted

Signature

1. Property

9.16/15

Alan [Signature]

2. City Hall

9.16.15

[Signature]

3. Planning

9.16.15

[Signature]

4. Everett Herald

9.17.15

[Signature]

5. Mailings

9.16.15

[Signature]

6. Website

9.16.15

[Signature]



AFFIDAVIT OF NOTICE

Project Name: Whispering Meadows ROW Vacation Public Hearing
Project Number: LUA2014-0062

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. Property	<u>9/24/15</u>	<u>Adam E</u>
2. City Hall	<u>9.23.15</u>	<u>[Signature]</u>
3. Planning	<u>9.23.15</u>	<u>[Signature]</u>
4. Everett Herald	<u>9.28.15</u>	<u>[Signature]</u>
5. Mailings	<u>9.25.15</u>	<u>[Signature]</u>
6. Website	<u>9.23.15</u>	<u>[Signature]</u>
7. Library	<u>9.23.15</u>	<u>[Signature]</u>

C.E.S. NW Inc.
Civil Engineering & Surveying

310 29th Street NE, Ste 101
Puyallup, WA 98372
Phone: (253) 848-4282
Fax: (253) 848-4278

August 26, 2014

Mr. Russ Wright
City of Lake Stevens
Planning and Community Development
1820 Main Street
Lake Stevens, WA 98258

RE: Nickell-Backman Right-of-way Vacation

Dear Mr. Wright,

As discussed in our meeting on August 22, 2014, the Nickell-Backman project (AKA Whispering Meadows) is requesting vacating a portion of right-of-way during the development process. As a condition of the January 18, 2008 Snohomish County Hearing Examiner Decision regarding the Nickell-Backman preliminary plat, the vacation of any right-of-way shall be completed through the City of Lake Stevens. As required by *Lake Stevens Municipal Code (LSMC)* 14.16C.095(e)(1), in cases where the City Council requires compensation for vacated right-of-way, an appraisal of the property to be vacated shall be calculated by the average assessed value of property abutting the subject right-of-way on a square foot basis and applied to the portion of right-of-way to be vacated. The values below and shown on the map are based on the assessed valuation for the seven properties adjoining the 102nd Ave NE right-of-way between 32nd St NE and 102nd Ave NE's northerly terminus south of SR 92 (See Exhibit).

The calculation for the average assessed value for the properties fronting 102nd Ave NE is calculated from the square foot assessed land value, elimination of the high and low values, and averaging the remaining values. This provides a median value of \$1.70 per square foot.

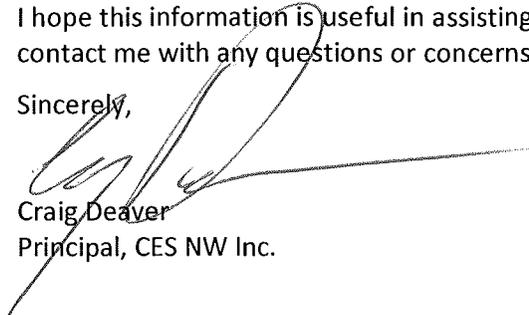
The average assessed value, as described above, for the portion of right-of-way subject to vacation utilizing the criteria described in the *LSMC*, is \$3,717.90. This amount is calculated by multiplying the average square foot value of \$1.70 to the 2,187 square feet subject to vacation. This assessed value is based on the 2014 Taxable Value from the Snohomish County Assessor (see attached).

The 102nd Ave NE right-of-way bisects the subject property and is to be fully constructed through the Whispering Meadows plat. The improvements provided by the Whispering Meadows plat provide access to all property owners within and adjoining the plat. The dedicated right-of-way is to be fully improved with curb, gutter, sidewalk and accommodation of utilities and storm drainage. The valuation of the right-of-way to be dedicated is \$64,892.40 utilizing unimproved assessed value as described above, (38,172 sf multiplied by \$1.70 per square foot).

We feel the improvements to the additional 38,172 sf of right-of-way provided through the Whispering Meadows plat more than adequately compensates the City of Lake Stevens in the vacation of the 2,187 sf subject right-of-way.

I hope this information is useful in assisting with the review process for the vacation. Please feel free to contact me with any questions or concerns at (253) 848-4282 or by e-mail at cdeaver@cesnwinc.com.

Sincerely,



Craig Deaver
Principal, CES NW Inc.

LEGAL DESCRIPTION
NORTH RIGHT OF WAY VACATION
EXHIBIT A

THAT PORTION OF GOVERNMENT LOT 6 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 6, SAID CORNER BEING THE NORTHWEST CORNER OF THE RIGHT OF WAY MARGIN OF 102ND AVENUE NORTHEAST, AS CONVEYED BY DEED RECORDED IN VOLUME 266 OF DEEDS, PAGE 113, RECORDS OF SAID COUNTY;

THENCE NORTH 87°34'06" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6 AND SAID MARGIN 15.04 FEET TO THE NORTHEAST CORNER OF SAID MARGIN;

THENCE SOUTH 01°32'52" WEST ALONG THE EAST MARGIN OF SAID RIGHT OF WAY, 155.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 115.50 FEET AND TO WHICH A RADIAL BEARS SOUTH 56°22'25" WEST; THENCE NORTHWESTERLY AND COUNTERCLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°23'26", A DISTANCE OF 22.96 FEET TO THE WEST MARGIN OF SAID RIGHT OF WAY;

THENCE NORTH 01°32'52" EAST, ALONG SAID WEST MARGIN, 137.16 FEET TO THE **POINT OF BEGINNING**.

SEE EXHIBIT "B"



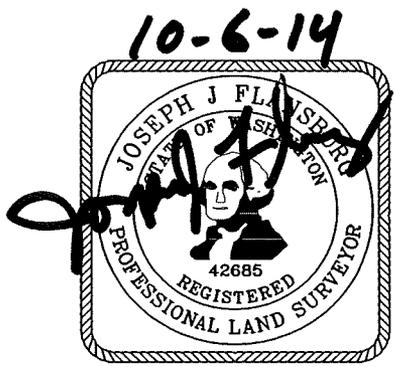
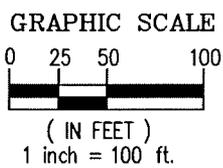
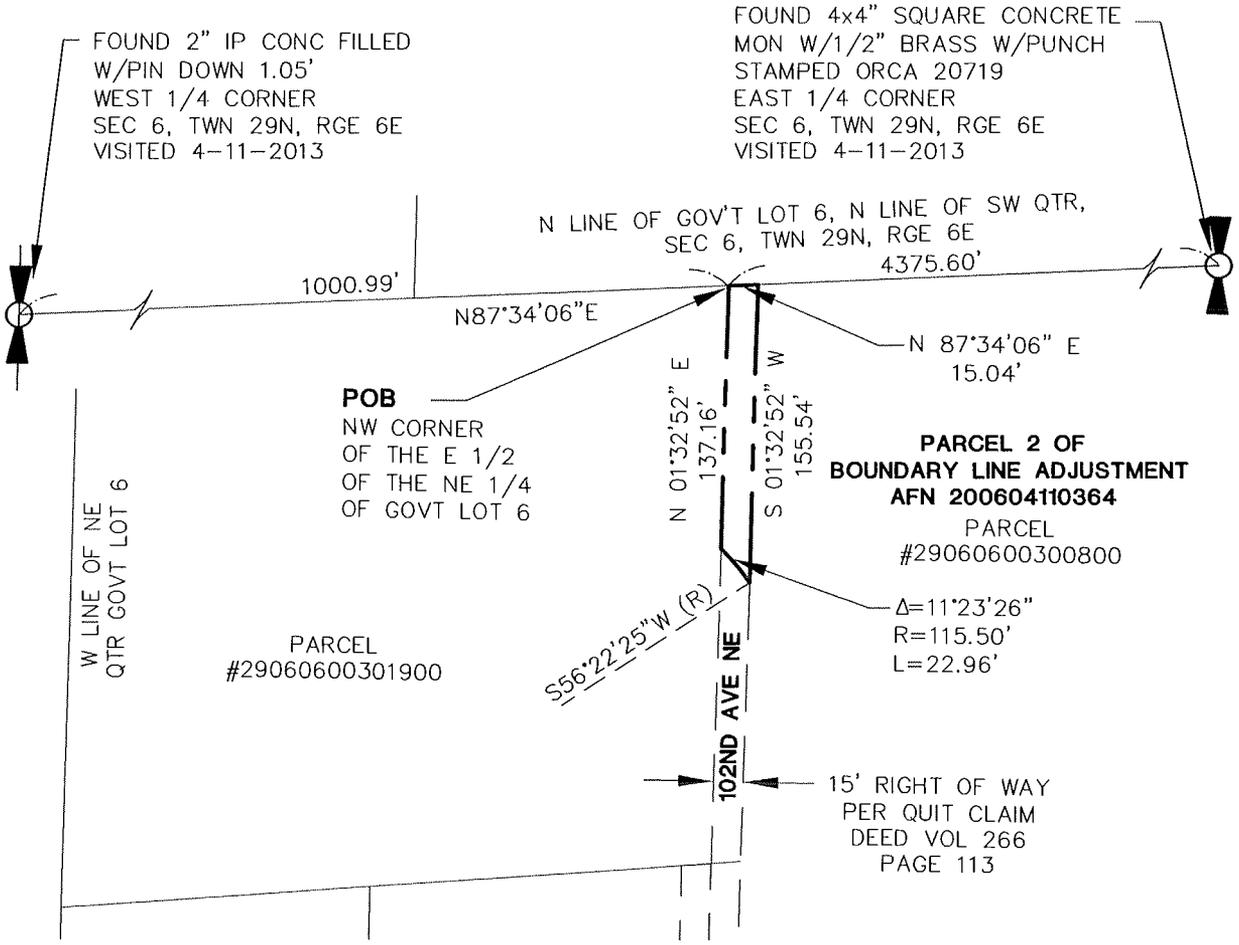
C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

310 - 29TH ST. NE, SUITE 101 Bus: (253) 848-4282
 PUYALLUP, WA 98372 Fax: (253) 848-4278

NORTH RIGHT OF WAY VACATION EXHIBIT

THAT PORTION OF THE NE QTR OF GOVERNMENT LOT 6, ALSO A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, STATE OF WASHINGTON

EXHIBIT B





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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 13, 2015

Subject: Whispering Meadows Final Plat LUA2014-0096

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

Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

- 1. ACTION: Hold a public meeting for acceptance of the proposed Whispering Meadows Final Plat (LUA 2014-0096)**
- 2. MOTION: Accept the Proposed Estates at Whispering Meadows Final Plat and Road Dedication (portions of 102nd Ave NE, 35th Place NE and 33rd Place NE).**

SUMMARY: Public meeting and City Council acceptance of the Estates at Whispering Meadows final plat and associated right-of-way dedication – a proposed 55 lot subdivision.

BACKGROUND/HISTORY:

Final Plats are Type V Quasi-Judicial decisions per Table 14.16A-I. City Council accepts final plats, following a public meeting and dedication of right-of-way, when the subdivision's proponent has met municipal requirements for preliminary plats (Chapter 14.18 LSMC), completed applicable conditions of approval and met the requirements of Chapter 58.17 RCW.

Craig Deaver, on behalf of Richmond American Homes has submitted a final subdivision application to subdivide a 16.5-acre property, located off 102nd Ave NE, into 55 residential lots. Snohomish County issued an environmental mitigated determination of non-significance on October 25, 2006 and issued preliminary approval for this project on January 18, 2008. The applicant has constructed or financially secured required improvements. City Council will review a related right-of-way vacation under a separate action.

CONCLUSIONS: Lake Stevens Planning and Community Development have prepared a recommendation (Attachment 2 with Exhibits) for City Council's review and consideration with the following conclusions based on findings of fact:

1. The city has confirmed that all required improvements for subdivision approval have been installed or has been financially secured as approved by the Public Works Department and Planning and Community Development.
2. The proposed subdivision documents submitted to the city of Lake Stevens meet all requirements of the Preliminary Plat Approval issued by Snohomish County and the city's standards for Final Plat Approval.
3. The record of survey and preliminary plat address existing encroachments.
4. The subdivision, as proposed, is consistent with all applicable requirements, permit processing procedures, and other applicable codes.

RECOMMENDATION & CONDITIONS

Lake Stevens Planning and Community Development recommends that City Council **APPROVE** the proposed Final Plat (LUA2014-0096), subject to the following condition:

1. The proponent or successor shall record the approved subdivision (final plat) as depicted in **Exhibit B**. Slight modifications may be approved prior to recording.
2. All recording fees shall be the obligation of the subdivision proponent.
3. The proponent or successor shall provide conformed copies of the approved final plat to the city of Lake Stevens after recording with Snohomish County.
4. 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.

APPLICABLE CITY POLICIES: Lake Stevens Municipal Code 14.16C.095 – Right-of-Way Vacation and Chapter 14.16B LSMC, Part V – Type V Review - Quasi-Judicial, City Council Decisions

BUDGET IMPACT: None

ATTACHMENTS:

1. Staff Recommendation with Exhibits



ATTACHMENT 1

**Planning and Community Development
 Type V Permit: Final Plat**

Whispering Meadows

LUA2014-0096

A. PROJECT DESCRIPTION AND REQUEST

Craig Deaver, on behalf of Richmond American Homes has submitted a final subdivision application to divide a 16.5-acre property, located off 102nd Ave NE, into 55 residential lots. Snohomish County issued an environmental mitigated determination of non-significance on October 25, 2006 and issued preliminary approval for this project on January 18, 2008. The applicant has constructed or financially secured required improvements. The applicant has also requested a related right-of-way vacation being reviewed concurrently with the subdivision. Final subdivisions are Type V applications subject to public notice and acceptance by the City Council following a public meeting.

B. GENERAL INFORMATION

1. Property Owner: Richmond American Homes
2. Contact Person: Craig Deaver
3. Property Location: 102nd Ave NE – north of 32nd Street NE in Lake Stevens, WA
4. Project Area: 16.5 acres
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
Project Site	Medium Density Residential	High Urban Residential	Undeveloped
North of Site	SR-92		
East of Site	Medium Density Residential	High Urban Residential	Wetland Area
South of Site	Medium Density Residential	Suburban Residential	Neighborhoods
West of Site	Public / Semi-Public	Public / Semi-Public	School

6. Public Utilities and Services Provided by:

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

C. ENVIRONMENTAL REVIEW

Snohomish County issued a mitigated determination of non-significance on October 25, 2006. The city issued a SEPA addendum on February 20, 2015 for offsite improvements.

D. FINDINGS OF FACT

1. Application Process: The city of Lake Stevens received a final plat application on November 24, 2014 (**Exhibit 1**) associated materials (e.g., title report, closing calculations, plat name certification and declaration of covenants, conditions and restrictions) and a final plat map (**Exhibit 2**) for the Estate at Whispering Meadows Subdivision. City staff issued a Notice of Application for the project on or around December 17, 2014 (**Exhibit 3**). City staff issued a Notice of Public Meeting for the project on or around July 28, 2015 (**Exhibit 4**). City staff mailed the notice to property owners within 300 feet, posted the subject property, and posted at City Hall.

This staff report meets the requirements of LSMC 14.16B.535 as the written recommendation to the City Council for decision.

2. Density and Dimensional Standards: Density and dimensional standard review was completed during preliminary plat approval by Snohomish County and subsequent minor revisions by the city. The city has confirmed the proposed final plat complies with the preliminary plat approval.
 - a. Comments (**Exhibit 5**) were received from James Neale on December 29, 2014 related to lot line encroachments of his existing mobile home. The current survey shows that the existing mobile home crosses onto the Whispering Meadows plat. Richmond American Homes proposes to establish a dedicated tract (Tract 994) to address the encroachment and provide required setbacks to the structure.
 - b. Comments (**Exhibit 6**) were received from David Carson, on behalf of William and Barbara Dailey, related to perceived right-of-way encroachments. The current survey shows that the areas described are in public right-of-way.
 - c. Comments were (**Exhibit 7**) received from Brewe Layman related to stormwater issues related to plat construction. Best management practices and design were employed during the review of the construction plan approval – the issue was forwarded to the applicant.
 - d. The current survey shows fence encroachments between the Trunell and Zacky properties onto the Whispering Meadows plat. Richmond American Homes proposes to establish two dedicated tracts (Tract 993 and 996) to address the fence encroachments.
 - e. Richmond American Homes has provided a current record of survey (**Exhibit 8**) and attorney correspondence (**Exhibit 9**) addressing the site encroachments and right-of-way issues described in the comments above.
3. 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 applicant will provide financial securities for any remaining or incomplete stormwater items in addition to maintenance securities for road improvements.

4. Traffic Impacts: Snohomish County reviewed the initial traffic impacts for this project during preliminary plat approval. As the city of Lake Stevens is now the permitting authority and responsible for determining consistency with prior land use decisions and verifying concurrency, the Planning and Community Director and Public Works Director have determined that payment of traffic impact fees will be paid under the city's traffic impact fee program per Chapter 14.120 LSMC to the city of Lake Stevens and will fulfill the intent of the Hearing Examiner's Condition.
5. Public Roads and Frontage Improvements: Access to new lots within the subdivision will be from new public roads, constructed to applicable Snohomish County standards. New roads and required frontage improvements have been constructed to the approved plans. The applicant has provided financial securities for any remaining or incomplete road items. In addition, the proponent will dedicate new internal roads to the city.
6. Utilities: Public utilities have been installed to serve all of the proposed lots in the proposed subdivision. The Snohomish County PUD (water and electricity) and Lake Stevens Sewer District have granted approval for the utility improvements.
7. 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.
8. Impact Fees: Impact fees for schools, parks and traffic are required for the lots in the proposed subdivision and were defined in the preliminary plat approval or as revised and shall be collected at the time of building permit issuance.

E. CONCLUSIONS

1. The city has confirmed that all required improvements for subdivision approval have been installed or has been financially secured as approved by the Public Works Department and Planning and Community Development.
2. The proposed subdivision documents submitted to the city of Lake Stevens meet all requirements of the Preliminary Plat Approval issued by Snohomish County and the city's standards for Final Plat Approval.
3. The record of survey and preliminary plat address existing encroachments.
4. The subdivision, as proposed, is consistent with all applicable requirements, permit processing procedures, and other applicable codes.

F. RECOMMENDATION & CONDITIONS

The Planning and Community Development Department recommends **APPROVAL**, of the Final Plat for Estate at Whispering Meadows along with dedication of right-of-way as shown, **subject to the listed conditions**:

1. The proponent or successor shall record the approved subdivision (final plat) as depicted in **Exhibit B**. Slight modifications may be approved prior to recording.
2. All recording fees shall be the obligation of the subdivision proponent.

3. The proponent or successor shall provide conformed copies of the approved final plat to the city of Lake Stevens after recording with Snohomish County.
4. 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 interested parties must file an appeal application, 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 June 26, 2015
2. Final Plat of Estate at Whispering Meadows
3. Affidavit of Notice of Application
4. Affidavit of Public Meeting
5. Neale Comments
6. Carson Comments
7. Brewe Comments
8. Record of Survey
9. Attorney Comments

Signed Original on file.

October 8, 2015

Russell Wright, *Senior Planner*
Date

Distributed to the Following Parties:

1. Lake Stevens City Council
2. Craig Deaver (CES Engineering)
3. Barney Skochdopole (Richmond American)
4. Parties of Record



Exhibit 1

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>11-24-14</u>
Staff Initials:	<u>CH</u>
Permit Number:	<u>LVA 2014-0096</u>

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

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

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

Property Information	Site Address: 3425 & 3404 102nd Ave NE, and 10125 32nd St NE, Lake Stevens, WA 98258			
	Assessor Parcel No: <small>29060600-200200,-300800, 301000,-301100,-301900</small>	Area of property	Square Feet: 720,915	Acres: 16.54
	Land Use Designation: Medium Density Residential		Zoning: High Urban Residential (HUR)	
	Number of Buildings on Site/: 0		Number to be Retained: 0	
	Existing Impervious Surface Area: 258,603 sf		Proposed Impervious Surface Area: 258,603 sf	
Applicant	Name/Company: CES NW, Inc.			
	Address: 310 29th St NE, Suite 101		City/State/Zip: Puyallup, WA 98372	
	Phone: 253.848.4282		Applicants relationship to owner: Representative	
	Fax: 253.848.4278		Email: cdeaver@cesnwinc.com	
Primary Contact	Name/Company: Craig Deaver, CES NW, Inc.			
	Address: 310 29th St NE, Suite 101		City/State/Zip: Puyallup, WA 98372	
	Phone: 253.848.4282		Email: cdeaver@cesnwinc.com	
	Fax: 253.848.4278			

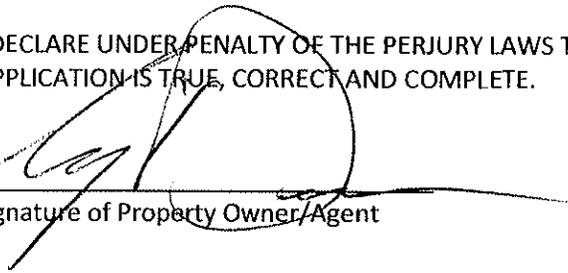
Property Owner	Name/Company: John R. Skochdopole / Richmond American Homes				
	Address: 310 29th St NE, Suite 200		City/State/Zip: Puyallup, WA 98372		
	Phone: 253.693.4709		Email: Barney.Skochdopole@mdch.com		
	Fax:				
Project Description	Grading Quantities		Cut:		Fill:
	Proposed project/land use (attach additional sheets if necessary): Final Plat for Nickell-Backman AKA "The Estates at Whispering Meadows". A 55-lot subdivision of five tax parcels and the vacation of a portion of 102nd Ave NW, located southwest of Callow Road and SR 92.				
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:				

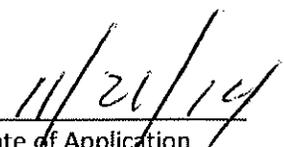
You may not begin any activity based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal 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.



To be completed by staff

Date of Application: _____

Staff Initials: _____

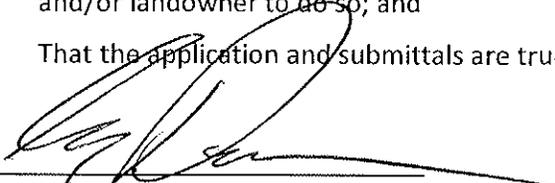
Permit Number: _____

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: 

Name: Craig Deaver, CES NW Inc.

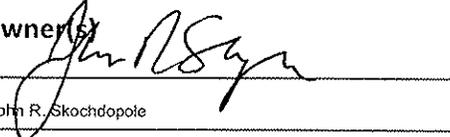
Address: 310 29th St NE, Suite 101

Puyallup, WA 98372

Phone: 253.848.4282

Email address: cdeaver@cesnwinc.com

Property Owner(s)

Signature: 

Name: John R. Skochdopole

Address: 310 29th St NE, Suite 200

Puyallup, WA 98372

Phone: 253.693.4709

Email address: Barney.Skochdopole@mdch.com

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

PARCEL #29060600300800

PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 05 117632 RECORDED UNDER AUDITOR'S FILE NUMBER 200604110364 AND AFFIDAVIT OF CORRECTION UNDER AUDITOR'S FILE NUMBER 201009200020, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF GOVERNMENT LOT 6 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 6, SAID CORNER BEING THE NORTHWEST CORNER OF THE RIGHT OF WAY MARGIN OF 102ND AVENUE NORTHEAST, AS CONVEYED BY DEED RECORDED IN VOLUME 266 OF DEEDS, PAGE 113, RECORDS OF SAID COUNTY;
THENCE NORTH 87°18'58" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6 AND SAID MARGIN 15.04 FEET TO THE NORTHEAST CORNER OF SAID MARGIN AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
THENCE CONTINUING 87°18'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 415.28 FEET;
THENCE SOUTH 01°28'24" WEST 580.22 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER;
THENCE CONTINUING SOUTH 01°28'24" WEST 580.22 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 81°02'31" WEST, ALONG SAID SOUTH LINE, 78.58 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2080658, RECORDS OF SAID County;
THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID TRACT;
THENCE NORTH 01°18'05" EAST 187.79 FEET;
THENCE SOUTH 81°02'31" WEST 354.13 FEET TO THE EAST RIGHT OF WAY MARGIN OF SAID 102ND AVENUE NORTHEAST;
THENCE NORTH 01°18'05" EAST, ALONG SAID EAST MARGIN 416.01 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 6;
THENCE NORTH 84°10'27" EAST, ALONG SAID SOUTH LINE, 15.12 FEET TO THE EAST MARGIN OF SAID 102ND AVENUE NORTHEAST;
THENCE NORTH 01°18'05" EAST, ALONG SAID EAST MARGIN 602.97 FEET TO THE POINT OF BEGINNING.

PARCEL 29060600301900

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 6 IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.,

PARCEL 29060600200200

THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6;
THENCE NORTH 85°31' EAST 840.15 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°50' WEST TO THE SOUTH LINE OF SECONDARY STATE HIGHWAY NO. 92, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1292204, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF GOVERNMENT LOT 5 IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.;
THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5 TO THE TRUE POINT OF BEGINNING.
ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 29060600301000

PARCEL 1, SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT 97-104669BA RECORDED UNDER RECORDING NUMBER 9707090012 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 6, SECTIONS 6, TOWNSHIP 29 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 29060600301100

PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 97-104669BA RECORDED UNDER AUDITOR'S FILE NUMBER 9707090012, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF;
THENCE NORTH 01°11'38" EAST ALONG THE EASTERLY LINE THEREOF 148.00 FEET; THENCE NORTH 87°32'19" WEST ALONG THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN THE WARRANTY DEED FROM LONG TO PORTER DATED JUNE 12, 1967 AS RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1983857 FOR ABOUT 39 FEET TO THE WESTERLY EDGE OF THE EXISTING COUNTY ROAD;
THENCE NORTHERLY ALONG SAID ROAD ABOUT 90 FEET TO THE NORTH LINE OF THE SOUTHERLY 245.00 FEET OF SAID WEST HALF AS MEASURED ALONG THE WEST LINE THEREOF;
THENCE SOUTH 80°24'44" WEST ALONG SAID NORTH LINE ABOUT 163 FEET TO THE EAST LINE OF THE WESTERLY 135.00 FEET OF SAID WEST HALF;
THENCE SOUTH 00°50'25" WEST ALONG SAID EAST LINE 245.00 FEET TO THE SOUTH LINE THEREOF;
THENCE NORTH 80°24'44" EAST 201.26 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Exhibit 2

THE ESTATES AT WHISPERING MEADOWS

VOL./PG

A PORTION OF GOVERNMENT LOT 6; ALSO BEING PORTION OF THE NW QTR AND THE NE QTR OF THE SW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, AND A PORTION OF GOVERNMENT LOT 5; ALSO BEING A PORTION OF THE SW QTR OF THE NW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF LAKE STEVENS, SNOHOMISH COUNTY, STATE OF WASHINGTON

LEGAL DESCRIPTION

(FIRST 3 LEGAL DESCRIPTIONS PER CHICAGO TITLE COMPANY, ORDER NUMBER 500019912 DATED OCTOBER 30, 2014 AT 8:00 A.M.)

PARCEL #29060600300800

PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 05 117632 RECORDED UNDER AUDITOR'S FILE NUMBER 200604110364 AND AFFIDAVIT OF CORRECTION UNDER AUDITOR'S FILE NUMBER 201009200020, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 6 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 6, SAID CORNER BEING THE NORTHWEST CORNER OF THE RIGHT OF WAY MARGIN OF 102ND AVENUE NORTHEAST, AS CONVEYED BY DEED RECORDED IN VOLUME 266 OF DEEDS, PAGE 113, RECORDS OF SAID COUNTY;
THENCE NORTH 87°18'58" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6 AND SAID MARGIN 15.04 FEET TO THE NORTHEAST CORNER OF SAID MARGIN AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
THENCE CONTINUING 87°18'58" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 415.28 FEET;
THENCE SOUTH 01°28'24" WEST 580.22 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER;
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THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID TRACT;
THENCE NORTH 01°18'05" EAST 187.79 FEET;
THENCE SOUTH 81°02'31" WEST 354.13 FEET TO THE EAST RIGHT OF WAY MARGIN OF SAID 102ND AVENUE NORTHEAST;
THENCE NORTH 01°18'05" EAST, ALONG SAID EAST MARGIN 416.01 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 6;
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THENCE NORTH 01°18'05" EAST, ALONG SAID EAST MARGIN 602.97 FEET TO THE POINT OF BEGINNING.

PARCEL 29060600301900

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PARCEL 29060600200200

THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 6;
THENCE NORTH 85°31' EAST 840.15 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°50' WEST TO THE SOUTH LINE OF SECONDARY STATE HIGHWAY NO. 92, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1292204, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF GOVERNMENT LOT 5 IN SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.;
THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5 TO THE TRUE POINT OF BEGINNING.

PARCEL 29060600301000

PARCEL 1, SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT 97-104669BA RECORDED UNDER RECORDING NUMBER 9707090012 RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M.

PARCEL 29060600301100

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THENCE NORTH 01°11'38" EAST ALONG THE EASTERLY LINE THEREOF 148.00 FEET; THENCE NORTH 87°32'19" WEST ALONG THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN THE WARRANT DEED FROM LONG TO PORTER DATED JUNE 12, 1967 AS RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 1983857 FOR ABOUT 39 FEET TO THE WESTERLY EDGE OF THE EXISTING COUNTY ROAD;
THENCE NORTHERLY ALONG SAID ROAD ABOUT 90 FEET TO THE NORTH LINE OF THE SOUTHERLY 245.00 FEET OF SAID WEST HALF AS MEASURED ALONG THE WEST LINE THEREOF;
THENCE SOUTH 80°24'44" WEST ALONG SAID NORTH LINE ABOUT 163 FEET TO THE EAST LINE OF THE WESTERLY 135.00 FEET OF SAID WEST HALF;
THENCE SOUTH 00°50'25" WEST ALONG SAID EAST LINE 245.00 FEET TO THE SOUTH LINE THEREOF;
THENCE NORTH 80°24'44" EAST 201.26 FEET TO THE POINT OF BEGINNING;

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LAKE STEVENS, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE LAKE STEVENS CITY COUNCIL IN THE PUBLIC INTEREST.

I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF LAKE STEVENS, IN RETROSPECT OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING THE CITY OF LAKE STEVENS, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT OF WAY OR OTHER AREAS SO DEDICATED.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, 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 RIGHT OF WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY 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 ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE AND AT THE EXPENSE OF SUCH OWNER.

TRACTS ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACTS CONSISTENT WITH CITY CODE, TO LOTS 1 THROUGH 55 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF LAKE STEVENS. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____ 20____.

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

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

)ss.

COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN R. SKOCHDOPOLE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE, ON OATH STATED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF LAND DEVELOPMENT OF RICHMOND AMERICAN HOMES OF WASHINGTON, A COLORADO CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE _____

(PRINT NAME) _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

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 THAT DATE BELOW.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

PUBLIC WORKS DIRECTOR _____ 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 CITY ENGINEER.

CITY ENGINEER _____ 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 _____ DAY OF _____, 20____.

FINANCE DIRECTOR/CITY TREASURER _____ DATE _____

CITY COUNCIL APPROVAL

APPROVED BY THE LAKE STEVENS CITY COUNCIL THIS _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

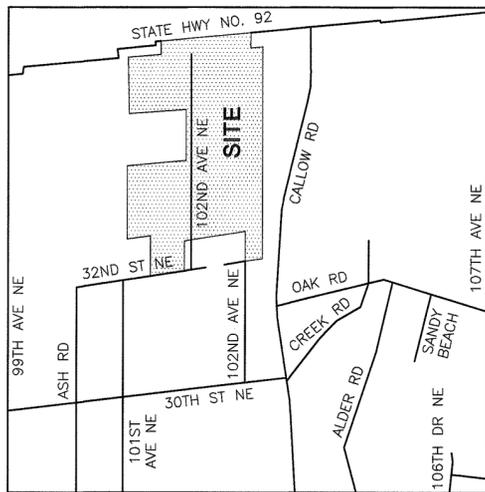
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

TREASURER, SNOHOMISH COUNTY _____

BY: _____
DEPUTY COUNTY TREASURER

PFN: LUA2014-0096

P:\13002.0\dwg\13002 FP.dwg 6/8/2015 8:13:02 AM PDT



VICINITY MAP
NOT TO SCALE

OWNER INFORMATION

NAME: RICHMOND AMERICAN HOMES
ADDRESS: 310 29TH ST NE, SUITE 200
PUYALLUP, WA 98372
PHONE NO.: (253) 446-7277

SHEET INDEX

- SHEET 1 - LEGAL DESCRIPTION, ACKNOWLEDGEMENTS, DEDICATION AND APPROVALS
- SHEET 2 - GENERAL NOTES, TRACT NOTES, EASEMENT PROVISIONS
- SHEET 3 - SURVEYOR'S NOTES, SECTION BREAKDOWN
- SHEET 4 - BOUNDARY MAP
- SHEET 5 - PARCEL AND TRACT MAP, ADDRESSES
- SHEET 6 - PARCEL AND TRACT MAP, ADDRESSES
- SHEET 7 - DETAILS

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF JOSEPH FLANSBURG THIS _____ DAY OF _____ 20____, AT _____ MINUTES PAST _____ M., AND RECORDED IN VOL. _____ OF PLATS, PAGE _____; AFN _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

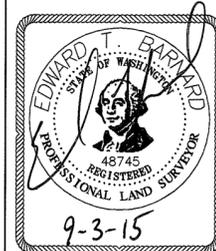
I, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF THE ESTATES AT WHISPERING MEADOWS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

EDWARD T. BARNARD
48745

DATE

A PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST

SHEET 1 OF 7



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

310 29th St. N.E. Suite 101 BUS: (253) 848-4282
PUYALLUP, WA 98372 FAX: (253) 848-4278

THE ESTATES AT WHISPERING MEADOWS

A PORTION OF GOVERNMENT LOT 6; ALSO BEING PORTION OF THE NW QTR AND THE NE QTR OF THE SW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, AND A PORTION OF GOVERNMENT LOT 5; ALSO BEING A PORTION OF THE SW QTR OF THE NW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF LAKE STEVENS, SNOHOMISH COUNTY, STATE OF WASHINGTON

RESTRICTIONS AND COVENANTS

- NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
- THE OWNERS, HEIRS AND ASSIGNS ARE REQUIRED TO CONTINUALLY MAINTAIN THE LANDSCAPING WITHIN THE CITY RIGHT OF WAY THAT ABUTS THEIR PROPERTY.
- LOTS 1 THROUGH 55 HAVE BEEN APPROVED BASED ON AN APPROVED DRAINAGE PLAN WHICH REQUIRES IMPERVIOUS SURFACES AND DRAINS TO BE CONNECTED TO THE STORM WATER SYSTEM. SEE DRAINAGE PLANS FOR DETAILS.
- THE DWELLING UNITS WITHIN THIS DEVELOPMENT ARE SUBJECT TO CITY PARK IMPACTS BASED UPON THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR THE LAKE STEVENS SCHOOL DISTRICT TO BE DETERMINED BY THE CERTIFIED AMOUNT WITHIN THE BASE FEE SCHEDULE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION, AND TO BE COLLECTED PRIOR TO BUILDING PERMIT ISSUANCE, IN ACCORDANCE WITH THE PROVISIONS OF SCC.30.66C.010. CREDIT SHALL BE GIVEN FOR EIGHT EXISTING PARCELS. LOTS 1 THROUGH 8 SHALL RECEIVE CREDIT.

THESE PAYMENTS ARE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH SINGLE-FAMILY RESIDENCE. NOTICE OF THESE MITIGATION PAYMENTS SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OF THE LOTS HEREIN. ONCE BUILDING PERMITS HAVE BEEN ISSUED ALL MITIGATION PAYMENTS SHALL BE DEEMED PAID.
- CHAPTER 30.66B SCC REQUIRES THE NEW LOT MITIGATION PAYMENTS IN THE AMOUNTS SHOWN BELOW FOR EACH SINGLE-FAMILY RESIDENTIAL BUILDING PERMIT:
THE DWELLING UNITS WITHIN THIS DEVELOPMENT ARE SUBJECT TO CITY TRAFFIC IMPACT FEES BASED UPON THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE, MINUS ANY CREDITS FOR APPROVED OFF-SITE IMPROVEMENTS.
\$64.37 PER LOT FOR IMPACTS TO WSDOT PROJECT DOT-37 (SR 9 AT 60TH STREET SE) PAID TO WSDOT,
\$92.29 PER LOT IMPACTS TO WSDOT PROJECT COT-08 (SR9/SR2 INTERSECTION MODIFICATION) PAID TO WSDOT,

THESE PAYMENTS ARE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH SINGLE-FAMILY RESIDENCE. NOTICE OF THESE MITIGATION PAYMENTS SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OF THE LOTS HEREIN. ONCE BUILDING PERMITS HAVE BEEN ISSUED ALL MITIGATION PAYMENTS SHALL BE DEEMED PAID.
- NATIVE GROWTH PROTECTION AREA (TRACT 998): 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 SCC30.91N.010 ARE ALLOWED WHEN APPROVED BY THE CITY.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. _____.
- LOTS 20, 21, AND 22 SHALL NOT BE PERMITTED TO TAKE ACCESS OFF OF STATE ROUTE 92.
- SUBJECT TO COVENANTS, CONDITIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS AS CONTAINED IN SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 97-104699A, RECORDING NO. 9707090012. (AFFECTS PARCELS 29060600301000 AND 29060600301100)
- SUBJECT TO DEVELOPER EXTENSION AGREEMENT RECORDED UNDER RECORDING NO. 201309240577. (AFFECTS PARCELS 29060600301000, 29060600301100, 29060600300800, 29060600301900 AND 29060600200200)
- SUBJECT TO RIGHTS TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON PROPERTY AS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 537059. (AFFECTS PARCELS 29060600301000, 29060600300800, 290606002002 AND 29060600301900)
- SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 733090. (AFFECTS PARCEL 29060600200200)
- SUBJECT TO RESERVATIONS AND RECITALS CONTAINED IN DEED RECORDED UNDER RECORDING NO. 748473. (AFFECTS PARCEL 29060600300800)
- SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THERETO TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY FOR ELECTRIC GUY ANCHOR RECORDED AUGUST 7, 1973 UNDER RECORDING NO. 2307593. (EASEMENT SHOWN HEREON IN RIGHT OF WAY OF 102ND AVE NE)
- SUBJECT TO COVENANTS, CONDITIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS AS CONTAINED IN SURVEY RECORDED UNDER RECORDING NO. 7708190274. (AFFECTS PARCELS 29060600301000 AND 29060600301100)
- SUBJECT TO COVENANTS, CONDITIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS AS CONTAINED IN SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 05 117632, RECORDING NO. 200604110364 AND AMENDED AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NO. 201009200020. (AFFECTS PARCEL 29060600300800)
- ALL UTILITIES MUST BE PLACED UNDERGROUND.
- THE CITY WILL WAIVE IMPACT FEES FOR PARKS, SCHOOLS AND TRAFFIC FOR THE FIRST BUILDING PERMIT AS A REPLACEMENT OF THE PREVIOUSLY EXISTING SINGLE-FAMILY RESIDENCE.

TRACT NOTES

- TRACT 993 IS DESIGNATED AS AN ENCROACHMENT TRACT. THE HOMEOWNER'S ASSOCIATION WILL HAVE AN UNDIVIDED INTEREST IN TRACT 993 FOR TAX AND OWNERSHIP PURPOSES. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED IN SAID TRACT.
- TRACT 994 IS DESIGNATED AS AN ENCROACHMENT TRACT. THE HOMEOWNER'S ASSOCIATION WILL HAVE AN UNDIVIDED INTEREST IN TRACT 994 FOR TAX AND OWNERSHIP PURPOSES. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED IN SAID TRACT.
- TRACT 995 IS DESIGNATED AS A PRIVATE ACCESS AND UTILITY TRACT. LOTS 19, 20, 21 AND 22 SHALL HAVE A 1/4TH UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED IN SAID TRACT.
- TRACT 996 IS DESIGNATED AS AN ENCROACHMENT TRACT. THE HOMEOWNER'S ASSOCIATION WILL HAVE AN UNDIVIDED INTEREST IN TRACT 996 FOR TAX AND OWNERSHIP PURPOSES. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED IN SAID TRACT.
- TRACT 997 IS DESIGNATED AS A PEDESTRIAN ACCESS TRACT. ALL LOT OWNERS SHALL HAVE A 1/55TH UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED IN SAID TRACT.
- TRACT 998 IS DESIGNATED AS A NATIVE GROWTH PROTECTION AREA TRACT. ALL LOT OWNERS SHALL HAVE A 1/55TH UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED IN SAID TRACT.
- TRACT 999 IS DESIGNATED AS A STORM DETENTION TRACT. ALL LOT OWNERS SHALL HAVE A 1/55TH UNDIVIDED INTEREST IN SAID TRACT. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED IN SAID TRACT.

EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS, IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, 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.
- THE 15' PRIVATE SANITARY SEWER EASEMENT SHOWN ACROSS TRACT 995 ON SHEET 5 OF 6 IS TO BENEFIT LOTS 19, 20, 21 AND 22.
- THE FOLLOWING LISTED LOTS AND TRACTS ARE SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT, AS REFERENCED HEREON. SAID PRIVATE STORM DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF INSTALLING AND MAINTAINING PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENTS. NO STRUCTURES OTHER THAN DRIVEWAYS, FENCES OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. SAID EASEMENTS ARE IN FAVOR OF THE LOTS LISTED BELOW AS DERIVING BENEFIT. THE OWNERS OF SAID LOTS DERIVING BENEFIT SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR RECONSTRUCTION OF THAT PORTION OF THE PRIVATE DRAINAGE FACILITIES BELOW THEIR RESPECTIVE POINT OF CONNECTION. PRIVATE STORM DRAINAGE FACILITIES INCLUDE ROOF DOWNSPOUTS, MINOR YARD AND FOOTING DRAINS. NO BUILDING SETBACK LINE (BSBL) IS REQUIRED FROM EASEMENTS PROVIDED FOR THESE PRIVATE STORM DRAINAGE FACILITIES.

EASEMENT LOCATED ON	BENEFITTING
2,4	1,2,3
5	6
8,9	8,9,10
14,15	13,14,15,16
18	17,18
18,TRT 995	21,22
24,25,26	23,24,25,26,27
29,30,31,32,33	28,29,30,31,32
33,34,35	33,34,35
35	36
37,38,39,40	37,38,39,40
41,42,43,TRACT 997	41,42,43
44,45,46,47	44,45,46,47,48
49	49,50
52,53,54,55	51,52,53,54,55

DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN 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. CITY REQUIRES 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 REGULATION SYSTEM DETENTION PONDS, VAULTS, 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:

- 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.
- IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING 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 OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY 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 REIMBURSE CITY OR PAY CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN CITY'S STATEMENT.
- 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.
- 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 JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
- 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.

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A PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST

SHEET 2 OF 7



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

310 29th St. N.E. Suite 101 BUS: (253) 848-4282
PUYALLUP, WA 98372 FAX: (253) 848-4278

THE ESTATES AT WHISPERING MEADOWS

A PORTION OF GOVERNMENT LOT 6; ALSO BEING PORTION OF THE NW QTR AND THE NE QTR OF THE SW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, AND A PORTION OF GOVERNMENT LOT 5; ALSO BEING A PORTION OF THE SW QTR OF THE NW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF LAKE STEVENS, SNOHOMISH COUNTY, STATE OF WASHINGTON

REFERENCES

(R1) SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NUMBER 9707090012.

(R2) SNOHOMISH COUNTY AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NUMBER 200604110364 CORRECTED BY AFFIDAVIT OF CORRECTION, AUDITOR'S FILE NUMBER 201009200020.

(R3) RECORD OF SURVEY, SNOHOMISH COUNTY, VOLUME 5 OF SURVEYS ON PAGE 293.

(R4) RECORD OF SURVEY, SNOHOMISH COUNTY, AUDITOR'S FILE NUMBER 9405125001.

(R5) BAILY'S THIRD ADD. TO LAKE STEVENS SANDY BEACH TRACTS, SNOHOMISH COUNTY, VOLUME 10 OF PLATS ON PAGE 106.

(R6) RECORD OF SURVEY, SNOHOMISH COUNTY, AUDITOR'S FILE NUMBER 7706280249.

(R7) QUIT CLAIM DEED, AUDITOR'S FILE NUMBER 2080658.

(R8) SNOHOMISH COUNTY RIGHT OF WAY PLANS SR 92 99TH AVE NE VIC TO 113TH AVE NE VIC APPROVED AND ADOPTED SEPTEMBER 20, 2012.

(R9) ORDINANCE NO. 04-061 VACATING PORTION OF UNOPENED COUNTY ROAD RIGHT-OF-WAY FOR 32ND ST NE, PASSED JULY 7TH 2004, SNOHOMISH COUNTY COUNCIL.

(R10) SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NUMBER 200611025002.

(R11) BAILY'S VALLEY TRACTS ADDITION TO LAKE STEVENS SANDY BEACH TRACTS, SNOHOMISH COUNTY, VOLUME 10 OF PLATS ON PAGE 123.

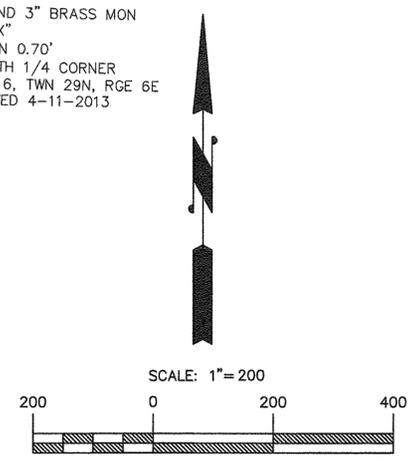
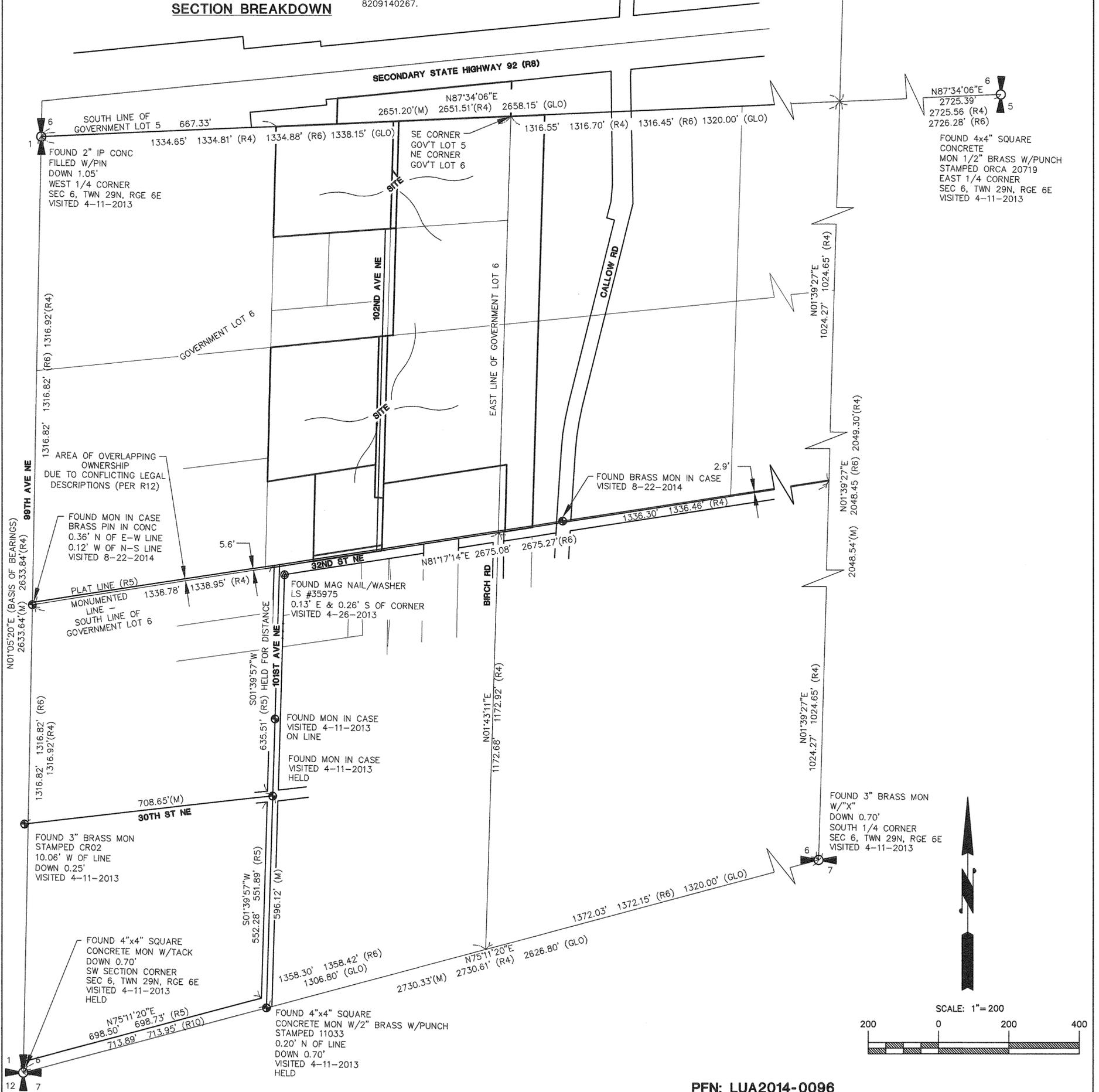
(R12) NICKELL-BACKMAN PROPERTY PRELIMINARY PLAT CORE DESIGN, LAST REVISION DATE 11-12-07.

(R13) STATUTORY WARRANTY DEED, AUDITOR'S FILE NUMBER 8209140267.

FOUND 3/8" REBAR IN CONC UP 0.25' NORTH 1/4 CORNER SEC 6, TWN 29N, RGE 6E VISITED 4-11-2013

FOUND 4x4" SQUARE CONCRETE MON 1/2" BRASS W/PUNCH STAMPED ORCA 20719 EAST 1/4 CORNER SEC 6, TWN 29N, RGE 6E VISITED 4-11-2013

SECTION BREAKDOWN



SURVEYOR'S NOTES

- THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-130 WAC.
- EQUIPMENT USED: FOCUS 10 TOTAL STATION, TRIMBLE R8 GPS
- METHOD AND DATE OF MONUMENT LOCATION: FIELD TRAVERSE IN APRIL OF 2013 MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090
- BASIS OF BEARINGS OF THIS SURVEY IS N01°05'20"E, BETWEEN SNOHOMISH COUNTY MONUMENT 330 FOR THE SOUTHWEST CORNER OF SECTION 6, AND SNOHOMISH COUNTY MONUMENT 327 FOR THE WEST QUARTER CORNER OF SECTION 6, T.29N., R.6E., WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE
- HORIZONTAL DATUM; WASHINGTON STATE PLANE COORDINATE ZONE - NORTH ZONE - NAD 83/91.

LEGEND

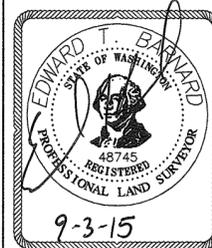
- FOUND MONUMENT AS NOTED
- (M) MEASURED DISTANCE
- (GLO) GENERAL LAND OFFICE DIMENSION

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A PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST

SHEET 3 OF 7



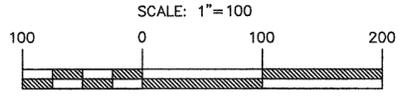
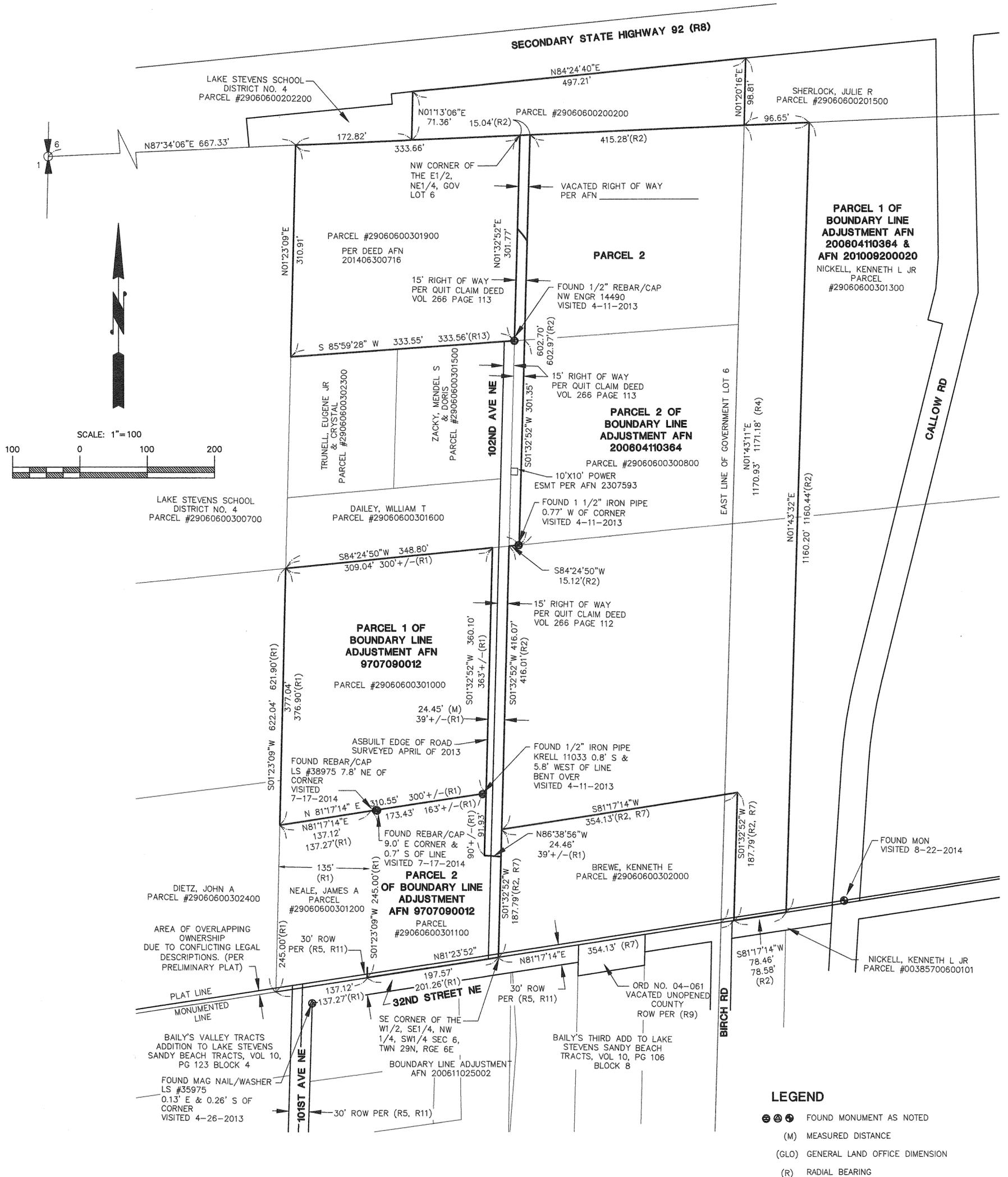
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A PORTION OF GOVERNMENT LOT 6; ALSO BEING PORTION OF THE NW QTR AND THE NE QTR OF THE SW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, AND A PORTION OF GOVERNMENT LOT 5; ALSO BEING A PORTION OF THE SW QTR OF THE NW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF LAKE STEVENS, SNOHOMISH COUNTY, STATE OF WASHINGTON

BOUNDARY



- LEGEND**
- ⊕ ⊙ ⊛ FOUND MONUMENT AS NOTED
 - (M) MEASURED DISTANCE
 - (GLO) GENERAL LAND OFFICE DIMENSION
 - (R) RADIAL BEARING

REFERENCES

- (R1) SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NUMBER 9707090012.
- (R2) SNOHOMISH COUNTY AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NUMBER 200604110364 CORRECTED BY AFFIDAVIT OF CORRECTION, AUDITOR'S FILE NUMBER 201009200020.
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A PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST

SHEET 4 OF 7

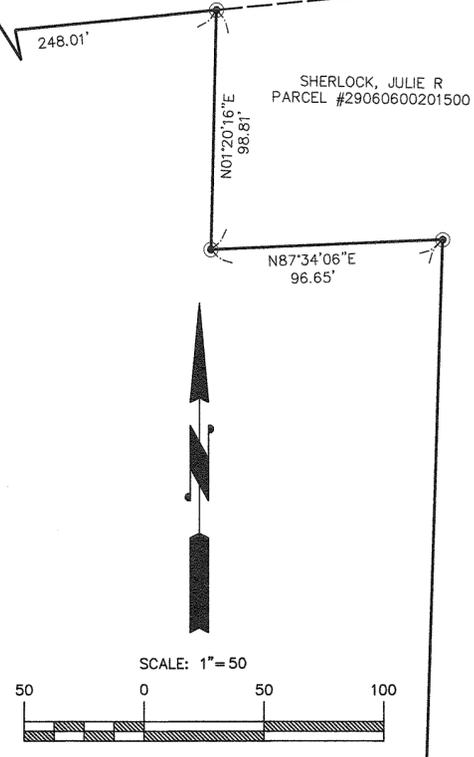
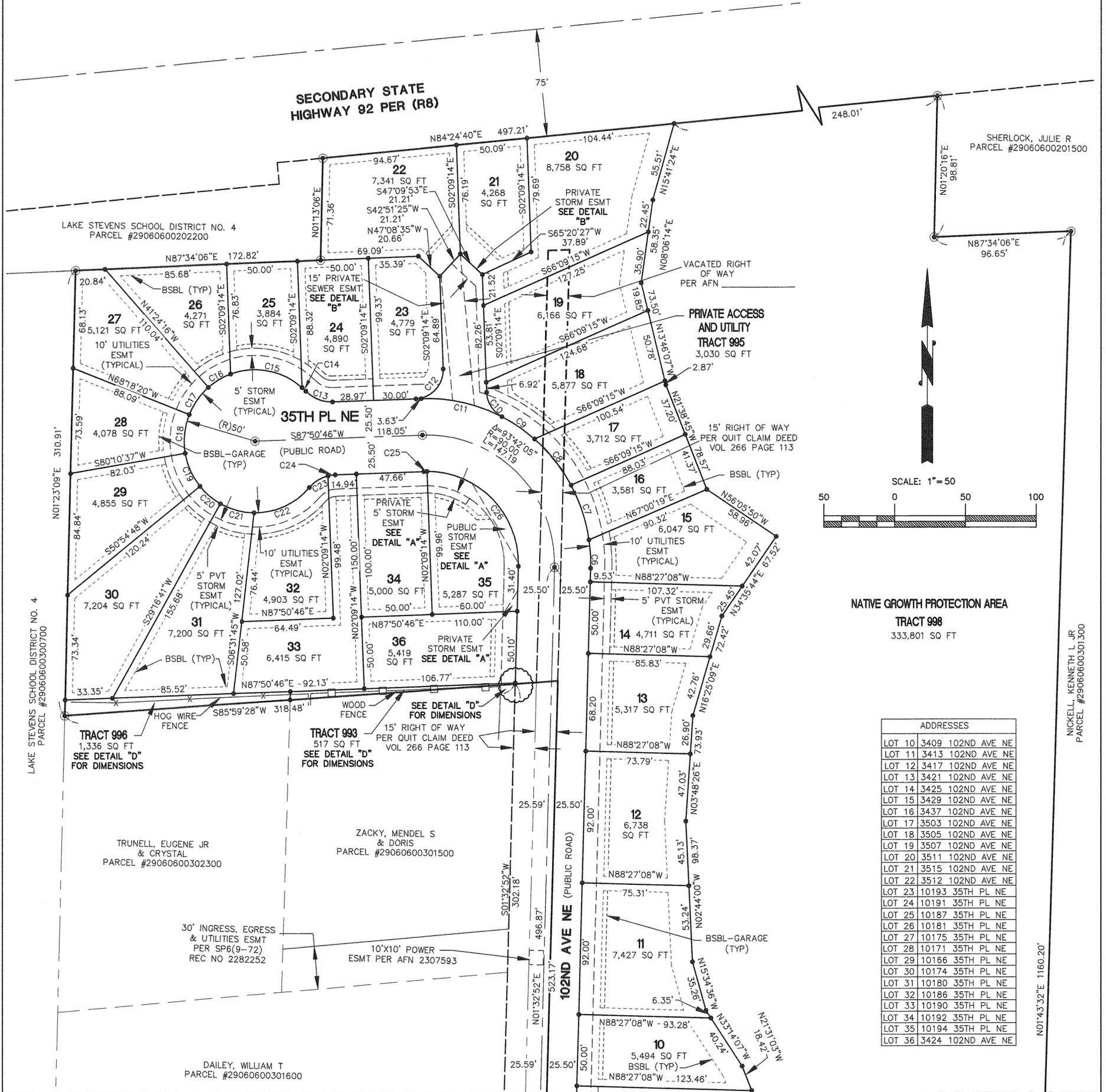
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9-3-15

THE ESTATES AT WHISPERING MEADOWS

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NATIVE GROWTH PROTECTION AREA
TRACT 998
333,801 SQ FT

ADDRESSES		
LOT 10	3409	102ND AVE NE
LOT 11	3413	102ND AVE NE
LOT 12	3417	102ND AVE NE
LOT 13	3421	102ND AVE NE
LOT 14	3425	102ND AVE NE
LOT 15	3429	102ND AVE NE
LOT 16	3437	102ND AVE NE
LOT 17	3503	102ND AVE NE
LOT 18	3505	102ND AVE NE
LOT 19	3507	102ND AVE NE
LOT 20	3511	102ND AVE NE
LOT 21	3515	102ND AVE NE
LOT 22	3512	102ND AVE NE
LOT 23	10193	35TH PL NE
LOT 24	10191	35TH PL NE
LOT 25	10187	35TH PL NE
LOT 26	10181	35TH PL NE
LOT 27	10175	35TH PL NE
LOT 28	10171	35TH PL NE
LOT 29	10166	35TH PL NE
LOT 30	10174	35TH PL NE
LOT 31	10180	35TH PL NE
LOT 32	10186	35TH PL NE
LOT 33	10190	35TH PL NE
LOT 34	10192	35TH PL NE
LOT 35	10194	35TH PL NE
LOT 36	3424	102ND AVE NE

SEE SHEET 6 OF 7 FOR CONTINUATION

CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	20.07	135.00	8°31'10"	C31	27.51	55.50	28°24'01"
C2	43.65	135.00	18°31'37"	C32	29.79	55.50	30°45'23"
C3	9.56	195.00	2°48'27"	C33	15.06	55.50	15°32'37"
C4	52.32	195.00	15°22'21"	C34	22.53	55.50	23°15'24"
C5	30.18	195.00	8°51'59"	C35	9.91	30.50	18°37'01"
C6	19.86	115.50	9°51'14"	C36	17.77	275.00	3°42'06"
C7	40.39	115.50	20°02'14"	C37	18.73	25.00	42°55'50"
C8	41.60	115.50	20°38'11"	C38	1.19	45.50	1°29'51"
C9	27.91	115.50	13°50'37"	C39	50.03	45.50	62°59'57"
C10	21.18	20.00	60°40'10"	C40	19.89	45.50	25°02'40"
C11	59.13	115.50	29°19'50"	C41	35.57	45.50	44°47'10"
C12	31.42	20.00	90°00'00"	C42	47.33	45.50	59°36'02"
C13	20.80	25.00	47°40'31"	C43	47.16	45.50	59°22'50"
C14	3.64	50.00	4°10'06"	C44	12.03	45.50	15°08'40"
C15	53.81	50.00	61°39'36"	C45	20.15	25.00	46°10'49"
C16	18.41	50.00	21°05'51"	C46	11.90	224.00	3°02'37"
C17	23.48	50.00	26°54'04"	C47	31.42	20.00	90°00'00"
C18	27.50	50.00	31°31'03"	C48	36.40	20.00	104°16'13"
C19	25.54	50.00	29°15'49"	C49	44.59	135.00	18°55'27"
C20	18.88	50.00	21°38'07"	C50	40.52	195.00	11°54'25"
C21	24.86	50.00	28°29'17"	C51	50.82	195.00	14°55'51"
C22	44.17	50.00	50°37'08"	C52	6.40	195.00	1°52'46"
C23	15.70	25.00	35°59'16"	C53	34.79	25.00	79°44'22"
C24	5.10	25.00	11°41'14"	C54	5.79	139.50	2°22'44"
C25	2.34	64.50	2°04'39"	C55	15.81	115.50	7°50'30"
C26	103.14	64.50	91°37'27"	C56	1.54	20.00	4°24'16"
C27	31.11	20.00	89°07'03"	C57	5.40	125.50	2°27'57"
C28	19.86	190.50	5°58'25"	C58	28.30	49.50	32°45'23"
C29	9.91	30.50	18°37'00"	C59	67.87	64.50	60°17'30"
C30	28.36	55.50	29°16'36"				

LEGEND
 BSBL BUILDING SETBACK LINE (SEE NOTES SHT 2)
 (R) RADIAL BEARING
 SNOHOMISH COUNTY STANDARD MONUMENT. MONUMENTS TO BE SET.
 SET REBAR AND CAP "LS 48745"

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.08	S42°51'25"W
L2	21.21	N47°09'53"W
L3	82.26	N02°09'14"W
L4	74.07	S02°09'14"E
L5	23.22	N47°09'53"W
L6	106.29	N05°25'22"W
L7	87.97	N05°25'22"W
L8	20.10	N42°51'25"E
L9	15.01	N02°09'14"W
L10	19.14	N01°32'52"E
L11	14.43	N01°32'52"E
L12	8.89	N87°50'46"E
L13	17.43	S32°08'57"W

PFN: LUA2014-0096
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A PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST
SHEET 5 OF 7

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

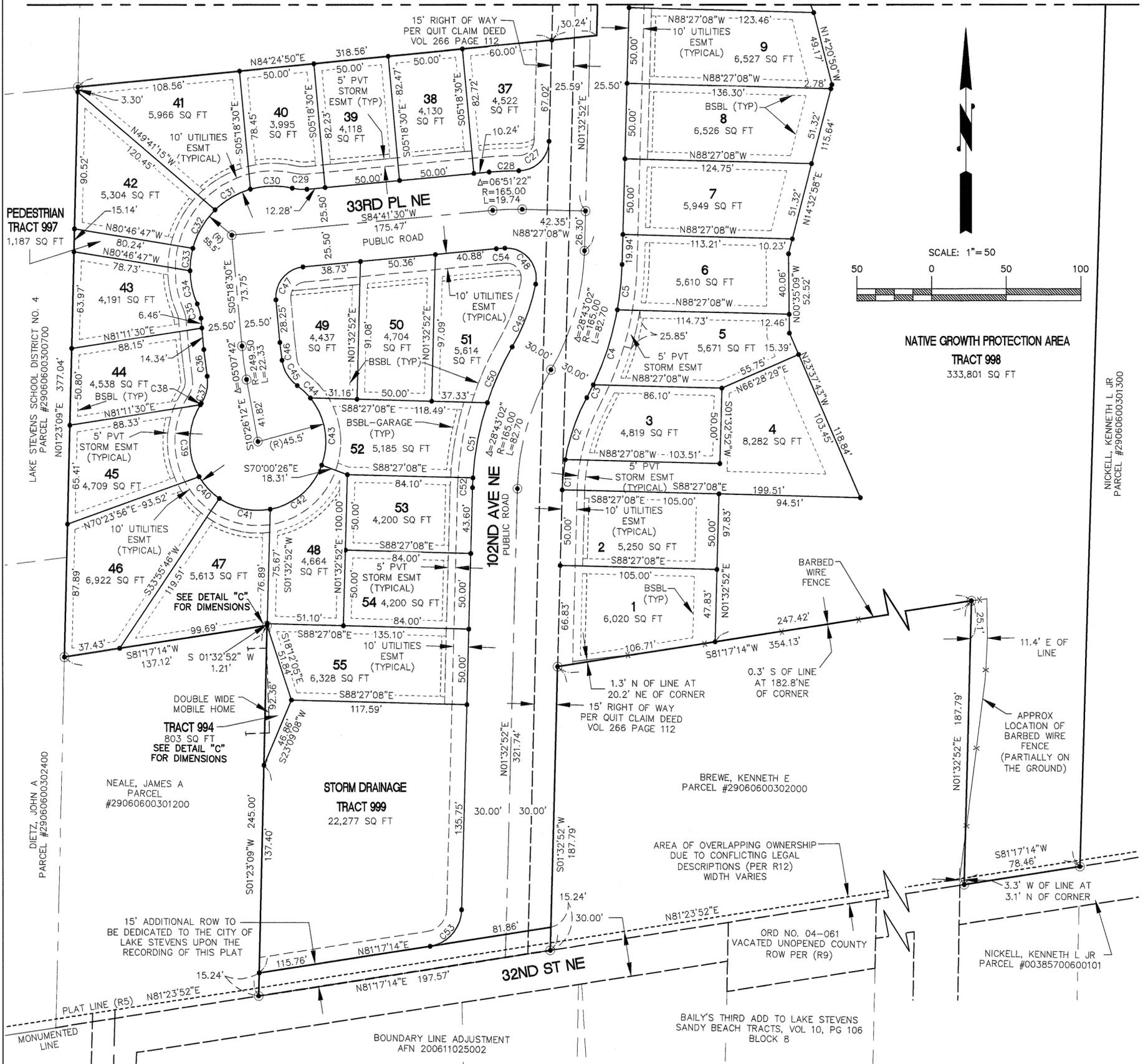
310 29th St. N.E. Suite 101 BUS: (253) 848-4282
 PUYALLUP, WA 98372 FAX: (253) 848-4278

9-3-15

THE ESTATES AT WHISPERING MEADOWS

A PORTION OF GOVERNMENT LOT 6; ALSO BEING PORTION OF THE NW QTR AND THE NE QTR OF THE SW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, AND A PORTION OF GOVERNMENT LOT 5; ALSO BEING A PORTION OF THE SW QTR OF THE NW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF LAKE STEVENS, SNOHOMISH COUNTY, STATE OF WASHINGTON

SEE SHEET 5 OF 7 FOR CONTINUATION



CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	20.07	135.00	8°31'10"				
C2	43.65	135.00	18°31'37"				
C3	9.56	195.00	2°48'27"				
C4	52.32	195.00	15°22'21"				
C5	30.18	195.00	8°51'59"				
C6	19.86	115.50	9°51'14"				
C7	40.39	115.50	20°02'14"				
C8	41.60	115.50	20°38'11"				
C9	27.91	115.50	13°50'37"				
C10	21.18	20.00	60°40'10"				
C11	59.13	115.50	29°19'50"				
C12	31.42	20.00	90°00'00"				
C13	20.80	25.00	47°40'31"				
C14	3.64	50.00	4°10'06"				
C15	53.81	50.00	61°39'36"				
C16	18.41	50.00	21°05'51"				
C17	23.48	50.00	26°54'04"				
C18	27.50	50.00	31°31'03"				
C19	25.54	50.00	29°15'49"				
C20	18.88	50.00	21°38'07"				
C21	24.86	50.00	28°29'17"				
C22	44.17	50.00	50°37'08"				
C23	15.70	25.00	35°59'16"				
C24	5.10	25.00	11°41'14"				
C25	2.34	64.50	2°04'39"				
C26	103.14	64.50	91°37'27"				
C27	31.11	20.00	89°07'03"				
C28	19.86	190.50	5°58'25"				
C29	9.91	30.50	18°37'00"				
C30	28.36	55.50	29°16'36"				
C31	27.51	55.50	28°24'01"				
C32	29.79	55.50	30°45'23"				
C33	15.06	55.50	15°32'37"				
C34	22.53	55.50	23°15'24"				
C35	9.91	30.50	18°37'01"				
C36	17.77	275.00	3°42'06"				
C37	18.73	25.00	42°55'50"				
C38	1.19	45.50	1°29'51"				
C39	50.03	45.50	62°59'57"				
C40	19.89	45.50	25°02'40"				
C41	35.57	45.50	44°47'10"				
C42	47.33	45.50	59°36'02"				
C43	47.16	45.50	59°22'50"				
C44	12.03	45.50	15°08'40"				
C45	20.15	25.00	46°10'49"				
C46	11.90	224.00	3°02'37"				
C47	31.42	20.00	90°00'00"				
C48	36.40	20.00	104°16'13"				
C49	44.59	135.00	18°55'27"				
C50	40.52	195.00	11°54'25"				
C51	50.82	195.00	14°55'51"				
C52	6.40	195.00	1°52'46"				
C53	34.79	25.00	79°44'22"				
C54	5.79	139.50	2°22'44"				
C55	15.81	115.50	7°50'30"				
C56	1.54	20.00	4°24'16"				
C57	5.40	125.50	2°27'57"				
C58	28.30	49.50	32°45'23"				
C59	67.87	64.50	60°17'30"				

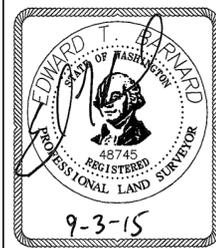
ADDRESSES	
LOT 1	3211 102ND AVE NE
LOT 2	3215 102ND AVE NE
LOT 3	3219 102ND AVE NE
LOT 4	3223 102ND AVE NE
LOT 5	3227 102ND AVE NE
LOT 6	3231 102ND AVE NE
LOT 7	3305 102ND AVE NE
LOT 8	3311 102ND AVE NE
LOT 9	3315 102ND AVE NE
LOT 37	10195 33RD PL NE
LOT 38	10189 33RD PL NE
LOT 39	10185 33RD PL NE
LOT 40	10181 33RD PL NE
LOT 41	10177 33RD PL NE
LOT 42	10173 33RD PL NE
LOT 43	10169 33RD PL NE
LOT 44	10165 33RD PL NE
LOT 45	10161 33RD PL NE
LOT 46	10157 33RD PL NE
LOT 47	10153 33RD PL NE
LOT 48	10149 33RD PL NE
LOT 49	10145 33RD PL NE
LOT 50	10141 33RD PL NE
LOT 51	10137 33RD PL NE
LOT 52	10133 33RD PL NE
LOT 53	3220 102ND AVE NE
LOT 54	3216 102ND AVE NE
LOT 55	3212 102ND AVE NE

LEGEND

- BSBL BUILDING SETBACK LINE (SEE NOTES SHT 2)
- (R) RADIAL BEARING
- SNOHOMISH COUNTY STANDARD MONUMENTS TO BE SET.
- SET REBAR AND CAP "LS 48745"

PFN: LUA2014-0096
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A PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST
SHEET 6 OF 7

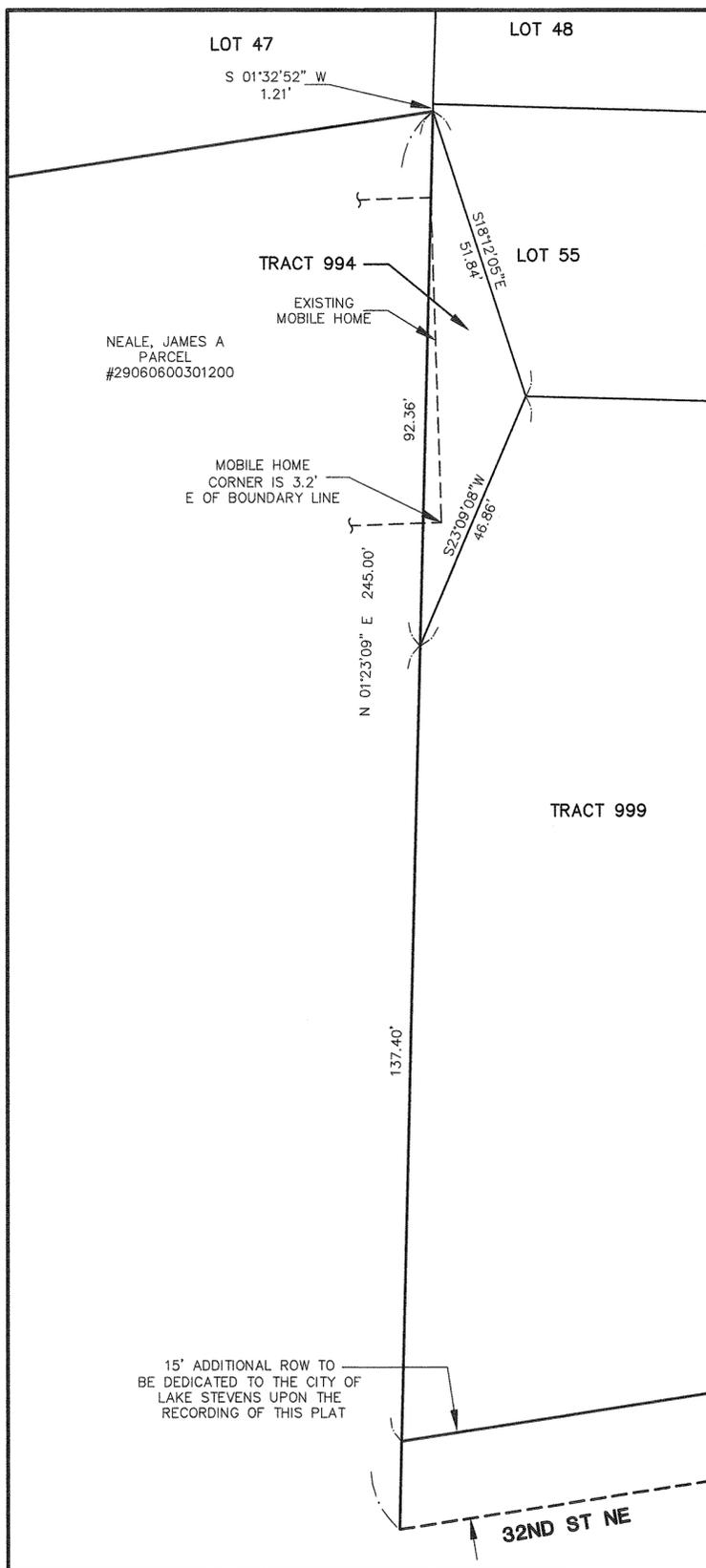


C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

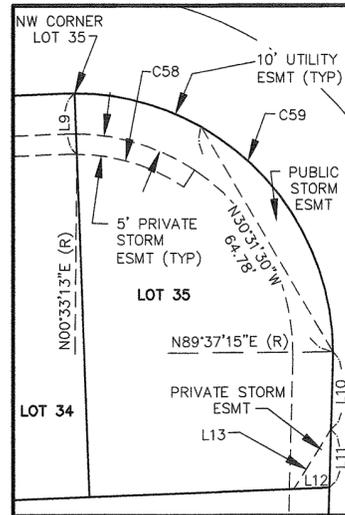
310 29th St. N.E. Suite 101 BUS: (253) 848-4282
PUYALLUP, WA 98372 FAX: (253) 848-4278

THE ESTATES AT WHISPERING MEADOWS

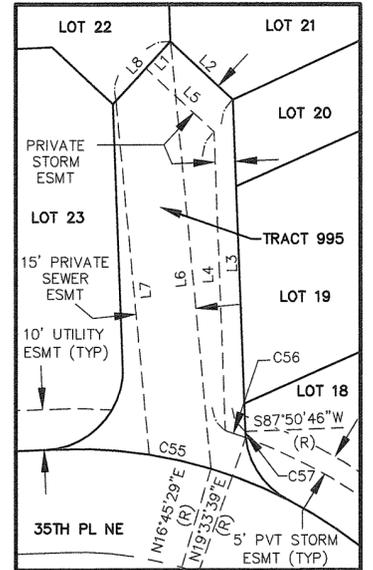
A PORTION OF GOVERNMENT LOT 6; ALSO BEING PORTION OF THE NW QTR AND THE NE QTR OF THE SW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, AND A PORTION OF GOVERNMENT LOT 5; ALSO BEING A PORTION OF THE SW QTR OF THE NW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF LAKE STEVENS, SNOHOMISH COUNTY, STATE OF WASHINGTON



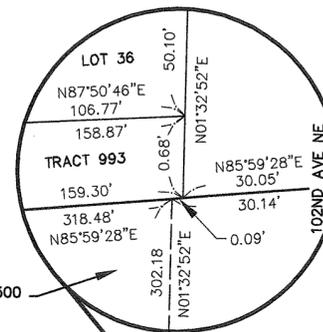
DETAIL "C"
SCALE 1"=20'



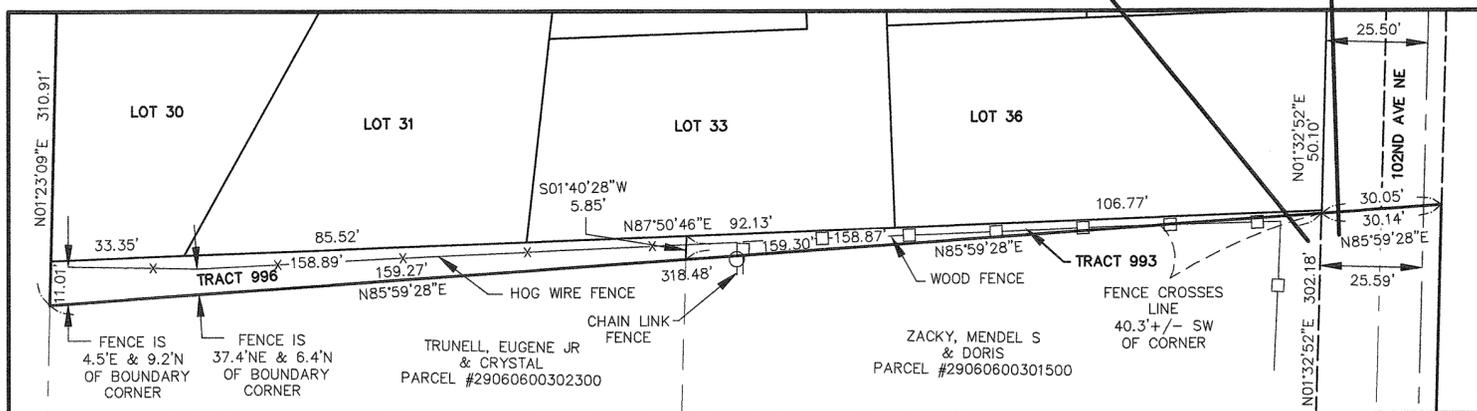
DETAIL "A"
SCALE 1"=30'



DETAIL "B"
SCALE 1"=30'



PN #29060600301500



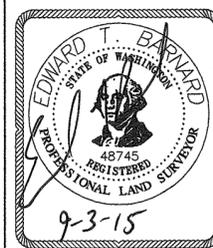
DETAIL "D"
SCALE 1"=30'

PFN: LUA2014-0096

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A PORTION OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST

SHEET 7 OF 7



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

310 29th St. N.E. Suite 101 BUS: (253) 848-4282
PUYALLUP, WA 98372 FAX: (253) 848-4278



Exhibit 3

NOTICE OF APPLICATION AFFIDAVIT OF NOTICE

Project Name: Whispering Meadows

Project Number: LUA2014-0096

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. City Hall	<u>12-17-14</u>	<u>[Signature]</u>
2. Permit Center	<u>12-16-14</u>	<u>[Signature]</u>
3. Lake Stevens Journal	<u> </u>	<u> </u>
4. Everett Herald	<u>12-18-14</u>	<u>REW</u>
5. Web Page	<u> </u>	<u> </u>
6. Mailing	<u>12-17-14</u>	<u>[Signature]</u>
7. Site Posting	<u>12-18-14</u>	<u>[Signature]</u>



Exhibit 4

AFFIDAVIT OF NOTICE

Project Name: Whispering Meadows Final Plat
Project Number: LUA2014-0096

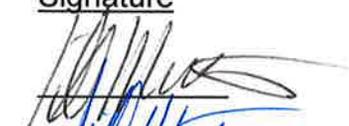
<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. Property	<u>9.30.15</u>	
2. City Hall	<u>9.29.15</u>	
3. Planning	<u>9.28.15</u>	
4. Everett Herald	<u>9.30.15</u>	
5. Mailings	<u>9.29.15</u>	
6. Website	<u>9.28.15</u>	

Exhibit 5

Comment to Reject Plat Approval for Whispering Meadows LUA2014-0096

Sheets 4 and 6 show both an encroaching mobile home and survey corner.

The mobile home has existed in the same location since 1986 after previous surveys and permits were approved.

Around 2005 another survey was done on parcel #29060600301200 which shows the mobile home does not encroach any other adjoining properties.

The survey and plat map by C.E.S. NW Survey conflicts with the prior surveys done on parcel #29060600301200

I request no approval of the plat prior to a boundary resolution.

Project Number: Whispering Meadows Final Plat (LUA2014-0096)
Application Date: 11/24/14
Complete: 11/24/14
Publication Date: 12/18/14
Comments Due: 1/2/15
Applicant: Richmond American Homes
Location: 102nd Ave NE - north of 32nd Street NE
Contact Person: Russ Wright
rwright@lakestevenswa.gov
(425) 212-3315



James Neale

Signed

12/29/14

Date

James A. Neale
10107 32nd St NE
Lake Stevens, WA 98258
void425@comcast.net
(425) 232-9985

I received the Comment on the other side of this page by James Neale to:

Reject Plat Approval for Whispering Meadows LUA2014-0096

Signed

Date

CARSON
LAW GROUP, P.S.



Exhibit 6

April 30, 2015



Russell Wright, Lead Senior Planner
Planning & Community Development
City Hall
1812 Main Street
Lake Stevens WA 98258

Richmond American Homes of
Washington, Inc.
310 29th St NE Ste 200
Puyallup WA 98372
Attn: Sandra Gravseth

Re: William and Barbara Dailey

To Whom It May Concern:

This office represents William T. and Barbara Dailey who reside at 3408 102nd Ave NE, Lake Stevens, Washington 98258. It is our understanding that Richmond American Homes of Washington, Inc. ("Richmond") is currently in the process of developing a property which is referred as The Estates at Whispering Meadows which is located in the City of Lake Stevens and is being developed under PFN LUA2014-0096 which is currently under final review process.

Based on the preliminary information that I have been provided with it appears that there is a boundary line problem between the Richmond property and the property owned by William and Barbara Dailey. It is my understanding that the road is in the process of being completed. As currently constructed the Daileys' east parcel lines lie to the east of the newly poured back of the west curb line. If the remaining planned improvements consisting of a five foot planters strip and a five foot sidewalk are installed those improvements would encroach onto Mr. and Mrs. Dailey's property (together with their neighbor's property).

I understand that this property together with the other properties in this section have survey issues that may or may not have been resolved. At this point Mr. and Mrs. Dailey do not want improvements constructed on their private property without their consent.

Sincerely,

CARSON LAW GROUP, P.S.



DAVID S. CARSON

DSC/dm
cc: Clients

A.S.P.I.

www.alphasub.com

Land Surveying and Planning

4532 Evergreen Way #B Everett, WA 98203

Tele: (425) 252-1884 Fax: (425) 339-0269

April 22, 2015

Bill Dailey
3408 – 102nd Avenue Northeast
Lake Stevens, WA 98258



Mendel Zacky
3420 – 102nd Avenue Northeast
Lake Stevens, WA 98258

SUBJECT: SURVEY NARRATIVE OF DEEDS, 1974 SURVEY, AND THE ESTATES AT WHISPERING MEADOWS

REFERENCE SURVEYS:

JULY 1974 SURVEY FOR JACOB ZACKY (UNRECORDED) BY W.E. CRANE & ASSOCIATES, INC.

THE ESTATES AT WHISPERING MEADOWS, CITY OF LAKE STEVENS PFN LUA2014-0096 (CURRENTLY UNDER FINAL REVIEW PROCESS)

DEED VOL. 266, PG. 113, AFN 537059, ABSTRACT DATED 12-30-33 = EAST 15' OF ZACKY & DAILEY PARCELS & ANOTHER 15' EAST

DEED AFN 631412, ABSTRACT DATED 8-23-38 = SAME EAST 15' OF ZACKY PARCEL AS THE 1933 DEED.

NARRATIVE: I WAS ASKED BY 2 ADJOINING NEIGHBORS (ZACKY & DAILEY) OF THIS NEW DEVELOPMENT TO LOOK AT THEIR PROPERTIES IN RELATION TO THE R/W IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION TO DETERMINE IF THERE MAY BE AN OVERLAP ISSUE. I MET BOTH ON-SITE ON APRIL 8, 2015, IN ORDER TO FIND EXISTING PROPERTY CORNERS ON ZACKY'S PARCEL BASED ON A 1974 SURVEY. AN IRON PIPE WAS EVIDENT ON THE SOUTH LINE. PACING THE DISTANCE SHOWN ON THE SURVEY TO THE SOUTHWEST CORNER FOUND AN OLD FENCEPOST WIRED TO A 4" STEEL PIPE, SO DID NOT BOTHER TO DIG AROUND FOR A PIPE SINCE THE FENCEPOST ALIGNED WELL WITH THE ESTABLISHED FENCELINE HEADING NORTH. A 5/8" REBAR WAS FOUND AT THE NORTHWEST CORNER BETWEEN 2 EXISTING FENCES. PACED ALONG NORTH LINE TO NE CORNER OF FENCE, BUT DID NOT FIND EXPECTED PIPE. HOWEVER, THE 2 CORNERS FOUND AND THE FENCES RELATED WELL WITH THE SURVEY AND WHERE THE EXISTING ROAD HAD BEEN ACCORDING TO THE TESTIMONY OF THE 2 NEIGHBORS AND THE "KNOWN ISSUES" IN THIS AREA THAT THE CITY IS SUPPOSEDLY WELL AWARE OF.

UPON DRAFTING THE PROPOSED PLAT, THE 1974 SURVEY AND THE DEEDED R/W'S, HERE'S THE CONCLUSIONS:

1. THERE IS A 13'+ E/W DIFFERENCE BETWEEN THE SECTION BREAKDOWN OF THE PLAT AND THE DIMENSION TO THE W. LINE OF THE E 1/2 OF GOVT LOT 6 ON THE '74 SURVEY.

2. THE PLAT SHOWS ZACKY'S WEST LINE TO BE 9'+ W. OF THE EXISTING FENCES. NOT SURE HOW THE 9' RELATES TO THE 13', BUT IT IS IN THE SAME DIRECTION.

4. ZACKY'S SWD AFN 8209140267 MENTIONS 2 SEPERATE 15' R/W DEEDS, BUT CLOSER EXAMINATION SHOWS THE 1930'S DOCUMENTS ARE DESCRIBING THE SAME 15' WIDE PORTION OF ZACKY'S PARCEL. SO, THAT DOES RELATE TO WHAT IS SHOWN ON THE 1974 SURVEY AND THE TESTIMONY THAT THE PREVIOUS ROAD WAS BUILT IN THE WRONG SPOT.

5. DAILEY'S SWD AFN 9803250240 DOES NOT MENTION AN EXCEPTION FOR THE COUNTY ROAD, BUT THE COUNTY'S PARCEL INFORMATION DOES. HOWEVER, THE 1933 DEED VOL. 266, PG. 113, AFN 537059 DOES DEED AWAY THE EAST 15' OF DAILEY'S PARCEL TO THE COUNTY. THAT DEED DOES MATCH THE COUNTY ROAD R/W SHOWN ON THE 1974 SURVEY.

6. ZACKY'S & DAILEY'S E. PARCEL LINES, AS RELATED TO THE 1974 SURVEY, LIE 2' E. OF THE NEWLY POURED BACK OF W. CURB LINE. SO, THE REMAINING PLANNED IMPROVEMENTS OF A 5' PLANTER STRIP AND 5' SIDEWALK WOULD BE FURTHER ENCROACHMENTS ONTO PRIVATE PROPERTY.

7. EXISTING COUNTY ROAD, AS SHOWN ON THE 1974 SURVEY, ENCROACHED ONTO BOTH ZACKY AND DAILEY PARCELS. THAT WOULD NORMALLY GIVE THE COUNTY PRESCRIPTIVE RIGHTS TO THAT PORTION OF THEIR PARCELS. HOWEVER, THE ROAD IS NOW REMOVED AND IS BEING REPLACED MOSTLY WITHIN THE DEEDED R/W OF THE 1930'S DEEDS. DOES THAT REMOVE THE PRESCRIPTIVE RIGHTS OF THE COUNTY R/W ON THE PARCELS?

8. AS SHOWN ON THE 1974 SURVEY, THE EXISTING COUNTY ROAD DID NOT ENTIRELY CROSS ZACKY'S PARCEL. IT DEAD-ENDED APPROXIMATELY 40 FEET SOUTH OF HIS NORTH PARCEL LINE. THAT 40' PORTION WOULD NOT HAVE BEEN TRANSFERRED BY PRESCRIPTIVE RIGHTS REGARDLESS OF #7 ABOVE.

9. ZACKY & DAILEY HAVE BASED THEIR PROPERTY LINES ON THE 1974 SURVEY OF WHICH THE EXISTING CORNERS AND WEST FENCE LINE OF ZACKY'S PARCEL RELATE TO.

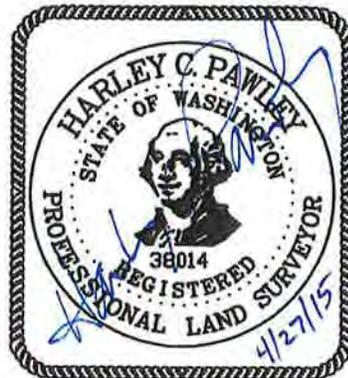
10. THERE ARE KNOWN ISSUES WITH THE SURVEY HISTORY OF THIS PARTICULAR SECTION THAT AREN'T EVEN RELATED TO THE INHERENT PECULIARITIES OF SECTION 6 AND GOVERNMENT LOTS. DIFFERENT SURVEYS HAVE HELD DIFFERENT MONUMENTS ALONG THE WEST LINE OF THIS QUARTER SECTION. THE PLAT SHOWS EVIDENCE OF THIS VERY ISSUE.

11. DUE TO THE ENCROACHMENT ISSUES, IN ORDER FOR THIS PLAT TO BE APPROVED AND RECORDED, I SEE THE ADJOINING OWNERS AS NEEDING TO SIGN THE PLAT, IF THEY AGREE TO, SINCE PORTIONS OF THEIR PROPERTY, BASED ON THE 1974 SURVEY, IS INCLUDED.

Respectfully submitted,



Harley C. Pawley, P.L.S.



BREWE LAYMAN P.S.

Attorneys at Law

RECEIVED

JAN 07 2015

CITY OF LAKE STEVENS

Kenneth E. Brewe
Sabrina A. Layman
Karen D. Moore
Rebecca J. Torgerson
Robert J. Miller
Kent R. Goodrich
Sara M. Epler
Kyle M. Turner

Ken Evans
Mediation Services

Exhibit 7

December 29, 2014

Richmond American Homes of WA, Inc.
310 – 29th Street, NE, Ste. 200
Puyallup, WA 98372

Craig Deaver
310 – 29th St., NE, Ste. 200
Puyallup, WA 98372

Re: *The Estates at Whispering Meadows Project Lake Stevens, Washington*
Lake Stevens File #: LUA 2014-0096

Ladies/Gentlemen:

I am the owner of property located at 3209 102nd Avenue NE, in Lake Stevens, Washington. Said property is situated to the south of your Whispering Meadows project.

The purpose of this letter is to solicit your prompt cooperation in addressing surface groundwater run-off issues that have apparently arisen as a direct result of the commencement of site work on the above-referred Whispering Meadows project.

I am attaching herewith a Geotechnical Engineering Evaluation dated December 12, 2014, prepared by Nelson Geotechnical Associates, Inc. which detail concerns regarding the impact of the Whispering Meadows project on my property as it relates to surface groundwater run-off. Our engineer proposes that a gravel filled cut-off/interceptor trench be installed in accord with the diagram attached to said Geotechnical Engineering Evaluation.

It strikes me that this plan will solve a potentially significant down the road problem in a simple manner. I would solicit your cooperation in agreeing to install the trench as described in the Nelson Geotechnical Associates, Inc. report.

P.O. Box 488
Everett, Washington 98206-0488

425.252.5167 Everett
206.971.5555 Seattle
360.419.9191 Mount Vernon
425.252.9055 Fax

December 29, 2014
Page 2

BREWE LAYMAN P.S.
Attorneys at Law

Please advise. Thank you.

Sincerely,


BREWE LAYMAN P.S.
Attorneys at Law

Kenneth E. Brew

Kenneth E. Brew
Attorney at Law

/smh
Enclosure

cc: Russell Wright, Senior Planner (with enclosure) – via email
Lake Stevens City Hall (with enclosure)

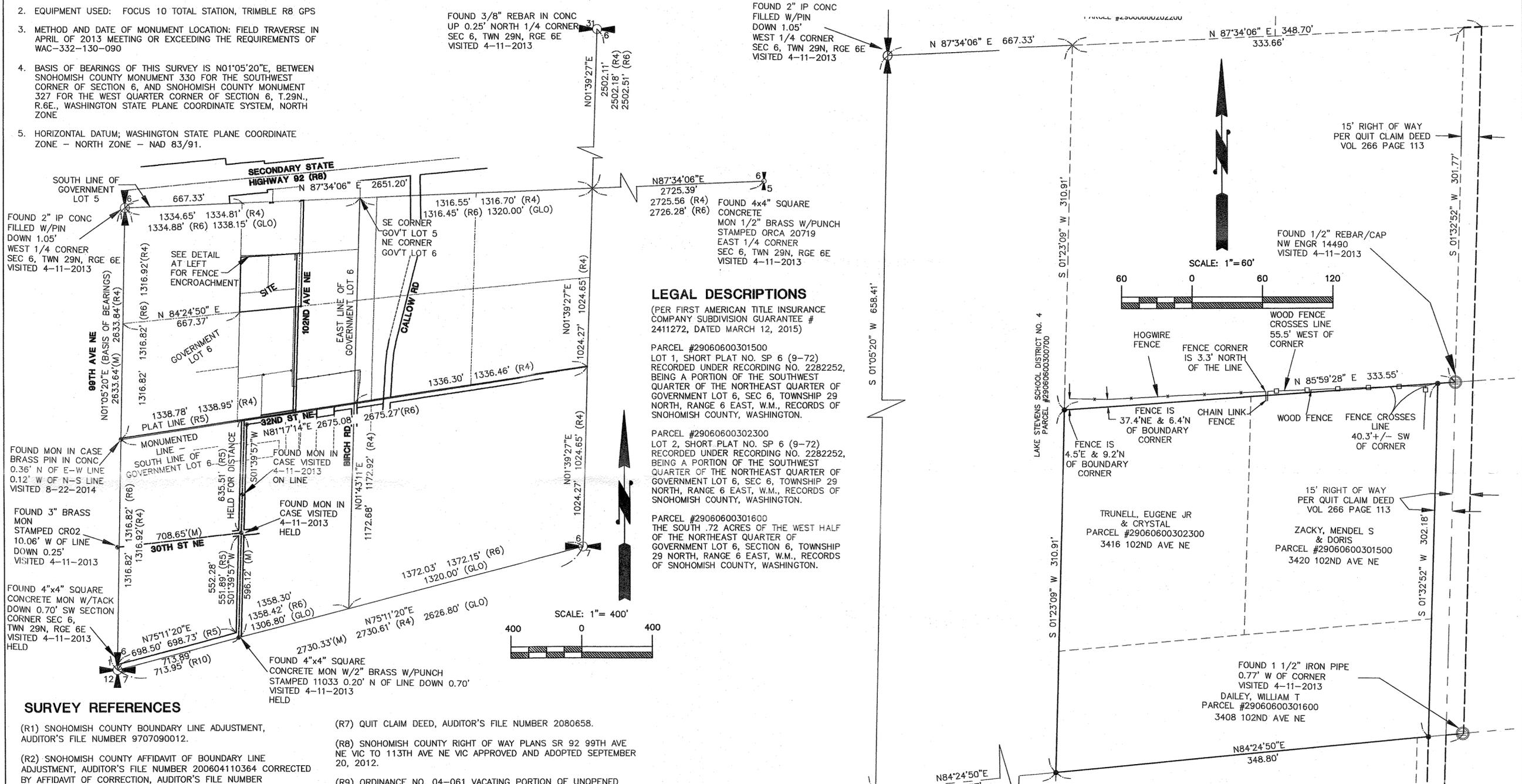
RECORD OF SURVEY

A PORTION OF GOVERNMENT LOT 6; ALSO BEING PORTION OF THE NW QTR AND THE NE QTR OF THE SW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, AND A PORTION OF GOVERNMENT LOT 5; ALSO BEING A PORTION OF THE NW QTR OF THE SW QTR OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF LAKE STEVENS, SNOHOMISH COUNTY, STATE OF WASHINGTON

SURVEYOR'S NOTES

1. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-130 WAC.
2. EQUIPMENT USED: FOCUS 10 TOTAL STATION, TRIMBLE R8 GPS
3. METHOD AND DATE OF MONUMENT LOCATION: FIELD TRAVERSE IN APRIL OF 2013 MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090
4. BASIS OF BEARINGS OF THIS SURVEY IS N01°05'20"E, BETWEEN SNOHOMISH COUNTY MONUMENT 330 FOR THE SOUTHWEST CORNER OF SECTION 6, AND SNOHOMISH COUNTY MONUMENT 327 FOR THE WEST QUARTER CORNER OF SECTION 6, T.29N., R.6E., WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE
5. HORIZONTAL DATUM; WASHINGTON STATE PLANE COORDINATE ZONE - NORTH ZONE - NAD 83/91.

Exhibit 8



LEGAL DESCRIPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE # 2411272, DATED MARCH 12, 2015)

PARCEL #29060600301500
LOT 1, SHORT PLAT NO. SP 6 (9-72)
RECORDED UNDER RECORDING NO. 2282252,
BEING A PORTION OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF
GOVERNMENT LOT 6, SEC 6, TOWNSHIP 29
NORTH, RANGE 6 EAST, W.M., RECORDS OF
SNOHOMISH COUNTY, WASHINGTON.

PARCEL #29060600302300
LOT 2, SHORT PLAT NO. SP 6 (9-72)
RECORDED UNDER RECORDING NO. 2282252,
BEING A PORTION OF THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF
GOVERNMENT LOT 6, SEC 6, TOWNSHIP 29
NORTH, RANGE 6 EAST, W.M., RECORDS OF
SNOHOMISH COUNTY, WASHINGTON.

PARCEL #29060600301600
THE SOUTH .72 ACRES OF THE WEST HALF
OF THE NORTHEAST QUARTER OF
GOVERNMENT LOT 6, SECTION 6, TOWNSHIP
29 NORTH, RANGE 6 EAST, W.M., RECORDS
OF SNOHOMISH COUNTY, WASHINGTON.

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- (M) MEASURED DISTANCE
- (GLO) GENERAL LAND OFFICE DIMENSION
- ⊖ FOUND REBAR AND CAP AS NOTED
- SET REBAR AND CAP "LS 48745

SURVEY REFERENCES

- (R1) SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NUMBER 9707090012.
- (R2) SNOHOMISH COUNTY AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NUMBER 200604110364 CORRECTED BY AFFIDAVIT OF CORRECTION, AUDITOR'S FILE NUMBER 201009200020.
- (R3) RECORD OF SURVEY, SNOHOMISH COUNTY, VOLUME 5 OF SURVEYS ON PAGE 293.
- (R4) RECORD OF SURVEY, SNOHOMISH COUNTY, AUDITOR'S FILE NUMBER 9405125001.
- (R5) BAILY'S THIRD ADD. TO LAKE STEVENS SANDY BEACH TRACTS, SNOHOMISH COUNTY, VOLUME 10 OF PLATS ON PAGE 106.
- (R6) RECORD OF SURVEY, SNOHOMISH COUNTY, AUDITOR'S FILE NUMBER 7706280249.

- (R7) QUIT CLAIM DEED, AUDITOR'S FILE NUMBER 2080658.
- (R8) SNOHOMISH COUNTY RIGHT OF WAY PLANS SR 92 99TH AVE NE VIC TO 113TH AVE NE VIC APPROVED AND ADOPTED SEPTEMBER 20, 2012.
- (R9) ORDINANCE NO. 04-061 VACATING PORTION OF UNOPENED COUNTY ROAD RIGHT-OF-WAY FOR 32ND ST NE, PASSED JULY 7TH 2004, SNOHOMISH COUNTY COUNCIL.
- (R10) SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT, AUDITOR'S FILE NUMBER 200611025002.
- (R11) BAILY'S VALLEY TRACTS ADDITION TO LAKE STEVENS SANDY BEACH TRACTS, SNOHOMISH COUNTY, VOLUME 10 OF PLATS ON PAGE 123.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2015
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

CONFORMED COPY
201507065001 1 PG
07/06/2015 10:26am \$138.00
SNOHOMISH COUNTY, WASHINGTON

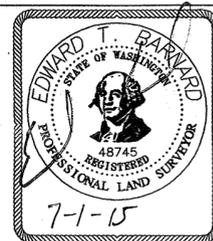
COUNTY AUDITOR

DATE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF
Richmond Homes IN *June 2015*

Edward T. Barnard
EDWARD T. BARNARD, 48745



SURVEY FOR:



RICHMOND
AMERICAN HOMES

WASHINGTON
310 29th ST NE, Suite 200 Puyallup,
WA 98372 (253) 446-7277

DATE:
6/23/2015
DRAWN BY:
CLC

JOB NO:
13002.0
DRAWING NAME:
13002 ROS

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

310 29TH ST. NE Ste 101
PUYALLUP, WA 98372

Bus: (253) 848-4282
Fax: (253) 848-4278
ceservices@cesnwinc.com

McCULLOUGH HILL LEARY, PS

Exhibit 9

August 14, 2015

VIA ELECTRONIC MAIL

David S. Carson
Carson Law Group, P.S.
3113 Rockefeller Avenue
Everett, WA 98201

Re: Whispering Meadows, Final Plat Review

Dear Mr. Carson,

I am writing on behalf of Richmond American Homes related to the “Estates at Whispering Meadows,” a proposed residential plat in the City of Lake Stevens. The preliminary plat was approved in 2006, and Richmond American has been working over the past several years to fulfill the preliminary plat conditions. All preliminary plat conditions have been satisfied, and Richmond American is prepared to move forward with final plat approval and construction.

On April 30, 2015, you sent a letter to the City on behalf of your clients William T. and Barbara Dailey, alleging a “boundary line problem” along 102nd Street NE. This letter cited no survey (recorded or unrecorded), deed, maps or evidence of any kind, but we understand that it was based on a site visit and memo prepared by Harley C. Pawley. Mr. Pawley opined, based on an unrecorded 1974 survey, that the road improvements identified in the Whispering Meadows preliminary plat and approved by the City may encroach approximately 2’ onto the Dailey property along NE 102nd Street.

Mr. Pawley is incorrect. Attached to this letter is a survey performed by CES NW, Inc. that was conducted consistent with the requirements of the state Survey Recording Act, Chapter 58.09 RCW, and 332-120 WAC. The record of survey confirms that the proposed street improvements are being proposed entirely within the existing County ROW and will not encroach into the Dailey property or any other privately-owned property.¹ The record of survey is attached for your reference.

The City has advised that it will not process the Whispering Meadows final plat until the boundary “dispute” referenced in your letter is resolved. The City’s position is based on *Halverson v. Bellevue*, 41 Wn. App. 457 (1985), which held that a property owner who had filed an adverse possession claim

¹ We note that the previously-constructed County ROW did encroach onto the Dailey property, as well as the Zacky property to the north. That encroachment was discovered and resolved when Richmond surveyed the property in association with this proposed plat. The road improvements proposed for the Whispering Meadows plat are being constructed entirely within County ROW as established by the deeds and recorded record of survey.

August 14, 2015
Page 2 of 2

in superior court related to property in a proposed final plat had an "ownership interest" in the plat sufficient to require its signature on the final plat under RCW 58.17.15.

Halverson does not apply here. First, there is no boundary dispute in this case. Your client has not presented any evidence that would create a dispute, nor has it filed or indicated its intent to file a quiet title action in superior court. The Richmond team has conducted an extensive review of the relevant deeds, survey information, and other background documents and believes it understands the error on which the 1974 survey and Mr. Pawley's notes are based. We would be happy to review that information in detail with you or the City if necessary.

Second, and more significantly, your client is not claiming an ownership interest in property proposed for dedication or subdivision; rather, it is claiming that proposed road improvements authorized by the City on County ROW encroach onto its property. The Daileys waived this claim by not raising it during the preliminary plat process. Further, even if the Daileys did have a valid encroachment claim against the County (and they do not), this would not provide a basis for the City to refuse to process the final plat. *Halverson* and RCW 58.17.165 require the signature of all who have an ownership interest in the property proposed for subdivision or dedication. The signature of property owners alleging an ownership interest in County ROW running adjacent to the plat property is not required.

My client has incurred and will continue to incur substantial damages based on the unfounded claims in your April 30 letter and the City's refusal to process the final plat. If your client has any evidence to support its boundary dispute allegation, we request that you provide that evidence and notice of your intent to file a quiet title action in superior court against the County by August 22, 2015. Otherwise, we will inform the City that we intend to move ahead immediately with the final plat process.

Please contact me if you would like to discuss this matter.

Sincerely,



Courtney E. Flora

cc: Tom Graafstra, City Attorney
Harley C. Pawley, P.L.S.



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 13, 2015

Subject: Final Plat – Maple Rock Subdivision (LUA2015-0089)

Contact Person/Department: Russ Wright, Senior Planner

Budget Impact: N/A

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

1. **ACTION:** Hold a public meeting pursuant to LSMC 14.18.035(a); and
2. **MOTION:** Accept Maple Rock Subdivision (LUA2015-0089), associated right-of-way dedication and findings of fact.

SUMMARY: Public meeting and City Council acceptance of the final plat and associated right-of-way dedication for the Maple Rock Subdivision – a proposed 63 lot subdivision.

BACKGROUND: Final Plats are Type V Quasi-Judicial decisions per Table 14.16A-I. City Council accepts final plats, following a public meeting and dedication of right-of-way, when the subdivision's proponent has met municipal requirements for preliminary plats (Chapter 14.18 LSMC), completed applicable conditions of approval and met the requirements of Chapter 58.17 RCW.

The city issued a Mitigated Determination of Non-Significance on August 25, 2013. The city held a duly noticed public meeting with the Design Review Board (DRB) on April 17, 2013 and a reconsideration meeting on July 23, 2013. The DRB recommended approval of the project. A duly noticed public hearing was held on August 7, 2013. The Hearing Examiner approved the preliminary plat on August 19, 2013. A minor administrative modification was approved on October 31, 2014. The city approved construction plans for the project on April 7, 2014 and revisions on November 3, 2014. The city received a pre-application for early review of the final plat on February 5, 2015 at which time staff, partner agencies and the city's surveying consultant reviewed and commented on the final project drawings and reports. The final plat as received addresses pre-application review comments.

CONCLUSIONS: Planning and Community Development has prepared a final plat recommendation (Attachment 1) 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).

1. The city has confirmed that all required improvements for subdivision approval have been installed or financially secured as approved by the Public Works Director and the Planning and Community Development Director or designee.
2. The proposed subdivision documents submitted to the city of Lake Stevens meet all requirements of the Preliminary Plat Approval 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.

RECOMMENDATION & CONDITIONS

The Planning and Community Development Department recommends **APPROVAL**, of the Final Plat for the Maple Rock Subdivision along with dedication of right-of-way as shown in Exhibit B and findings of facts, **subject to the listed conditions**:

1. The proponent or successor shall record the approved subdivision (final plat) as depicted in **Exhibit B** – all recording fees shall be the obligation of the subdivision proponent.
2. The proponent or successor shall provide conformed copies of the approved final plat to the city of Lake Stevens after recording with Snohomish County.
3. The proponent or successor must complete all remaining items under the terms of the accepted financial securities in place.
4. 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.

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

BUDGET IMPACT: None at the time of subdivision; however, the city will collect impact fees for schools, parks, and traffic when building permits are issued.

ATTACHMENTS: Attachment 1 - Final Plat Recommendation with exhibits



ATTACHMENT 1

**Planning and Community Development
Type V Permit: Final Plat**

Maple Rock

LUA2015-0089

A. PROJECT DESCRIPTION AND REQUEST

Project Description:

Final plat application for the Maple Rock subdivision located in the High Urban Residential (HUR) zoning district. The 9.36 acre site, comprised of two underlying parcels, will be developed with (63) sixty-three single-family detached units. The plat will access onto a new road 98th Ave SE off 20th Street SE. New internal roads (98th Ave SE, 116th Place SE and 117th Place SE) will be dedicated to the city upon acceptance of the plat. Site improvements include public roads, a stormwater vault and required utilities. The site contains a Category II wetland, which will be set aside in a Native Growth Protection Area tract upon recording.

The city issued a Mitigated Determination of Non-Significance on August 25, 2013. The city held a duly noticed public meeting with the Design Review Board (DRB) on April 17, 2013 and a reconsideration meeting on July 23, 2013. The DRB recommended approval of the project. A duly noticed public hearing was held on August 7, 2013. The Hearing Examiner approved the preliminary plat on August 19, 2013. A minor administrative modification was approved on October 31, 2014. The city approved construction plans for the project on April 7, 2014 and revisions on November 03, 2014. The city received a pre-application for early review of the final plat on February 05, 2015 at which time staff, partner agencies and the city's surveying consultant reviewed and commented on the final project drawings and reports. The final plat as received addresses pre-application review comments.

Final plats are Type V applications per Lake Stevens Municipal Code (LSMC) 14.16A.210. The procedures for reviewing Type V applications are included in Chapter 14.16B LSMC – Part V. The Lake Stevens City Council will consider acceptance of the subdivision and right-of-way dedication at a public meeting scheduled for Tuesday, October 13, 2015 at 7 pm. The applicant will have submitted necessary financial securities per LSMC 14.16A.180 and 14.88.278 and/or installed required improvements by the time of acceptance including but not limited to roads, street trees and buffer mitigation.

B. GENERAL INFORMATION

1. Property Owner/ Applicant: Katie Stecks
DR Horton
12970 Totem Lake Blvd, Suite 220
Kirkland, WA 98034
2. Contact Person: Mark Villwock
LDC
14201 NE 200th Street, Suite 100
Woodinville, WA 98072
3. Project Location: 9711 20th Street SE, Lake Stevens, WA, 98258
4. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:

AREA	LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Medium Density Residential (MDR)	High Urban Residential (HUR)	Residential / Underdeveloped
North of Site	MDR	HUR	Residential / Underdeveloped
South of Site	Mixed Use	Mixed Use Neighborhood	Residential across 20 th Street SE
East of Site	MDR	HUR	Residential/Church/Underdeveloped
West of Site	MDR	HUR	Residential / Underdeveloped

5. 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:	Frontier	School:	Lake Stevens School District
Electricity:	Snohomish County PUD	Hospital:	Providence Hospital

C. ENVIRONMENTAL REVIEW

The city SEPA Official issued a revised Mitigated Determination of Non-Significance on August 25, 2013. No comments or appeals were received.

D. FINDINGS OF FACT

1. Application Process:

- a. The city of Lake Stevens received a final plat application on August 13, 2015 (**Exhibit A**) associated materials (e.g., title report, closing calculations, plat name certification and declaration of covenants, conditions and restrictions) and a final plat map (**Exhibit B**) for the Maple Rock Subdivision.
- b. City staff issued a Notice of Application and Public Meeting for the project on August, 26 2015 (**Exhibit C**). City staff mailed the notice to property owners within 300 feet, posted the subject property, and posted at City Hall and the Permit Center.
- c. The applicant requested that the final plat public meeting be pushed out to allow additional time to complete the construction of required improvements.
- d. City staff published a Notice of Public Meeting for the project on September 28, 2015 and October 3, 2015 (**Exhibit D and E**). City staff mailed the notice to property owners within 300 feet; posted the subject property; and posted City Hall, Permit Center and city website.
- e. At the time this staff report was prepared, no comments have been received.

This staff report meets the requirements of LSMC 14.16B.535 as the written recommendation to the City Council for decision.

2. Density and Dimensional Standards: Density and dimensional standard review was completed by the city during preliminary plat approval and subsequent minor revisions under the HUR subarea standards of LSMC 14.38.040. The city has confirmed the proposed final plat complies with the preliminary plat approval. No encroachments have been identified by the city during review.

3. 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 applicant will provide financial securities for any remaining or incomplete stormwater items in addition to maintenance securities for road improvements.
4. Traffic Impacts: The payment of traffic impact fees will be paid to the city in accordance with the Traffic Impact Analysis prepared for the project, as required by SEPA and as a condition of the Hearing Examiner, prior to issuance individual building permits.
5. Public Roads and Frontage Improvements: Access to new lots within the subdivision will be from new public roads (e.g., 98th Ave SE, 116 Place SE, and 117th Place SE), constructed to applicable city standards or through approved deviations. New roads and required frontage improvements have been constructed to the approved plans. The applicant has provided financial securities for any remaining or incomplete road items, including final paving and raising monuments. In addition, the proponent will dedicate new internal roads as listed above to the city.
6. Utilities: Public utilities have been installed to serve all of the proposed lots in the subdivision. The Snohomish County PUD and Lake Stevens Sewer District have granted approval for the utility improvements.
7. 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.
8. Impact Fees: Impact fees for schools, parks and traffic are required for the lots in the proposed subdivision and were defined in the preliminary plat approval or as revised and shall be collected at the time of building permit issuance.

E. CONCLUSIONS

1. The city has confirmed that all required improvements for subdivision approval have been installed or financially secured as approved by the Public Works Director and the Planning and Community Development Director or designee.
2. The proposed subdivision documents submitted to the city of Lake Stevens meet all requirements of the Preliminary Plat Approval 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.

F. RECOMMENDATION & CONDITIONS

The Planning and Community Development Department recommends **APPROVAL**, of the Final Plat for the Maple Rock Subdivision along with dedication of right-of-way (e.g., 98th Ave SE, 116th Place SE and 117th Place SE) as shown in Exhibit B, **subject to the listed conditions**:

1. The proponent or successor shall record the approved subdivision (final plat) as depicted in **Exhibit B** – all recording fees shall be the obligation of the subdivision proponent.
2. The proponent or successor shall provide conformed copies of the approved final plat to the city of Lake Stevens after recording with Snohomish County.
3. The proponent or successor must complete all remaining items under the terms of the accepted financial securities in place including final paving, surveys and raising utility lids and maintenance obligations.
4. 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

To appeal the Council's decision, parties of record must file an appeal application, with all required fees, within 21 days of the date of issuance of Council's final decision, in accordance with LSMC 14.16B.740. An appeal of this decision would be heard by the Snohomish County Superior Court.

H. EXHIBITS

- A. Final Plat Application
- B. Final Plat of the Maple Rock Subdivision
- C. Affidavit of Notice of Application and Public Meeting
- D. Affidavit of Notice of Public Meeting
 - a. Posted/ Published Notice
- E. Affidavit of Notice of Public Meeting
 - a. Posted/ Published Notice

Signed Original on file.

October 8, 2015

Russell Wright, *Lead Senior Planner*

Date

Distributed to the Following Parties:

1. Lake Stevens City Council
2. Katie Stecks (DR Horton), applicant
3. Mark Villwock, contact
4. Sally Jo Sebring, party of record



EXHIBIT A

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

<p>To Be Completed By Staff</p> <p>Date of Application: _____</p> <p>Staff Initials: _____</p> <p>Permit Number: _____</p>

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

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

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

Property Information	Site Address: 9711 20TH ST SE , LAKE STEVENS, WA 98258			
	Assessor Parcel No: 00457000000600	Area of property	Square Feet: 407,598	Acres: 9.36
	Land Use Designation: HUR (R3600)		Zoning: HUR (R3600)	
	Number of Buildings on Site/: 63		Number to be Retained: 0	
	Existing Impervious Surface Area: N/A		Proposed Impervious Surface Area: 5.27 acres	
Applicant	Name/Company: DR Horton Attn: Katie Stecks			
	Address: 12970 Totem Lake Blvd #220		City/State/Zip: Kirkland, WA 98034	
	Phone: 425-821-3400 x 5154		Applicants relationship to owner: Owner	
	Fax: 1-866-430-7573		Email: KDStecks@DRHorton.com	
Primary Contact	Name/Company: LDC, Inc. Mark Villwock			
	Address: 14201 NE 200th St, #100		City/State/Zip: Woodinville, WA 98072	
	Phone: 425-806-1869		Email: mvillwock@LDCcorp.com	
	Fax: 425-482-2893			

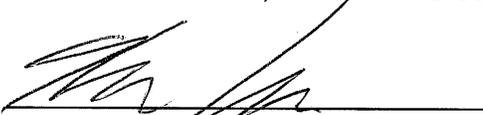
Property Owner	Name/Company: Same as applicant				
	Address:		City/State/Zip:		
	Phone:		Email:		
	Fax:				
Project Description	Grading Quantities		Cut:		Fill:
	Proposed project/land use (attach additional sheets if necessary):				
	63 lot final plat				
Building Information	Gross Floor Area of Existing 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

6-5-15

 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: _____

Staff Initials: _____

Permit Number: _____

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: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

Property Owner(s)

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

Signature: _____

Name: _____

Address: _____

Phone: _____

Email address: _____

MAPLE ROCK

SE 1/4, SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON
CFN 2012-30

DEDICATION

KNOW ALL MEN, (PERSONS) BY THESE PRESENTS THAT SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D R HORTON, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY 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 ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, 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 ANY 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 ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING 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.

TRACT 999 OPEN SPACE/ NATIVE GROWTH PROTECTION AREA (NGPA); TRACT 998, DETENTION AND RECREATION; ARE HEREBY GRANTED AND CONVEYED TO THE ASSOCIATION OF MAPLE ROCK HOMEOWNERS (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE 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 ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE 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.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D R HORTON
BY: SHLR OF WASHINGTON INC, A WASHINGTON CORPORATION, IT'S MANAGER.

BY: _____
KEVIN A. CAPUZZI, VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEVIN A. CAPUZZI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DIVISION VICE PRESIDENT OF SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D R HORTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

PLANNING AND COMMUNITY DEVELOPMENT SUBDIVISION APPROVAL

CERTIFICATE OF SUBDIVISION APPROVAL
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

LAKE STEVENS PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL OF PUBLIC IMPROVEMENTS
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

LAKE STEVENS PUBLIC WORKS DIRECTOR

CITY COUNCIL APPROVAL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS _____ DAY OF _____, 2015.

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 _____, 2015.

FINANCE DIRECTOR

DATE

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 _____ TAXES.

TREASURER, SNOHOMISH COUNTY

DATE

LEGAL DESCRIPTION

PARCEL A:
LOTS 1, 2, 3 AND 4 OF SHORT PLAT 523 (10-78) RECORDED DECEMBER 29, 1978 UNDER RECORDING NUMBER 7812290356, BEING A PORTION OF LOT 6, PLAT OF GLENWOOD DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 2 CONVEYED TO THE COUNTY OF SNOHOMISH, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON THROUGH STATUTORY WARRANTY DEED RECORDED AUGUST 21, 2009 UNDER RECORDING NUMBER 200908210229 AND AGREED DECREE OF APPROPRIATION RECORDED FEBRUARY 27, 2013 UNDER RECORDING NO. 201302270095.

ALSO EXCEPT THAT PORTION OF LOTS 1 AND 4 CONVEYED TO SNOHOMISH COUNTY THROUGH AGREED DECREE OF APPROPRIATION RECORDED FEBRUARY 27, 2013 UNDER RECORDING NO. 201302270095.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON SHORT PLAT 523 (10-78) RECORDED DECEMBER 29, 1978 UNDER RECORDING NUMBER 7812290356.

PER FIRST AMERICAN TITLE COMPANY POLICY NUMBER 5011453-NCS-670662-WA1, DATED AUGUST 6, 2014.

Title report
5003353-2466530
issued August 11,
2015 submitted to
city.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____
THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST
_____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____,
UNDER AUDITOR'S FILE NO. _____
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

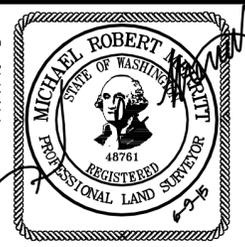
BY: _____
DEPUTY COUNTY AUDITOR

LUA 2015-0007

SHEET:
1 of 5

LAND SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF MAPLE ROCK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE SOUTHEAST QUARTER, SECTION 24, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT ALL DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND THE LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Michael R. Merritt 6/9/15
MICHAEL R. MERRITT, PROFESSIONAL LAND SURVEYOR DATE
STATE OF WASHINGTON CERTIFICATE NO. 48761



LDC
THE CIVIL ENGINEERING GROUP

Engineering
Structural
Planning
Survey

14201 NE 200th St., #100 Ph. 425.806.1869
Woodinville, WA 98072 Fx. 425.482.2893

www.LDCcorp.com

MAPLE ROCK

SE 1/4 OF SEC. 24, TWN. 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY: VJT	DATE: 6-9-2015	DRAWING FILE NAME: 14-135SV-FP	SCALE: NO SCALE	JOB NUMBER: 14-135
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MAPLE ROCK

SE 1/4, SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON
CFN 2012-30

DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN 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. CITY REQUIRES 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 REGULATION SYSTEM DETENTION PONDS, VAULTS, 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 INSPECTION, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
2. IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING 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 OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY 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 REIMBURSE CITY OR PAY COUNTY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN COUNTY'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 OBSTRUCTION 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 4.56.190.
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.

PRIVATE STORM DRAINAGE EASEMENT PROVISIONS

THE PRIVATE DRAINAGE EASEMENT (PDE) WITHIN LOT 9 AS SHOWN ON SHEET 4 OF 5 HEREON, IS HEREBY GRANTED AND CONVEYED TO LOT 10. THE OWNER OF LOT 10 SHALL BE 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.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 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, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, 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.

SHARED DRIVEWAY & UTILITY EASEMENT PROVISIONS

SHARED DRIVEWAY & UTILITY EASEMENTS AS DEPICTED HEREIN ARE FOR THE BENEFIT OF INDIVIDUAL LOTS INDICATED HEREIN. THE RESPONSIBILITY OF AND THE COSTS FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE JOINT USE DRIVEWAY & UTILITIES, INCLUDING STORMWATER, LOCATED WITHIN SAID PRIVATE EASEMENTS SHALL BE BORNE BY THOSE OWNERS BENEFITING FROM SAID SYSTEMS (INCLUDING THE OWNER OF THE LOT ON WHICH THE EASEMENT IS LOCATED IF SUCH LOT USES SUCH DRIVEWAY).

THE SHARED DRIVEWAY OVER LOT 42 IS GRANTED AND CONVEYED TO LOT 43.
THE SHARED DRIVEWAY OVER LOT 43 IS GRANTED AND CONVEYED TO LOT 42.

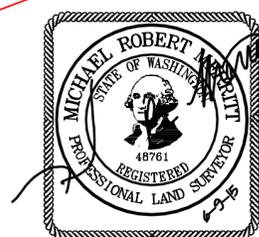
THE SHARED DRIVEWAY OVER LOT 52 IS GRANTED AND CONVEYED TO LOT 53.
THE SHARED DRIVEWAY OVER LOT 53 IS GRANTED AND CONVEYED TO LOT 52.

THE SHARED DRIVEWAY OVER LOT 56 IS GRANTED AND CONVEYED TO LOT 57.
THE SHARED DRIVEWAY OVER LOT 57 IS GRANTED AND CONVEYED TO LOT 56.

THE SHARED DRIVEWAY OVER LOT 61 IS GRANTED AND CONVEYED TO LOT 60.
THE SHARED DRIVEWAY OVER LOT 60 IS GRANTED AND CONVEYED TO LOT 61.

Add AF
201408080395
Title Report #11

Will utility ROW
easement be
recorded prior and
added or
separately?



EASEMENTS AND RESTRICTIONS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. 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 14.18.020.
3. ALL LANDSCAPED 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.
4. THE PLANTER AREAS OF ALL RIGHTS-OF-WAY IMPROVED BY THIS SUBDIVISION WILL BE MAINTAINED BY THE ADJACENT LOT OWNER.
5. TREE PRESERVATION REQUIREMENTS ARE APPLICABLE TO THE PROPOSAL ARE SET FORTH IN LSMC 14.76.120.
6. 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, LOTS 1 AND 2 ARE EXEMPT.
7. 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, LOTS 1 AND 2 ARE EXEMPT.
8. 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.
9. THE ASSOCIATION OF MAPLE ROCK HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS WITHIN THE RIGHTS-OF-WAY FOR 16TH PLACE SE AND 17TH PLACE SE.
10. SUBJECT TO NEW LOT TRAFFIC MITIGATION PAYMENTS IN THE AMOUNT OF \$1,982.05 FOR EACH SINGLE FAMILY RESIDENTIAL BUILDING PERMIT. THIS FEE MAY BE PAID PRIOR TO FINAL PLAT APPROVAL OR MAY DEFER UNTIL BUILDING PERMIT ISSUANCE. LOTS 1 AND 2 ARE EXEMPT.
11. EACH LOT SHALL INCLUDE A PARKING PAD WITH A MINIMUM DIMENSION OF 18- FEET WIDE BY 19- FEET DEEP, BEHIND THE EDGE OF THE RIGHT-OF-WAY, TO SUPPORT TWO VEHICLES PER TABLE 14.72-1; SATISFY DIMENSIONAL REQUIREMENTS PER LSMC 14.72.030; AND SAFETY STANDARDS PER LSMC 14.45.050.
12. ANY LOT THAT INCLUDES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT IS ADJACENT TO OR STRADDLES ONE OR MORE PROPERTY LINES SHALL BE SUBJECT TO A PERMANENT EASEMENT GRANTED TO THE LOT OWNER ON THE OTHER SIDE OF SUCH RETAINING WALL OR ROCKERY FOR PURPOSES OF MAINTAINING AND REPAIRING SUCH RETAINING WALL OR ROCKERY. REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDE OF SUCH RETAINING WALL OR ROCKERY. Not in title report
13. SUBJECT TO AN EASEMENT AND THE TERMS AND PROVISIONS IN FAVOR OF PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY AND WEST COAST TELEPHONE COMPANY AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 1796854 - NOT PLOTTED. ←
14. SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT 523 (10-78) AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 7812290356 - NOT PLOTTED.
15. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS FOR THE PURPOSES OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND WEST COAST TELEPHONE COMPANY TO OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 9110140100 - AS PLOTTED ON SHEET 4 OF 5.
16. SUBJECT TO AN EASEMENT AND THE TERMS AND PROVISIONS FOR THE PURPOSE OF PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 9110140101 - AS PLOTTED ON SHEET 4 OF 5.
17. SUBJECT TO AN EASEMENT AND TERMS AND PROVISIONS IN FAVOR OF PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 9605240644 - NOT PLOTTED.
18. SUBJECT TO AN EASEMENT AND TERMS AND PROVISIONS IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST, INC. DISTRIBUTION EASEMENT AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 200808190624 - NOT PLOTTED.
19. SUBJECT TO AN EASEMENT AND TERMS AND PROVISIONS IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AND VERIZON NORTHWEST, INC. ELECTRIC DISTRIBUTION LINE FACILITIES AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 200808190625 - NOT PLOTTED.
20. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAPLE ROCK DEVELOPER EXTENSION AGREEMENT" RECORDED MARCH 28, 2013 AS RECORDED UNDER RECORDING NUMBER 201303280631 OF OFFICIAL RECORDS.
21. SUBJECT TO ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PACIFIC COAST SURVEYS, INC. ON MARCH 4, 2013, DESIGNATED JOB NUMBER 12-602: ROCKERY ALONG SOUTHERLY LINE DOES NOT CONFORM TO PROPERTY LINES.
22. LOTS 39, 56 AND 60 SHALL HAVE FIRE SPRINKLER SYSTEMS INSTALLED AS PER NATIONAL FIRE PROTECTION INSTALLED AS PER NATIONAL FIRE PROTECTION STANDARD 13D 2013 EDITION.
23. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER _____.

LUA 2015-0007

SHEET:
2 OF 5

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MAPLE ROCK

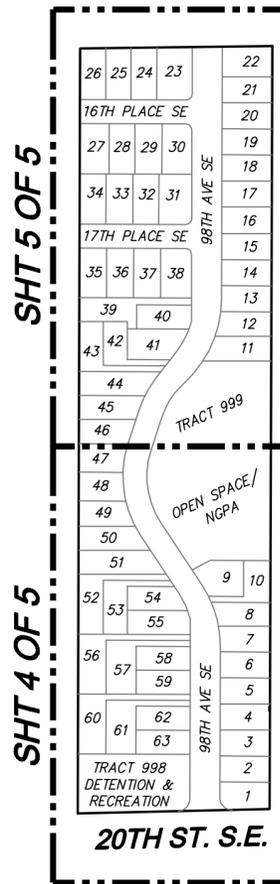
SE 1/4 OF SEC. 24, TWN. 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
VJT	6-9-2015	14-135SV-FP	NTS	14-135

VOL/PJ

MAPLE ROCK

THE SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON
CFN 2012-30



SHEET INDEX
NO SCALE

SURVEY INSTRUMENTATION

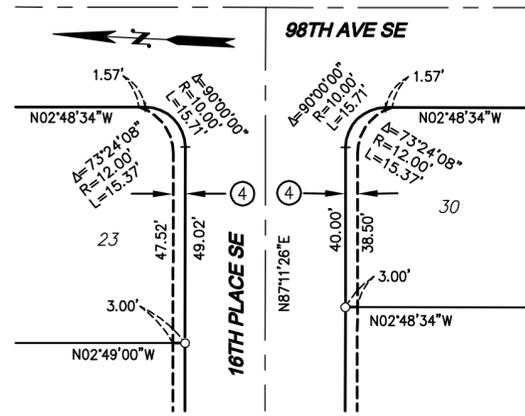
SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURE'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

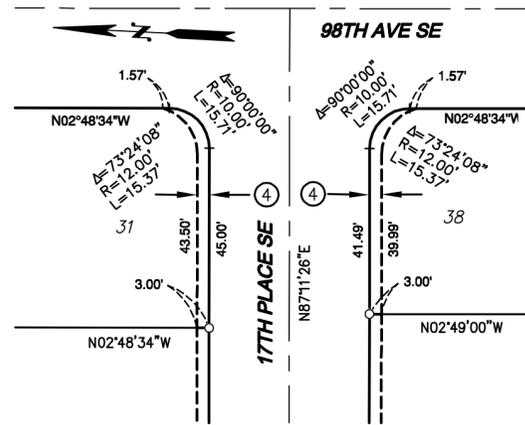
LEGEND

- SECTION CORNER FOUND
- SECTION QTR CORNER FOUND
- SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LDC-LDCCORP.COM - PLS 48761 - PROPERTY CORNER"
- FND FOUND
- NGPA NATIVE GROWTH PROTECTION AREA
- (M) MEASURED
- (TE) TREPANIER ENGINEERING INFORMATION
- (4) SIDEWALK EASEMENT TO THE ASSOCIATION OF MAPLE ROCK HOMEOWNERS. SEE NOTE 9, SHEET 2 OF 5.



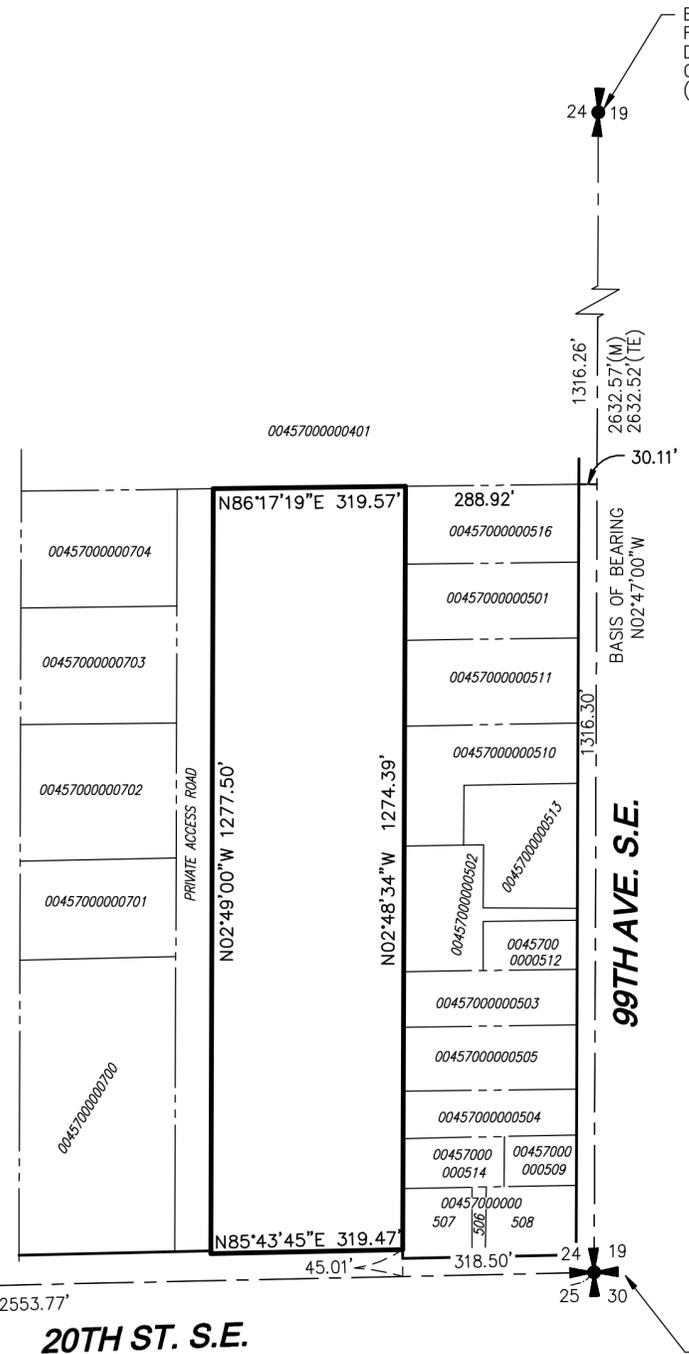
SIDEWALK EASEMENT DETAIL

LOTS 23 AND 30
SCALE 1"=30'



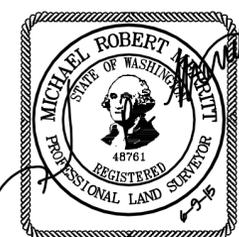
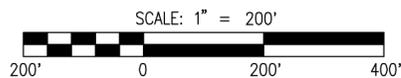
SIDEWALK EASEMENT DETAIL

LOTS 31 AND 38
SCALE 1"=30'



FOUND 1" BRASS DISK W/ PUNCH MARK IN CONC. IN CASE, 0.5' DOWN, @ C/L INTX 20TH ST SE & 91ST AVE SE. PT. IS ON LINE W/ LEFT TURN LANES. (8-20-14)

FOUND CONCRETE MONUMENT IN CASE WITH 2" BRASS DISK AND PUNCH, DOWN 0.5' AT SECTION CORNER (8-20-14)



LUA 2015-0007

LDC Engineering Structural Planning Survey
THE CIVIL ENGINEERING GROUP

14201 NE 200th St., #100 Woodinville, WA 98072
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MAPLE ROCK

SE 1/4 OF SEC. 24, TWN. 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY:	DATE:	DRAWING FILE NAME:	SCALE:	JOB NUMBER:
VJT	6-9-2015	14-135SV-FP	1"=200'	14-135

VOL/Pg

MAPLE ROCK

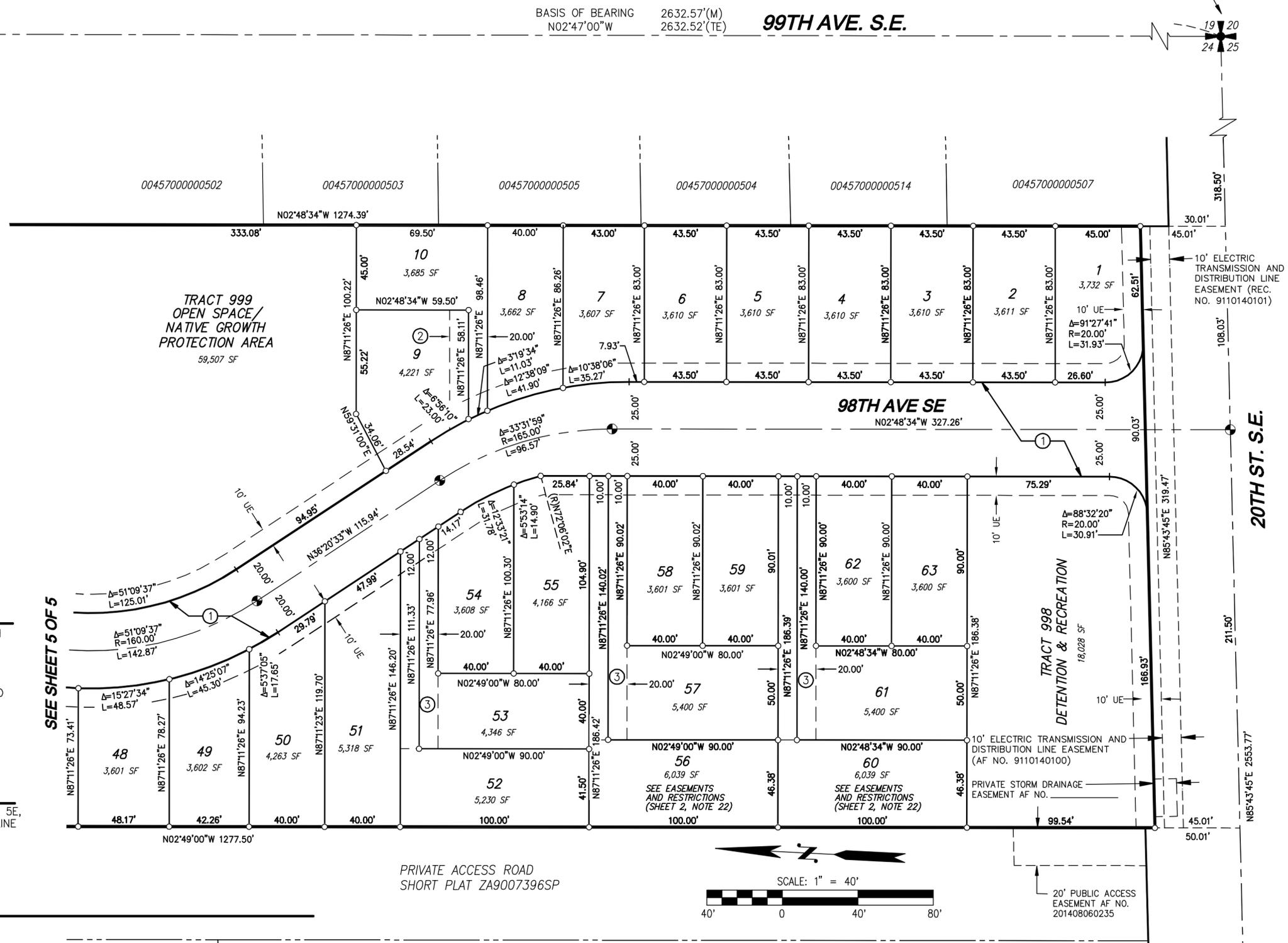
THE SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON
CFN 2012-30

1/4 COR. FND.
4"X4" CON. MON. W/BRASS DISK
& PUNCHMARK IN CASE,
0.65' BELOW RIM OF CASE
(8-20-14)

FOUND CONCRETE MONUMENT
IN CASE WITH 2" BRASS DISK
AND PUNCH, DOWN 0.5' AT
SECTION CORNER (8-20-14)

BASIS OF BEARING
N02°47'00"W
2632.57'(M)
2632.52'(TE)

99TH AVE. S.E.



SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURE'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

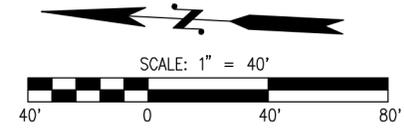
BASIS OF BEARING

E. LINE OF SE QUARTER SEC. 24, T. 29N, R. 5E, W.M. ALSO BEING THE MONUMENTED CENTERLINE OF 99TH AVE SE BEING N02°47'00"W.

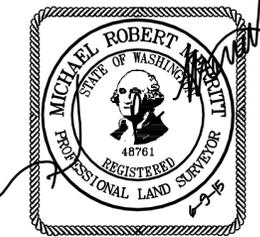
LEGEND

- SECTION CORNER FOUND
- SECTION QTR CORNER FOUND
- SET CONCRETE MONUMENT WITH BRASS DISK IN CASE FOR THIS PLAT
- SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LDC-LDCCORP.COM - PLS 48761 - PROPERTY CORNER"
- FOUND REBAR AND CAP AS NOTED
- (R) RADIAL BEARING
- FND FOUND
- (TE) TREPANIER ENGINEERING INFORMATION
- ① RIGHT OF WAY TO BE DEDICATED TO THE CITY OF LAKE STEVENS UPON THE RECORDING OF THIS PLAT.
- ② PRIVATE DRAINAGE AND UTILITY EASEMENT (SEE PRIVATE STORM DRAINAGE EASEMENT PROVISIONS SHEET 2 OF 5).
- ③ JOINT DRIVEWAY & UTILITY EASEMENT (SEE JOINT DRIVEWAY & UTILITY EASEMENT PROVISIONS SHEET 2 OF 5).

PRIVATE ACCESS ROAD
SHORT PLAT ZA9007396SP



LUA 2015-0007



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MAPLE ROCK

SE 1/4 OF SEC. 24, TWN. 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

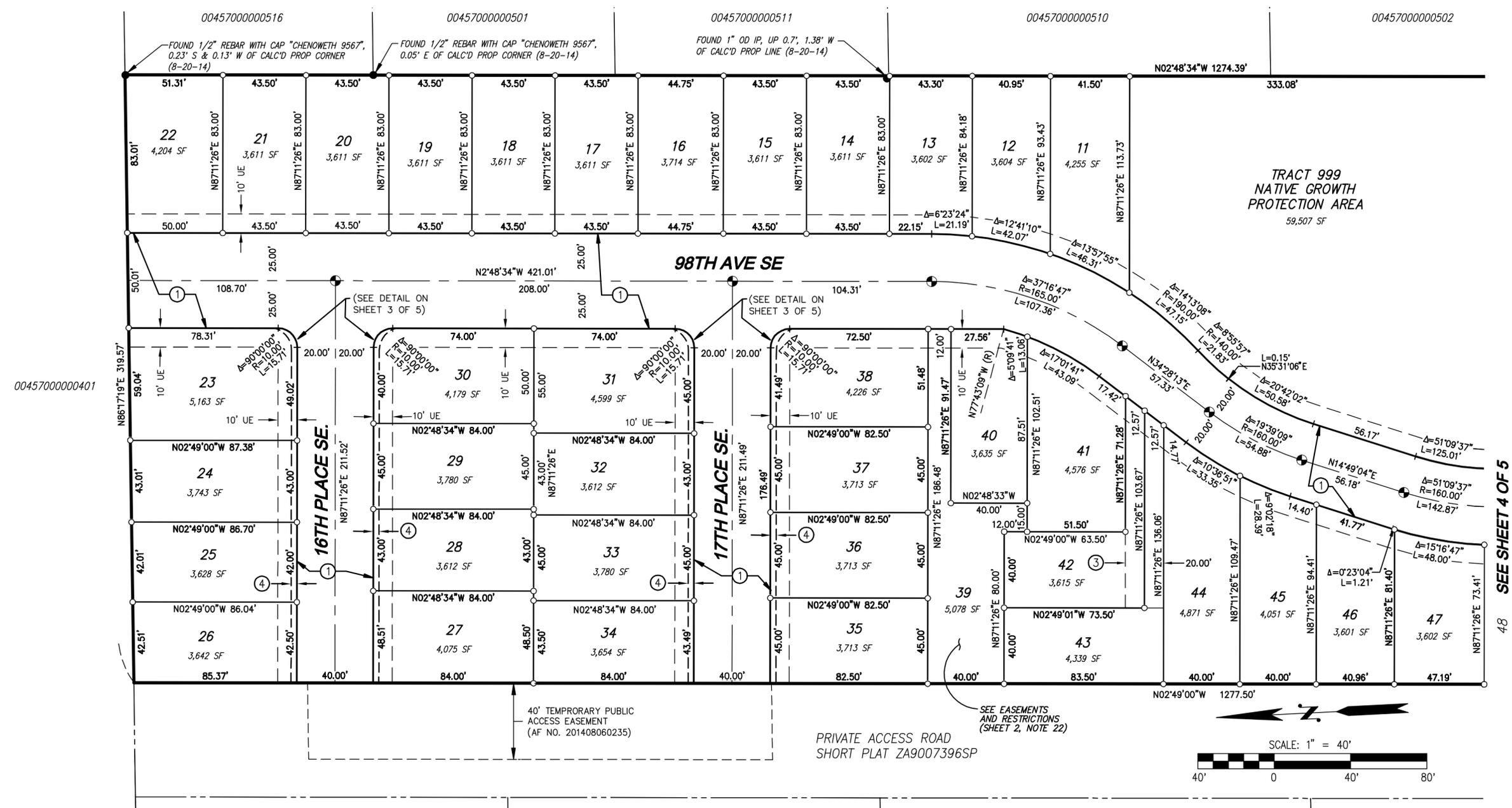
DRAWN BY: VJT	DATE: 6-9-2015	DRAWING FILE NAME: 14-135SV-FP	SCALE: 1"=40'	JOB NUMBER: 14-135
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SHEET:
4 OF 5

VOL/Pg

MAPLE ROCK

THE SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
SNOHOMISH COUNTY, WASHINGTON



LEGEND

- SECTION CORNER FOUND
- SECTION QTR CORNER FOUND
- SET CONCRETE MONUMENT WITH BRASS DISK IN CASE FOR THIS PLAT
- SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LDC-LDCCORP.COM - PLS 48761 - PROPERTY CORNER"
- FOUND REBAR AND CAP AS NOTED
- FND FOUND
- (TE) TREPANIER ENGINEERING INFORMATION
- ① RIGHT OF WAY TO BE DEDICATED TO THE CITY OF LAKE STEVENS UPON THE RECORDING OF THIS PLAT.
- ② PRIVATE DRAINAGE AND UTILITY EASEMENT (SEE PRIVATE STORM DRAINAGE EASEMENT PROVISIONS SHEET 2 OF 5).
- ③ JOINT DRIVEWAY & UTILITY EASEMENT (SEE JOINT DRIVEWAY & UTILITY EASEMENT PROVISIONS SHEET 2 OF 5).
- ④ SIDEWALK EASEMENT TO THE ASSOCIATION OF MAPLE ROCK HOMEOWNERS. (SEE NOTE 9, SHEET 2 OF 5 AND DETAIL SHEET 3 OF 5).

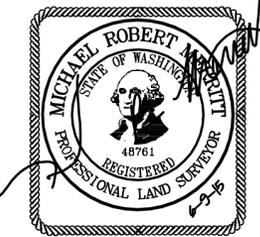
SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURE'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

LUA 2015-0007



LDC
Engineering
Structural
Planning
Survey

THE CIVIL ENGINEERING GROUP

14201 NE 200th St., #100 Ph. 425.806.1869
Woodinville, WA 98072 Fx. 425.482.2893

www.LDCcorp.com

MAPLE ROCK

SE 1/4 OF SEC. 24, TWN. 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY: VJT	DATE: 6-9-2015	DRAWING FILE NAME: 14-135SV-FP	SCALE: 1"=40'	JOB NUMBER: 14-135
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SEE SHEET 4 OF 5
48

EXHIBIT C



NOTICE OF APPLICATION AFFIDAVIT OF NOTICE

Project Name: MAPLE ROCK SUBDIVISION

Project Number: LUA2015-0089

Place Posted

Date Posted

Signature

1. City Hall

8-26-15

2. Permit Center

8-26-15

3. Everett Herald

9-2-15 + 9-16-15

4. Mailings (300') # _____

8-26-15

5. Site Posting

8-26-15

EXHIBITS D & E



AFFIDAVIT OF NOTICE

Project Name: Maple Rock Final Plat Public Hearing

Project Number: LUA2015-0089

Place Posted

Date Posted

Signature

1. Property

9/24/15

[Signature]

2. City Hall

9.24.15

[Signature]

3. Planning

9.24.15

[Signature]

4. Everett Herald

9.28.15

[Signature]

5. Mailings

9.25.15

[Signature]

6. Website

9.24.15

[Signature]



NOTICE OF APPLICATION & PUBLIC MEETING Subdivision

Project Name: Final Plat Approval: Maple Rock
Project Location: 9711 20th Street SE, Lake Stevens, WA, 98258
Project File No.: LUA2015-0089
Applicant: D.R. Horton

Proposed Project Description: The request is to create a (63) sixty-three lot subdivision in the High Urban Residential Zone. The 9.36 acre site will be developed with (63) sixty-three single family detached units. The plat will be accessed via connection with 20th Street SE. The applicant has submitted necessary financial securities and installed required improvements. The Lake Stevens City Council will consider acceptance of the subdivision and right-of-way at a public meeting scheduled for Tuesday, September 22nd, 2015 at 7 pm.

Permits Required: Subdivision
Date of Application: August 13, 2015
Completeness Date: August 13, 2015
Notice of Application: August 26, 2015
Notice of City Council Meeting: August 26, 2015

Public Review and Comment Period: Interested parties may view the project file at the City of Lake Stevens Permit Center, 1812 Main Street, Monday-Friday 8 am to 4:30 pm. Please contact Planning and Community Development to receive more information or to submit written comments.

Phone number: (425) 212-3315
Email: rwright@lakestevenswa.gov
Mailing address: P.O. Box 257, Lake Stevens, WA 98258

Upon publication of the Notice of Application, there is a 14-day period comment period. **The deadline for public comments is 5:00 PM, September 9, 2015.**

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

Distribution: Applicant and Project Contact
Official City Notification Boards (City Hall, Subject Property)
Property Owners within 300 feet of project site & The Herald



NOTICE OF PUBLIC MEETING Subdivision

Project Name: Maple Rock Final Plat Approval
Project Location: 9711 - 20th Street SE, Lake Stevens, WA, 98258
Project File No.: LUA2015-0089
Applicant: D.R. Horton

Proposed Project Description: Final approval for a 63 lot subdivision in the High Urban Residential Zone of a 9.36 acre site. The new neighborhood will be off 20th Street SE. By the time the public meeting is held, the applicant will have installed required improvements including roads and sidewalks and/or submitted necessary financial securities to guarantee completion. The Lake Stevens City Council will consider accepting the subdivision and new streets at a public meeting on October 13, 2015.

Permits Required: Subdivision
Date of Application: August 13, 2015
Completeness Date: August 13, 2015
Notice of Application: August 26, 2015
Notice of City Council Meeting: October 13, 2015
Hearing Location: Lake Stevens School District Educational Service Center,
12309 - 22nd St. NE, Lake Stevens, WA 98258

Public Review and Comment Period: To receive more project information, you can review the file at the city of Lake Stevens Permit Center, 1812 Main Street, Monday – Friday, 8:00 a.m. to 4:30 p.m. or contact the project planner. The written staff recommendation will be included with the City Council packet and posted on the city's website. Interested parties can provide written comments or speak at the public meeting.

Phone number: (425) 212-3315
Email: rwright@lakestevenswa.gov
Mailing address: P.O. Box 257, Lake Stevens, WA 98258
Planning website: <http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>

Written comments must be submitted by 4:30 p.m. October 7 for inclusion in the City Council Packet.

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

Distribution: Applicant / Project Contact
Official City Notification Boards (City Hall, Permit Center & Subject Property)
Everett Herald

MAPLE ROCK
SE 1/4, SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON
CFN 2012-30

VOL/Pg

DEDICATION

KNOW ALL MEN, (PERSONS) BY THESE PRESENTS THAT SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D R HORTON, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY 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 ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, 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 ANY 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 ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING 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.

TRACT 999 OPEN SPACE/ NATIVE GROWTH PROTECTION AREA (NGPA), TRACT 998, DETENTION AND RECREATION; ARE HEREBY GRANTED AND CONVEYED TO THE ASSOCIATION OF MAPLE ROCK HOMEOWNERS (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE 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 ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE 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.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D R HORTON
BY: SHLR OF WASHINGTON INC, A WASHINGTON CORPORATION, ITS MANAGER.

BY: _____
KEVIN A. CAPUZZI, VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEVIN A. CAPUZZI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DIVISION VICE PRESIDENT OF SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA D R HORTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF NOTARY PUBLIC _____
PRINTED NAME _____
TITLE _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

**PLANNING AND COMMUNITY DEVELOPMENT
SUBDIVISION APPROVAL**

CERTIFICATE OF SUBDIVISION APPROVAL
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015

LAKE STEVENS PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL OF PUBLIC IMPROVEMENTS
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

LAKE STEVENS PUBLIC WORKS DIRECTOR

CITY COUNCIL APPROVAL

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS _____ DAY OF _____, 2015.

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 _____, 2015.

FINANCE DIRECTOR

DATE

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 _____ TAXES.

TREASURER, SNOHOMISH COUNTY

DATE

LEGAL DESCRIPTION

PARCEL A: LOTS 1, 2, 3 AND 4 OF SHORT PLAT 523 (10-78) RECORDED DECEMBER 29, 1978 UNDER RECORDING NUMBER 7812290356, BEING A PORTION OF LOT 6, PLAT OF GLENWOOD DIVISION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 46, SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 2 CONVEYED TO THE COUNTY OF SNOHOMISH, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON THROUGH STATUTORY WARRANTY DEED RECORDED AUGUST 21, 2009 UNDER RECORDING NUMBER 200908210229 AND AGREED DECREE OF APPROPRIATION RECORDED FEBRUARY 27, 2013 UNDER RECORDING NO. 201302270095.

ALSO EXCEPT THAT PORTION OF LOTS 1 AND 4 CONVEYED TO SNOHOMISH COUNTY THROUGH AGREED DECREE OF APPROPRIATION RECORDED FEBRUARY 27, 2013 UNDER RECORDING NO. 201302270095.

PARCEL B: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON SHORT PLAT 523 (10-78) RECORDED DECEMBER 29, 1978 UNDER RECORDING NUMBER 7812290356.

PER FIRST AMERICAN TITLE COMPANY POLICY NUMBER 5003353-2466530, DATED AUGUST 11, 2015.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST THIS _____ DAY OF _____, 20____, OF PLATS, PAGE(S) _____, UNDER AUDITOR'S FILE NO. _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY

BY: _____
DEPUTY COUNTY AUDITOR

LUA 2015-0007

SHEET: 1 OF 5

LAND SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF MAPLE ROCK IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE SOUTHEAST QUARTER, SECTION 24, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT ALL DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND THE LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

MICHAEL R. MERRITT, PROFESSIONAL LAND SURVEYOR DATE 9/08/15
STATE OF WASHINGTON CERTIFICATE NO. 48761



LDC
Engineering
Structural
Planning
Survey

THE CIVIL ENGINEERING GROUP
14201 NE 200th St. #100
Woodinville, WA 98072
Ph: 425.808.1888
Fx: 425.482.2883
www.LDCcomp.com

MAPLE ROCK

SE 1/4 OF SEC. 24, TWP. 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY: VJT	DATE: 7-29-2015	DRAWING FILE NAME: 14-1355V-FP	SCALE: NO SCALE	JOB NUMBER: 14-135
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MAPLE ROCK

SE 1/4, SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON
CFN 2012-30

VOL/Pg

DRAINAGE FACILITY MAINTENANCE COVENANT

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN 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. CITY REQUIRES 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 REGULATION SYSTEM DETENTION PONDS, VAULTS, 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 INSPECTION, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
2. IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING 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 OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY 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 REIMBURSE CITY OR PAY COUNTY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN COUNTY'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 OBSTRUCTION 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 4.56.190.
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.

PRIVATE STORM DRAINAGE EASEMENT PROVISIONS

THE PRIVATE DRAINAGE EASEMENT (PDE) WITHIN LOT 9 AS SHOWN ON SHEET 4 OF 5 HEREOF, IS HEREBY GRANTED AND CONVEYED TO LOT 10. THE OWNER OF LOT 10 SHALL BE 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.

EASEMENT PROVISIONS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 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, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, 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.
2. A JOINT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON LOT 58 AND LOT 62, AS SHOWN ON THE PLAT MAP, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

SHARED DRIVEWAY & UTILITY EASEMENT PROVISIONS

SHARED DRIVEWAY & UTILITY EASEMENTS AS DEPICTED HEREIN ARE FOR THE BENEFIT OF INDIVIDUAL LOTS INDICATED HEREIN. THE RESPONSIBILITY OF AND THE COSTS FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE JOINT USE DRIVEWAY & UTILITIES, INCLUDING STORMWATER, LOCATED WITHIN SAID PRIVATE EASEMENTS SHALL BE BORNE BY THOSE OWNERS BENEFITING FROM SAID SYSTEMS (INCLUDING THE OWNER OF THE LOT ON WHICH THE EASEMENT IS LOCATED IF SUCH LOT USES SUCH DRIVEWAY).

- THE SHARED DRIVEWAY OVER LOT 42 IS GRANTED AND CONVEYED TO LOT 43.
- THE SHARED DRIVEWAY OVER LOT 43 IS GRANTED AND CONVEYED TO LOT 42.
- THE SHARED DRIVEWAY OVER LOT 52 IS GRANTED AND CONVEYED TO LOT 53.
- THE SHARED DRIVEWAY OVER LOT 53 IS GRANTED AND CONVEYED TO LOT 52.
- THE SHARED DRIVEWAY OVER LOT 56 IS GRANTED AND CONVEYED TO LOT 57.
- THE SHARED DRIVEWAY OVER LOT 57 IS GRANTED AND CONVEYED TO LOT 56.
- THE SHARED DRIVEWAY OVER LOT 61 IS GRANTED AND CONVEYED TO LOT 60.
- THE SHARED DRIVEWAY OVER LOT 60 IS GRANTED AND CONVEYED TO LOT 61.

EASEMENTS AND RESTRICTIONS

1. NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
2. 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 14.18.020.
3. ALL LANDSCAPED 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.

4. THE PLANTER AREAS OF ALL RIGHTS-OF-WAY IMPROVED BY THIS SUBDIVISION WILL BE MAINTAINED BY THE ADJACENT LOT OWNER.
5. TREE PRESERVATION REQUIREMENTS ARE APPLICABLE TO THE PROPOSAL ARE SET FORTH IN LSMC 14.76.120.
6. 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, LOTS 1 AND 2 ARE EXEMPT.
7. 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. LOTS 1 AND 2 ARE EXEMPT.

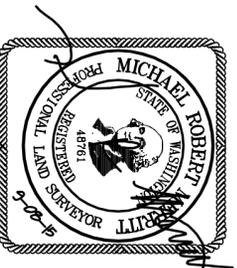
8. ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE, NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN LSMC 14.88.295 ARE ALLOWED WHEN APPROVED BY THE CITY.
9. THE ASSOCIATION OF MAPLE ROCK HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS WITHIN THE RIGHTS-OF-WAY FOR 16TH PLACE SE AND 17TH PLACE SE.
10. SUBJECT TO NEW LOT TRAFFIC MITIGATION PAYMENTS IN THE AMOUNT OF \$1,982.05 FOR EACH SINGLE FAMILY RESIDENTIAL BUILDING PERMIT, THIS FEE MAY BE PAID PRIOR TO FINAL PLAT APPROVAL OR MAY DEFER UNTIL BUILDING PERMIT ISSUANCE. LOTS 1 AND 2 ARE EXEMPT.

11. EACH LOT SHALL INCLUDE A PARKING PAD WITH A MINIMUM DIMENSION OF 18-FEET WIDE BY 19-FEET DEEP, BEHIND THE EDGE OF THE RIGHT-OF-WAY, TO SUPPORT TWO VEHICLES PER TABLE 14.72-1; SATISFY DIMENSIONAL REQUIREMENTS PER LSMC 14.72.030; AND SAFETY STANDARDS PER LSMC 14.45.050.
12. ANY LOT THAT INCLUDES ONE OR MORE ADJACENT TO A RETAINING WALL OR ROCKERY INSTALLED BY THE DEVELOPER THAT IS ADJACENT TO OR STRADDLES OR IS ADJACENT TO A RETAINING WALL OR ROCKERY SHALL BE SUBJECT TO A PERMANENT EASEMENT GRANTED TO THE LOT OWNER ON THE OTHER SIDE OF SUCH RETAINING WALL OR ROCKERY FOR PURPOSES OF MAINTAINING AND REPAIRING SUCH RETAINING WALL OR ROCKERY. REPAIR AND MAINTENANCE OF SUCH RETAINING WALL OR ROCKERY SHALL BE THE SHARED RESPONSIBILITY OF THE LOT OWNERS ON BOTH SIDE OF SUCH RETAINING WALL OR ROCKERY.
13. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BARGAIN AND SALE MINERAL DEED" RECORDED AUGUST 8, 2014 AS RECORDED UNDER RECORDING NUMBER 201408080395.

14. SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SHORT PLAT 523 (10-78) AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 7812290356 - NOT PLOTTED.
15. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS FOR THE PURPOSES OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND WEST COAST TELEPHONE COMPANY TO OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 9110140100 - AS PLOTTED ON SHEET 4 OF 5.
17. SUBJECT TO AN EASEMENT AND TERMS AND PROVISIONS IN FAVOR OF PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 9605240644 - NOT PLOTTED.

16. SUBJECT TO AN EASEMENT AND THE TERMS AND PROVISIONS FOR THE PURPOSE OF PUBLIC UTILITY DISTRICT 1 OF SNOHOMISH COUNTY ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 9110140101 - AS PLOTTED ON SHEET 4 OF 5.
17. SUBJECT TO AN EASEMENT AND TERMS AND PROVISIONS IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST, INC. DISTRIBUTION EASEMENT AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 200808190624 - NOT PLOTTED.
19. SUBJECT TO AN EASEMENT AND TERMS AND PROVISIONS IN FAVOR OF PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AND VERIZON NORTHWEST, INC. ELECTRIC DISTRIBUTION LINE FACILITIES AS STATED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 200808190625 - NOT PLOTTED.

20. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAPLE ROCK DEVELOPER EXTENSION AGREEMENT" RECORDED MARCH 28, 2013 AS RECORDED UNDER RECORDING NUMBER 201303280631 OF OFFICIAL RECORDS.
21. SUBJECT TO ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/CSM SURVEY MADE BY PACIFIC COAST SURVEYS, INC. ON MARCH 4, 2013, DESIGNATED JOB NUMBER 12-802: ROCKERY ALONG SOUTHERLY LINE DOES NOT CONFORM TO PROPERTY LINES.
22. LOTS 39, 56 AND 60 SHALL HAVE FIRE SPRINKLER SYSTEMS INSTALLED AS PER NATIONAL FIRE PROTECTION INSTALLED AS PER NATIONAL FIRE PROTECTION STANDARD 13D 2013 EDITION.
23. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT OF PUBLIC ACCESS EASEMENT" RECORDED AUGUST 6, 2014 AS RECORDED UNDER RECORDING NUMBER 201408060235.
24. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF DRAINAGE AS RECORDED UNDER AUDITOR'S FILE NUMBER _____
25. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER _____



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MAPLE ROCK

SE 1/4 OF SEC. 24, T14N, 29N, R5E, S5E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY: DATE: DRAWING FILE NAME: SCALE: JOB NUMBER:
VJT 7-29-2015 14-1355V-FP NTS 14-135

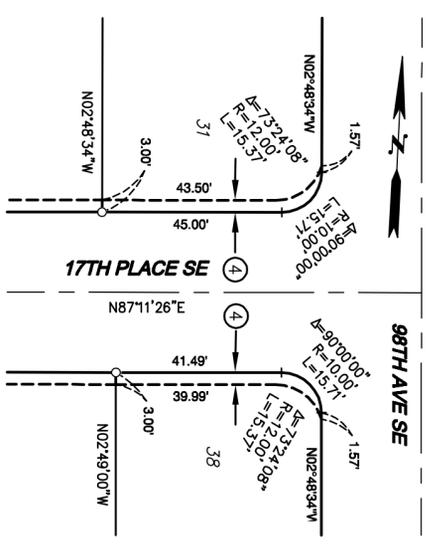
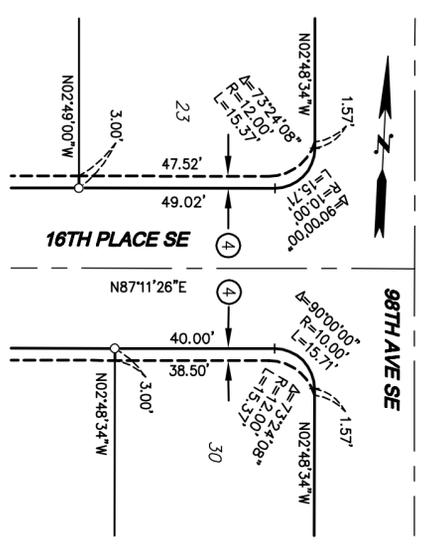
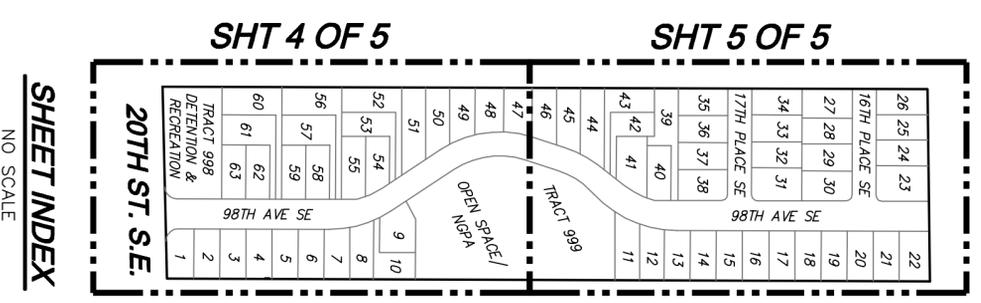
SHEET: 2 OF 5

VOL/Pg

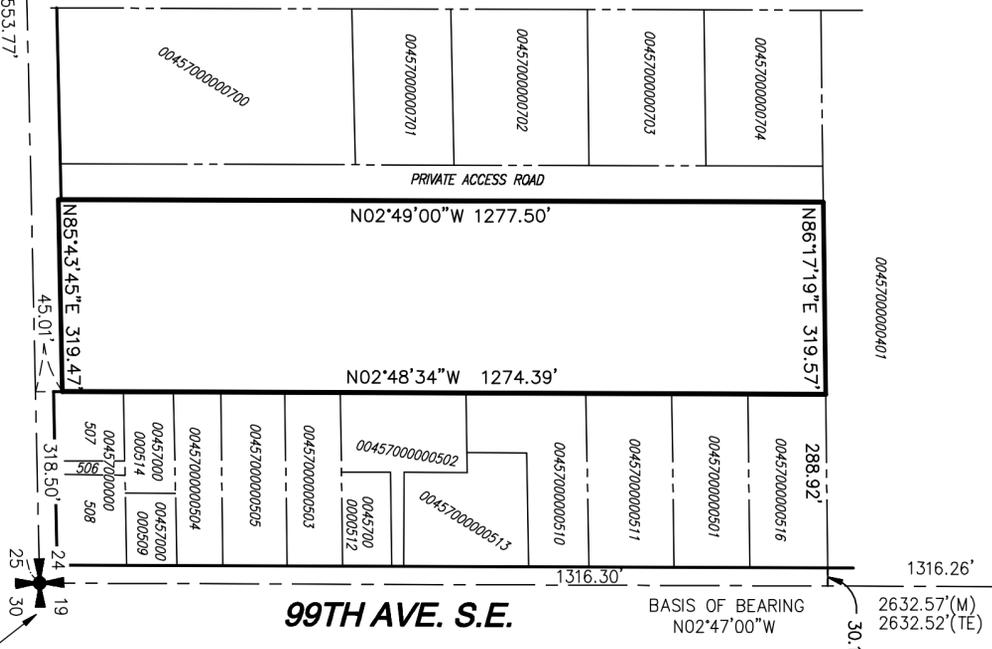
MAPLE ROCK

THE SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON
CFN 2012-30

VOL/Pg



SIDEWALK EASEMENT DETAIL
LOTS 23 AND 30
SCALE 1" = 30'



FOUND CONCRETE MONUMENT
IN CASE WITH 2" BRASS DISK
AND PUNCH, DOWN 0.5' AT
SECTION CORNER (8-20-14)

FOUND 1" BRASS DISK W/ PUNCH MARK
IN CONG. IN CASE, 0.5' DOWN,
C/L INTX 20TH ST SE & 91ST AVE SE.
PT. IS ON LINE W/ LEFT TURN LANES.
(8-20-14)

E. 1/4 COR.
FND. 4"x4" CON. MON. W/BRASS
DISK & PUNCHMARK IN CASE,
0.65' BELOW RIM OF CASE
(8-20-14)

- LEGEND**
- SECTION CORNER FOUND (M) MEASURED
 - SECTION QTR CORNER FOUND (TE) TREPANIER ENGINEERING INFORMATION
 - SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LDC-LDCCORP.COM - PLS 48761 - PROPERTY CORNER" (4) SIDEWALK EASEMENT TO THE ASSOCIATION OF MAPLE ROCK HOMEOWNERS. SEE NOTE 9, SHEET 2 OF 5.
 - FND FOUND
 - NGPA NATIVE GROWTH PROTECTION AREA



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MAPLE ROCK

SE 1/4 OF SEC. 24, TWP. 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY: VJT DATE: 7-29-2015 DRAWING FILE NAME: 14-135W-FP SCALE: 1"=200' JOB NUMBER: 14-135

SHEET:
3 OF 5

VOL/Pg

MAPLE ROCK

THE SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON
CFN 2012-30

FOUND CONCRETE MONUMENT
IN CASE WITH 2" BRASS DISK
AND PUNCH, DOWN 0.5' AT
SECTION CORNER (8-20-14)

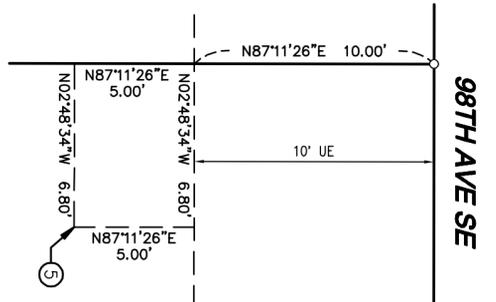
1/4 COR. FND.
4"x4" CON. MON. W/BRASS DISK
& PUNCHMARK IN CASE,
0.65' BELOW RIM OF CASE
(8-20-14)

BASIS OF BEARING
N02°47'00"W
2632.57'(M)
2632.52'(TE)

99TH AVE. S.E.

19
20
24
25

VOL/Pg



**JOINT UTILITY
EASEMENT DETAIL**
LOTS 58 AND 62
SCALE 1"=5'

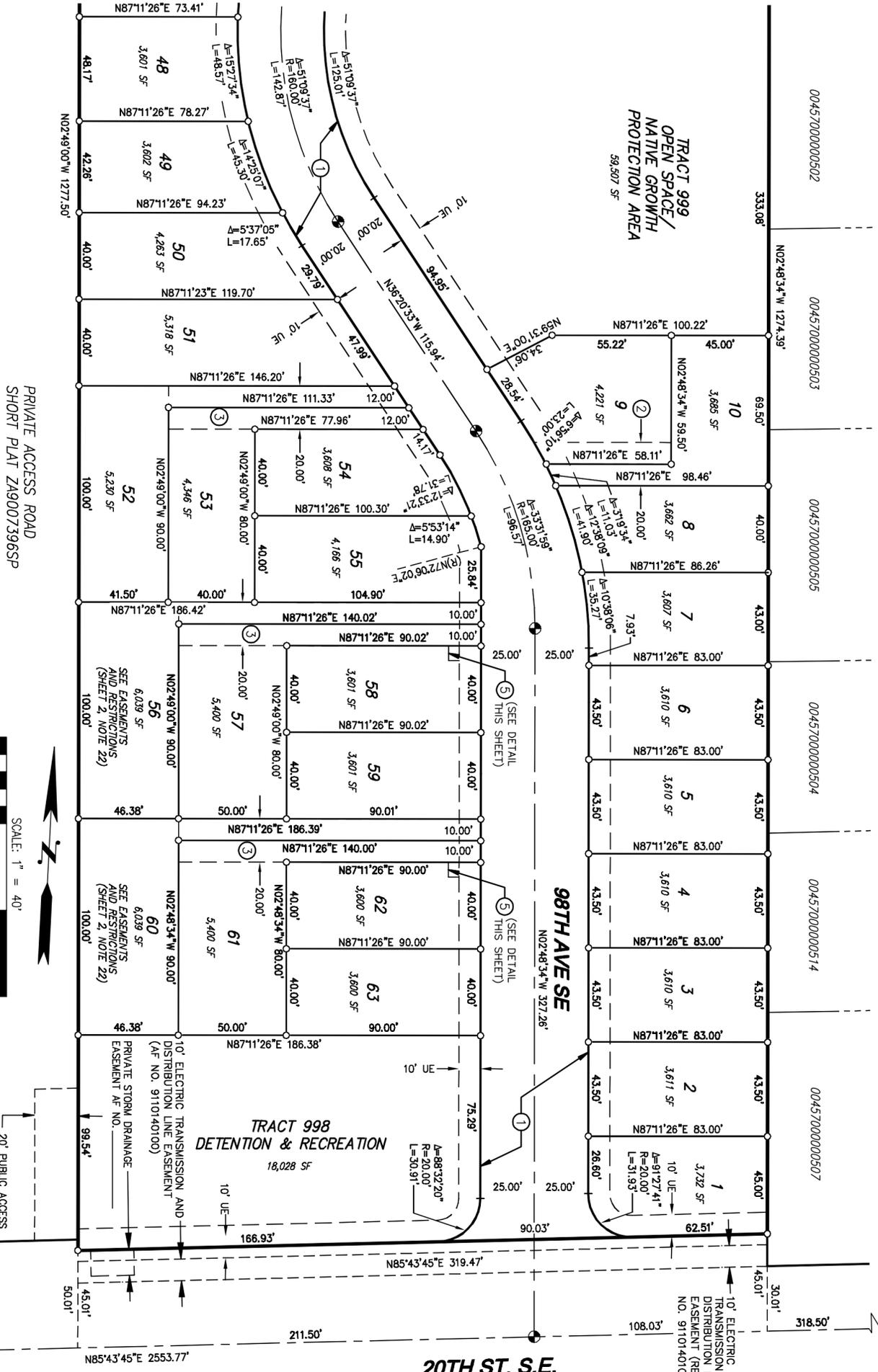
SURVEY INSTRUMENTATION
SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:
5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.
PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

BASIS OF BEARING
E. LINE OF SE QUARTER SEC. 24, T. 29N, R. 5E, W.M. ALSO BEING THE MONUMENTED CENTERLINE OF 99TH AVE SE BEING N02°47'00"W.

LEGEND

- (R) RADIAL BEARING
- (TE) TREPANIER ENGINEERING INFORMATION
- (1) RIGHT OF WAY TO BE DEDICATED TO THE CITY OF LAKE STEVENS UPON THE RECORDING OF THIS PLAT.
- (2) PRIVATE DRAINAGE AND UTILITY EASEMENT PROVISIONS SHEET 2 OF 5.
- (3) SHARED DRIVEWAY & UTILITY EASEMENT (SEE JOINT DRIVEWAY & UTILITY EASEMENT PROVISIONS SHEET 2 OF 5).
- (5) JOINT UTILITY EASEMENT (SEE EASEMENT PROVISION NO. 2, SHEET 2 OF 5).

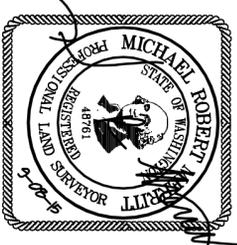
SEE SHEET 5 OF 5



PRIVATE ACCESS ROAD
SHORT PLAT ZA9007396SP



LUA 2015-0007



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MAPLE ROCK
SE 1/4 OF SEC. 24, T19N, 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON
DRAWN BY: DATE: DRAWING FILE NAME: SCALE: JOB NUMBER:
VJT 7-29-2015 14-1355V-FP 1"=40' 14-135

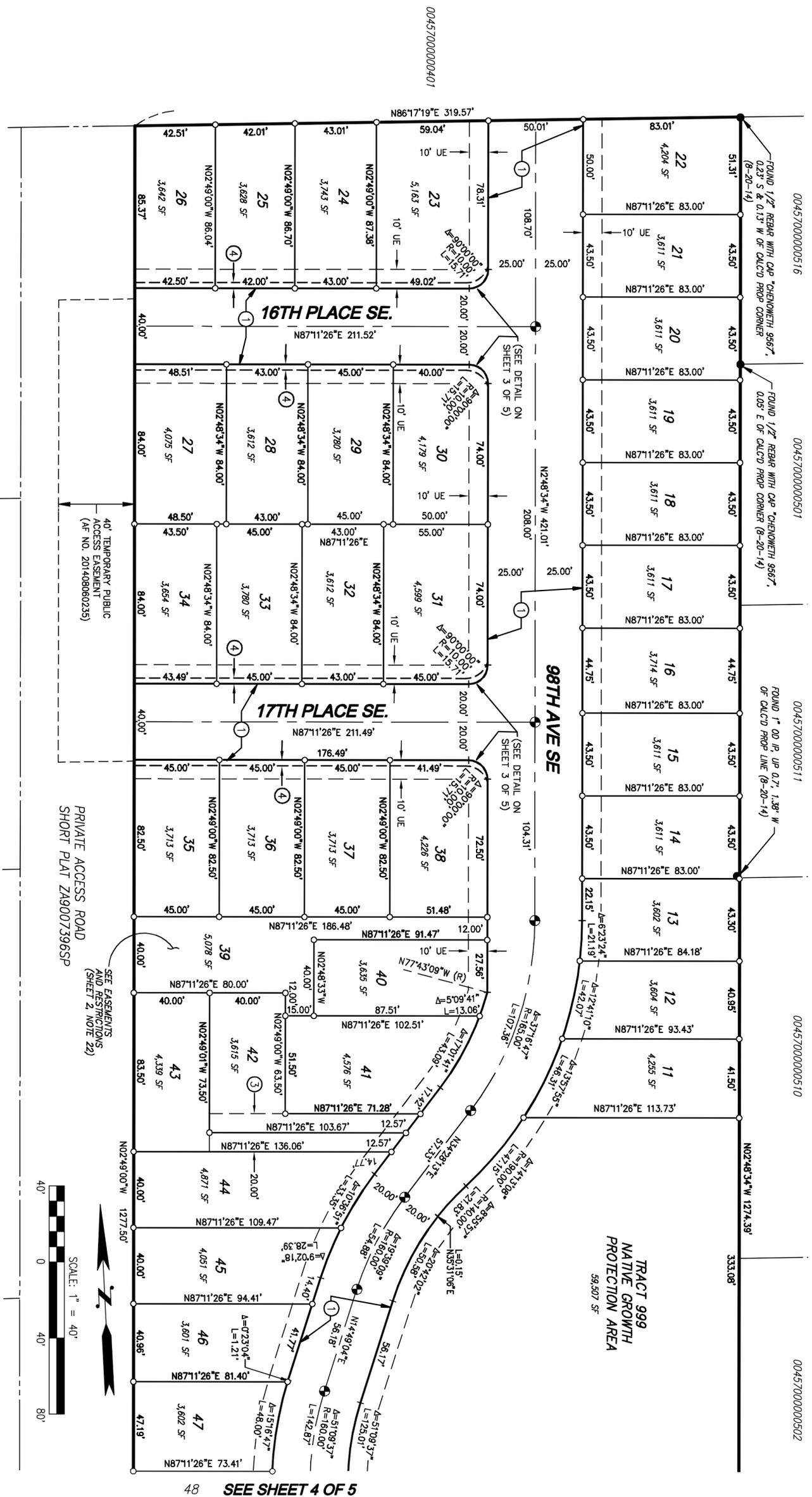
SHEET:
4 OF 5

VOL/Pg

MAPLE ROCK

THE SE 1/4, SECTION 24, TOWNSHIP 29 N, RANGE 5 E, W.M.,
SNOHOMISH COUNTY, WASHINGTON

VOL/Pg



LEGEND

- SECTION CORNER FOUND
 - SECTION QTR CORNER FOUND
 - SET CONCRETE MONUMENT WITH BRASS DISK IN CASE FOR THIS PLAT
 - SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "LDC-LDCCORP.COM - PLS 48761 - PROPERTY CORNER"
 - FOUND REBAR AND CAP AS NOTED
 - RADIAL BEARING
 - FOUND
 - REPAIRER ENGINEERING INFORMATION
- RIGHT OF WAY TO BE DEDICATED TO THE CITY OF LAKE STEVENS UPON THE RECORDING OF THIS PLAT.
 - PRIVATE DRAINAGE AND UTILITY EASEMENT (SEE PRIVATE STORM DRAINAGE EASEMENT PROVISIONS SHEET 2 OF 5).
 - SHARED DRIVEWAY & UTILITY EASEMENT (SEE JOINT DRIVEWAY & UTILITY EASEMENT PROVISIONS SHEET 2 OF 5).
 - SIDEWALK EASEMENT TO THE ASSOCIATION OF MAPLE ROCK HOMEOWNERS. (SEE NOTE 9, SHEET 2 OF 5 AND DETAIL SHEET 3 OF 5).

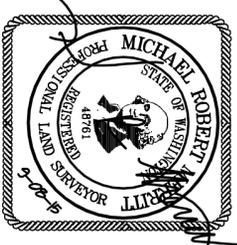
SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS MAPPING UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

5" ROBOTIC TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

LUA 2015-0007



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Structural Planning Survey

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MAPLE ROCK

SE 1/4 OF SEC. 24, TWP. 29 N, RGE. 5 E, W.M.,
SNOHOMISH COUNTY, STATE OF WASHINGTON

DRAWN BY: DATE: DRAWING FILE NAME: SCALE: JOB NUMBER:
VJT 7-29-2015 14-1355V-FP 1"=40' 14-135

SHEET:
5 OF 5

VOL/Pg



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda October 13, 2015
Date: _____

Subject: Resolution 2015-14 Endorsing Snohomish County Proposition 1 re Community Transit

Contact Kim Daughtry, Councilmember **Budget** -0-
Person/Department: _____ **Impact:** _____

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: **Authorize the Mayor to sign Resolution 2015-14 endorsing Snohomish County Proposition 1: Investing in Needed Community Transit Transportation Services**

SUMMARY/BACKGROUND: During the 2015 legislative session the Legislature authorized public transportation agencies to seek voter approval for increased sales tax revenue. With this authorization Community Transit is placing Proposition 1 on the November 3, 2015 ballot. If Proposition 1 is approved the increased revenue will be used to improve Snohomish County public transportation including providing better late and early service, improved connections to emerging job, retail and educational growth centers throughout the county, and improving service that connects with Link Light Rail when it reaches Snohomish County in 2023. Community Transit also plans to complete a second Swift bus rapid transit by 2018. Resolution 2015-14, if approved, endorses Community Transit's Proposition 1.

APPLICABLE CITY POLICIES: N/A

BUDGET IMPACT: None

ATTACHMENTS: Resolution 2015-14

**CITY OF LAKE STEVENS
SNOHOMISH COUNTY, WASHINGTON**

RESOLUTION 2015-14

**A RESOLUTION OF THE CITY OF LAKE STEVENS, WASHINGTON,
ENDORING SNOHOMISH COUNTY PROPOSITION 1: INVESTING IN
NEEDED COMMUNITY TRANSIT TRANSPORTATION SERVICES.**

Whereas, the City of Lake Stevens seeks to improve the quality of our residents' lives and strengthen our local economy; and

Whereas, our citizens desire a transit system that provides excellent transportation options and decreases the growth of congestion on our roadways; and

Whereas, Community Transit works collaboratively with its member jurisdictions and partner agencies to accomplish these goals; and

Whereas, the public has a strong favorability rating of Community Transit, in part because of the agency's responsiveness and efficiency in meeting the transit needs of Snohomish County; and

Whereas, commute times for those traveling in the county and to Seattle and the University District have dramatically increased in the last year; and

Whereas, Community Transit has a plan for providing needed transit improvements throughout the county, including more east-west connections, better late and early service, improved connections to emerging job, retail and educational growth centers throughout Snohomish County (such as a new route from Tulalip/Marysville to the McCollum Park and Ride by way of Snohomish and Lake Stevens), and service that connects with Link Light Rail when it reaches Snohomish County in 2023; and

Whereas, Community Transit has a plan for completing a second line of Swift bus rapid transit by 2018 that will efficiently carry workers to jobs at the Paine Field manufacturing center and the Canyon Park high tech center; and

Whereas, these transit improvements will only be possible with new revenue; and

Whereas, the state Legislature with strong bipartisan support authorized Community Transit to go to the ballot and ask voters in Snohomish County if they desire to increase the sales tax that funds transit service, at an additional rate of 3/10's of one percent, costing the average adult an extra \$33 annually; and

Whereas, the Community Transit Board, has placed the measure on the November 3, 2015 ballot; and

Whereas, the United Way of Snohomish County, Economic Alliance of Snohomish County, Snohomish County Labor Council, Tulalip Tribes, and many elected officials and organizations have endorsed the measure,

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Lake Stevens Council endorses Proposition One of Snohomish County, the measure that will provide the revenue for these essential transit improvements by Community Transit

ADOPTED this _____ day of October, 2015.

Vern Little, Mayor

ATTEST:

Kathy Pugh, Deputy City Clerk

APPROVED AS TO FORM:

Grant K. Weed, City Attorney



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 13, 2015

Subject: Moratorium within the city of Lake Stevens temporarily prohibiting the establishment, siting, location, permitting, licensing or operation of new retail locations to sell marijuana pursuant to enacting Ordinance 941

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

Budget Impact: none

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

Actions:

- 1. Adopt Ordinance 941 temporarily prohibiting the establishment, siting, location, permitting, licensing or operation of new retail locations to sell marijuana pursuant to the authority of RCW 36.70A.390.**
 - 2. Set a time for a public hearing within 60 days of adoption of Ordinance 941 – scheduled for December 8, 2015.**
-

BACKGROUND/HISTORY:

Washington state voters approved Initiative Measure No. 502 (I-502) November 6, 2012 to legalize the production, processing, sale and use of marijuana and marijuana products, purchased from state licensed stores. The Liquor and Cannabis Board (AKA Liquor Control Board) prepared state rules to implement I-502 as Chapter 314-55 of the Washington Administrative Code (WAC). The Lake Stevens City Council adopted local regulations related to the siting and administration of marijuana facilities and uses on February 10, 2014 through Ordinance 908. The Lake Stevens ordinance paralleled the WAC requirements for licensing and buffers. The city's regulations added requirements providing an overall cap of 100,000 square feet for production and processing, establishing size requirements for retail locations and setting zoning for production/processing and retail. Under a previous action, on June 10, 2013, the City Council prohibited the siting of Collective Gardens for medical marijuana based on uncertainty of land use impacts and legal status. Second Engrossed Substitute House Bill 2136 and Senate Bill 5052 revised state requirements for state marijuana regulations. Staff met with City Council on September 8, 2015 to receive direction on changes to the city's existing marijuana regulations in light of state changes. Since that meeting, the Liquor and Cannabis Board released a memorandum noting that it would be removing a cap on the allowed number of retail locations (**Attachment A**). As the city's marijuana regulations do not address this issue, staff is recommending that City Council adopt a 12-month moratorium that would temporarily prohibit new marijuana retail locations.

The Revised Code of Washington (RCW) 36.70A.390 allows jurisdictions to enact emergency regulations / moratoria to preserve the status quo without prior notice or a public hearing provided a public hearing is held within 60 days of adoption, a work plan is provided and findings of fact are addressed. The attached ordinance provides findings of fact and includes a work plan (**Attachment B**). The work plan sets a date for a public hearing to consider the moratorium on December 8, 2015 and lays out a strategy for research,

meetings/hearing with the Planning Commission and City Council to study and act on permanent regulations.

APPLICABLE CITY POLICIES: Chapters 14.08, 14.38, 14.40 and 14.44 of the Lake Stevens Municipal Code

BUDGET IMPACT: There is not a direct budget impact. City will receive proportionate tax revenue in the future.

EXHIBITS (attached):

Attachment A – LCB Memorandum

Attachment B – Ordinance 941

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

ORDINANCE NO. 941

AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON, ADOPTING A TWELVE (12) MONTH MORATORIUM WITHIN THE CITY OF LAKE STEVENS TEMPORARILY PROHIBITING THE ESTABLISHMENT, SITING, LOCATION, PERMITTING, LICENSING OR OPERATION OF NEW RETAIL LOCATIONS TO SELL MARIJUANA; PROVIDING FOR A PUBLIC HEARING; ADOPTING A WORK PLAN AND FINDINGS OF FACT IN SUPPORT OF THE MORATORIUM; REFERRING THE MATTER TO THE PLANNING COMMISSION FOR REVIEW; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Initiative Measure No. 502 (I-502), approved by the voters of Washington state on November 6, 2012, legalized the production, sale and use of marijuana products purchased from State licensed stores for adults age twenty-one (21) and over; and

WHEREAS, I-502 Section 4 (3) allows the Washington State Liquor Control Board [AKA Liquor and Cannabis Board] to license marijuana retailers to sell usable marijuana and marijuana-infused products at retail in retail outlets; and

WHEREAS, I-502 Section 13 limits the number of retail outlets to be licensed in each county, for the purpose of making useable marijuana and marijuana-infused products available for sale to adults twenty-one (21) years of age or over; and

WHEREAS, on February 10, 2014 the Lake Stevens City Council adopted Ordinance 908 related to the siting and administration of marijuana facilities; and

WHEREAS, Second Engrossed Substitute House Bill 2136 and Senate Bill 5052 revised state requirements for state marijuana regulations; and

WHEREAS, the Liquor and Cannabis Board issued a letter on September 23, 2015, stating "... the Board will not be limiting the number of licensed retail stores; however we may consider limits in the future...Local authorities may choose to make rules or ordinances to address these concerns."; and

WHEREAS, the Lake Stevens Municipal Code does not currently have specific provisions addressing the number of allowed marijuana retail locations; and

WHEREAS, RCW 36.70A.390 authorizes the City Council to adopt an immediate moratorium for a period of up to twelve (12) months if a public hearing on the proposal is held within at least sixty (60) days of its adoption and a work plan is developed for related studies providing for the moratoria period; and

WHEREAS, the City Council desires to impose an immediate twelve (12) month moratorium on the acceptance of any permit application or business license or application for the siting, location or operation of any new marijuana retailers; and

WHEREAS, as outlined by the work program, attached as Exhibit A, the City Council anticipates that it can develop and adopt appropriate controls for marijuana retail facilities prior to the expiration of the moratorium enacted by Ordinance 941; and

WHEREAS, in the event permanent regulations are adopted prior to the expiration of the 12 month moratoria established by this ordinance, this ordinance may be repealed;

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

Section 1. The above “Whereas” paragraphs constitute findings of fact in support of the moratorium established by this Ordinance and said findings are fully incorporated into this Ordinance.

Section 2. Pursuant to the provisions of RCW 36.70A.390, the zoning moratorium established by Ordinance 941 in the City of Lake Stevens prohibits the acceptance of any permit application or business license or application for the siting, location or operation of any new marijuana retailers. This ordinance shall not prohibit the operation of retail marijuana businesses which lawfully existed in the City under State law and City Ordinances prior to the effective date of this ordinance and shall not preclude renewal of existing licenses for businesses which continue to be in lawful operation at the time of such renewal.

Section 3. This Ordinance shall be referred to the Lake Stevens Planning Commission for its study, review and recommendations to the City Council for new regulations for potential inclusion in the zoning and/or business licensing and tax ordinances of the City of Lake Stevens. The Work Plan attached hereto as Exhibit A is hereby adopted and incorporated herein by this reference. The Work Plan shall serve as a guide for the review by City staff, the Planning Commission and the City Council of potential new regulations relating to the retail sale of marijuana in the City.

Section 4. Ordinance to be Transmitted to Department. Pursuant to RCW 36.70A.106, a copy of this interim Ordinance shall be transmitted to the Washington State Department of Commerce.

Section 5. Severability. If any section, clause, and/or phrase of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity and/or unconstitutionality shall not affect the validity and/or constitutionality of any other section, clause and/or phrase of the Ordinance.

Section 6. Effective Date. This Ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title, PROVIDED, HOWEVER, that unless extended by the act of the Lake Stevens City Council, this Ordinance shall automatically expire twelve (12) months following its effective date.

ADOPTED by the City Council and **APPROVED** by the Mayor this 13th day of October 2015.

CITY OF LAKE STEVENS

By: _____
Vern Little, Mayor

ATTEST/AUTHENTICATED:

By: _____
Kathleen Pugh, Deputy City Clerk.

APPROVED AS TO FORM:

By: _____
Grant K. Weed, City Attorney

Date of Publication: _____

Effective Date: _____

Exhibit A Work Program

City of Lake Stevens Recreational Marijuana Code Revision Work Program

ACTIVITY	Moratorium / Draft Regulations							
	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY - OCTOBER
Research								
Draft Code Amendments								
Draft Ordinances								
Attorney Review								
Prepare & Issue SEPA (comment/appeal)				14-day review				
Commerce Review				60 day review				
Publish Notice Planning Commission Public Hearing				1/20/2016 & 1/27/2016				
Planning Commission Review (B-briefing; PH-public hearing)		11/4/2015(B)		1/6/2016(B)	2/3/2016(PH)			
Publish Notice City Council Public Hearing		11/24/2015 & 12/1/2015			2/17/2016 & 2/24/2016	3/23/2016 & 3/30/2016		
City Council Briefings & Workshops (B-briefing; PH-public hearing)			12/8/2015 Moratorium (PH)		2/23/2016(B)			
City Council Public Hearing, 1 st Reading						3/8/2016(PH) 1 st Reading		
City Council Public Hearing, 2 nd & Final Reading							4/12/2016(PH) 2 nd Reading	
Effective date	10/18/2015 Moratorium effective						4/17/2016 Code Revisions Effective	10/18/2016 Moratorium expires

Purpose: Determine the appropriate number of local marijuana retailers and revise the city’s adopted marijuana regulations for consistency with updates to state rules for inclusion in the Lake Stevens Municipal Code.

Note: The moratorium enacted by Ordinance 941 can be repealed upon adoption of permanent regulations, but no later than October 18, 2016. The city of Lake Stevens will endeavor to complete permanent regulations as shown in the proposed work plan. If the city needs additional time to complete the work program and adopt permanent regulations there will be flexibility to shift dates between May and October, the City Council may extend the moratorium subject to public notice and an additional public hearing.



Washington State Liquor and Cannabis Board

September 23, 2015

Attention: Local Authority

RE: Senate Bill 5052 and House Bill 2136

As you know, Senate Bill 5052 tasked the Washington State Liquor and Cannabis Board (WSLCB) to reopen licensing for retail marijuana businesses. The WSLCB will begin accepting new applications for retail licenses October 12, 2015. At this time, the Board will not be limiting the number of licensed retail stores; however we may consider limits in the future. We understand that some of your member cities may be concerned about density and other issues related to the number of potential retail marijuana licensees. Local authorities may choose to make rules or ordinances to address these concerns. We encourage cities and counties who are planning to make rules or ordinances regarding retail marijuana stores to do so before the WSLCB begins processing applications in October so that entities who are applying for licenses are clear about what the rules are in their area before they apply.

House Bill 2136 allows local authorities to permit the licensing of premises within 1,000 feet but not less than one hundred feet of a restricted entity by enacting an ordinance authorizing such distance reduction. Cities may now choose to adopt buffer zones that are less than one thousand feet from places like parks, transit centers, and childcare facilities. House Bill 2136 provides the following caveats:

- Elementary/secondary schools and playgrounds must remain 1000 feet from licensed premises.
- City and county distance reductions cannot negatively impact the jurisdiction's civil regulatory enforcement, criminal law enforcement interests, public safety, or public health.
- A local authority ordinance permitting the licensing of a location within 1,000 feet of a restricted entity may require the applicant to notify the restricted entity the applicant's intent to open.

As we begin accepting new applications, the WSLCB will be reaching out to local authorities to confirm if they have made any changes to the buffer zones in their areas.

For more information about SB 5052 and HB 2136, please see the attached fact sheets.

Thank you for your continued partnership with the WSLCB as we begin this new chapter in legalized marijuana.

Sincerely,

Becky Smith
Director of Licensing and Regulation



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APPLICABLE CITY POLICIES:

BUDGET IMPACT: TBD – Total ROW funding of \$935,428 (\$280,629 City + \$654,800 Federal)

ATTACHMENTS:

- ▶ Exhibit A: Right-of-way Acquisition Relocation Assistance Procedures

EXHIBIT A

CITY OF LAKE STEVENS
Right-of-Way Acquisition
Relocation Assistance Procedures

The City of Lake Stevens, hereinafter referred to as "AGENCY", desiring to acquire Real Property in accordance with Washington State Uniform Relocation Assistance and Real Property Acquisition Act (Ch. 8.26 RCW) and Washington State regulations (Ch. 468-100 WAC) and applicable federal regulations, hereby adopts the following procedures to implement the above statutes and Washington Administrative Code. The AGENCY is responsible for the real property acquisition and relocation activities on projects administered by the AGENCY. To fulfill the above requirements the AGENCY will acquire right-of-way in accordance with the policies set forth in the *Right of Way Manual M 26-01* and *Local Agency Guidelines*. The AGENCY has the following expertise and personnel capabilities to accomplish these functions:

1. The following relate to the AGENCY's request.

- a. Below is a list of responsible AGENCY positions for which the AGENCY has qualified staff to perform the specific right-of-way function(s). Attached as Exhibit C is a listing of each individual on the AGENCY staff who currently fill those positions below, and a brief summary of their qualifications pertaining to the specific right-of-way function(s) for which they are listed. This list shall be updated whenever staffing changes occur. The AGENCY is hereby approved to acquire based upon staff qualifications.

(1) PROGRAM ADMINISTRATION

Public Works Director

(employee name & qualifications attached)

(2) APPRAISAL

Consultant / WSDOT staff or another Public Agency with approved Procedures

(employee name & qualifications attached)

(3) APPRAISAL REVIEW

Consultant / WSDOT staff or another Public Agency with approved Procedures

(employee name & qualifications attached)

(4) ACQUISITION

Consultant / WSDOT staff or another Public Agency with approved Procedures

(employee name & qualifications attached)

(5) RELOCATION

Consultant / WSDOT staff or another Public Agency with approved Procedures

(employee name & qualifications attached)

(6) PROPERTY MANAGEMENT

Public Works Director or designee

(employee name & qualifications attached)

- b. Any functions for which the AGENCY does not have staff will be contracted for with the Washington State Department of Transportation (WSDOT), another local agency with approved procedures or an outside consultant. If the AGENCY that proposes to use outside consultants for any of the above functions will need to work closely with the WSDOT Local Agency Coordinator (LAC) and Local Programs to ensure all requirements are met. When the AGENCY proposes to have a staff person negotiate who is not experienced in negotiation for Federal Highway Administration (FHWA) funded projects, the LAC must be given a reasonable opportunity to review all offers and supporting data before they are presented to the property owners.
 - c. The AGENCY desires to take advantage of WSDOT's Appraisal Waiver Procedure on properties valued up to \$25,000 or less, and hereby agrees to implement the WAIVER OF APPRAISAL PROCEDURE attached hereto as Exhibit A
 - d. The AGENCY's Administrative Settlement Procedure outlining the approval authority(s) and the procedure involved in making administrative settlements is attached hereto as Exhibit B.
- 2. All projects shall be available for review by FHWA and WSDOT at any time and all project documents shall be retained and available for inspection during the plan development, right-of-way and construction stages, and for a three year period following acceptance of the projects by WSDOT.
 - 3. Approval of the AGENCY's procedures by WSDOT may be rescinded at any time the AGENCY is found to no longer have qualified staff or is found to be in non-compliance with the regulations. The rescission may be applied to all or part of the functions approved.

CITY OF LAKE STEVENS

Attest:

Approved as to form:

City Clerk

City Attorney

Mayor

Date

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

Approved By: _____
Local Programs Right of Way Manager

Date

EXHIBIT A

WAIVER OF APPRAISAL PROCEDURE

The City of Lake Stevens, hereinafter referred to as “AGENCY”, desiring to acquire Real Property according to 23 CFR, Part 635, Subpart C and State directives, and desiring to take advantage of the \$25,000.00 appraisal waiver process approved by the Federal Highway Administration (FHWA) for Washington State, hereby agrees to follow the procedure approved for the Washington State Department of Transportation (WSDOT) as follows:

Rules

- A. The AGENCY may elect to waive the requirement for an appraisal if the acquisition is simple and the compensation estimate indicated on the Project Funding Estimate (PFE) is \$25,000.00 or less including cost-to cure items. A True Cost Estimate shall not be used with this procedure.
- B. The AGENCY must make the property owner(s) aware that an appraisal has not been completed on the property for offers \$10,000 or less.
- C. The AGENCY must make the property owner(s) aware that an appraisal has not been completed on the property for offers over \$10,000 and up to \$25,000, and that an appraisal will be prepared if requested by the property owner(s).
- D. Special care should be taken in the preparation of the waiver. As no review is mandated, the preparer needs to assure that the compensation is fair and that all the calculations are correct.

Procedures

- A. An Administrative Offer Summary (AOS) is prepared using data from the PFE.
- B. The AOS is submitted to the Public Works Director for approval.
(position title only)
- C. The Public Works Director signs the AOS authorizing a first
(position title only)
offer to the property owner(s).

CITY OF LAKE STEVENS

APPROVED:

By: _____
Public Works Director

Local Programs Right of Way Manager

EXHIBIT B

ADMINISTRATIVE SETTLEMENT PROCEDURES

The AGENCY shall make every reasonable effort to expeditiously acquire real property by negotiation. Negotiation implies an honest effort by the AGENCY to resolve differences with property owners. Offers can be flexible and negotiations should recognize the inexact nature of the process by which just compensation is determined. The AGENCY shall endeavor to expedite the acquisition of real property by agreements with owners and to avoid litigation and relieve congestion in the courts.

1. The AGENCY shall carefully consider and maximize the use of administrative settlements in appropriate situations. An administrative settlement or stipulated settlement is a negotiated settlement of a right-of-way acquisition case in which the AGENCY has administratively approved payment in excess of the AGENCY's offer of just compensation. The AGENCY shall carefully consider and maximize the use of administrative settlements in appropriate situations.
2. Administrative settlements may be approved when it is determined that such action is reasonably supported and in the public interest. In arriving at a determination to approve an administrative settlement, the following nonexclusive factors may be considered:
 - A. All available appraisals, including the owner's, comparable sales not included in an appraisal, and the probable range of testimony in a condemnation trial.
 - B. Ability of the City to acquire the property, or possession, through the condemnation process to meet the construction schedule.
 - C. Impact of construction delay pending acquisition.
 - D. The negotiator's recorded information, including parcel details and the owner's rationale for increased compensation.
 - E. Recent court awards in cases involving similar acquisition and appraisal problems.
 - F. Likelihood of obtaining an impartial jury in local jurisdiction, opinion of legal counsel where appropriate.
 - G. Estimate of trial cost weighed against other factors.
3. The authority granted to AGENCY officials to provide Administrative Settlement Offers is as follows:
 - A. The Public Works Director can authorize up to \$20,000 over the amount offered as just compensation.
 - B. The City Administrator can authorize \$20,001 up to \$50,000 over the amount offered as just compensation.
 - C. Settlements exceeding \$50,000 over the amount offered as just compensation must be authorized by City Council.

EXHIBIT C

QUALIFIED AGENCY PERSONNEL

AGENCY: City of Lake Stevens

The following personnel are qualified for the AGENCY’s Right of Way “Program Administration” and “Property Management” in accordance with their identified Job Title responsibilities and as required by the WSDOT LAG Manual.

Job Title	Personnel	Qualifications
Public Works Director	Mick Monken, P.E.	<ul style="list-style-type: none"> • 33 years of experience in municipal government. • Managed and directing all aspects of Public Works capital improvements planning, design, right-of-way plans, legal descriptions, construction, and administration. • Project Manager on at least 9 projects (three on State Routes: SR 527, SR 202, and SR 908) where ROW acquisition was performed. On most of the non-State Routes, I was the key person performing the ROW acquisition process.
Civil Engineer	Adam Emerson, E.I.T.	<ul style="list-style-type: none"> • 3 years of experience that includes support and managing municipal planning, design and construction. • Performed identification of ROW needs • Review and preparation of legal descriptions for ROW easements.



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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 13, 2015

Subject: 2015 Bond Ordinance No. 940

Contact Person/Department: Barb Stevens - Finance **Budget Impact:** Yes

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

Authorize Mayor to sign 2015 Limited Tax General Obligation Bond Ordinance No. 940.

SUMMARY/BACKGROUND:

Proceeds from the Refunding Bond will be used to refinance the City's outstanding Limited Tax General Obligation Bond, 2004 and to pay the administrative and related, sale and issuance costs.

The 2004 Limited Tax General Obligation Bond maturing December 1, 2023, was issued to finance the acquisition of land, and acquisition and installation of a modular building on Grade Road to serve as the City's police station.

Due to the improved terms of the 2015 Bonds, refunding of the 2004 bonds will save the City an estimated \$60,000 over the next eight years. A saving requirement minimum of \$40,000 has been written into the Ordinance.

APPLICABLE CITY POLICIES:

City Council is required to approve the issuance of Bonds.

BUDGET IMPACT:

The approximate cost of issuance is \$15,000. A minimum savings after issuance costs is required at a minimum of \$40,000. A new debt service fund will be established for making the required payments on the new bond issuance. When debt service payment are due, REET I funds will be transferred to the newly established debt service fund rather than to the 2004 bond fund.

ATTACHMENTS:

- ▶ Ordinance 940
- ▶ Schedule of Events
- ▶ Letter of Interest
- ▶ Draft Refunding Bond Information

CITY OF LAKE STEVENS, WASHINGTON
LIMITED TAX GENERAL OBLIGATION REFUNDING BOND, 2015

ORDINANCE NO. 940

AN ORDINANCE of the City of Lake Stevens, Washington, authorizing the issuance and sale of a limited tax general obligation refunding bond of the City in a principal amount not to exceed \$820,000 to refund certain outstanding limited tax general obligation bonds of the City, and to pay costs of issuing the refunding bond; authorizing the plan of refunding; providing for the annual levy of taxes to pay principal of and interest on the refunding bond; and authorizing the sale of the refunding bond on the terms set forth in this ordinance.

Passed: October 13, 2015

Prepared By

K&L GATES LLP
Seattle, Washington

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* This Table of Contents and the cover page are provided for convenience only and are not a part of this ordinance.

ORDINANCE NO. 940

AN ORDINANCE of the City of Lake Stevens, Washington, authorizing the issuance and sale of a limited tax general obligation refunding bond of the City in a principal amount not to exceed \$820,000 to refund certain outstanding limited tax general obligation bonds of the City, and to pay costs of issuing the refunding bond; authorizing the plan of refunding; providing for the annual levy of taxes to pay principal of and interest on the refunding bond; and authorizing the sale of the refunding bond on the terms set forth in this ordinance.

WHEREAS, the City of Lake Stevens, Washington (the “City”), has outstanding its Limited Tax General Obligation Bonds, 2004 (the “2004 Bonds”), issued in the original principal amount of \$1,340,000 and dated as of October 15, 2004, pursuant to Ordinance No. 697 of the City passed by the City Council (the “Council”) on October 4, 2004, maturing in the principal amounts and bearing interest as follows:

<u>Maturity Year (December 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2019	\$ 385,000*	4.125%
2023	370,000	4.50

* Portion of term bond currently outstanding

; and

WHEREAS, Ordinance No. 697 provides that the City may call the outstanding 2004 Bonds prior to their stated maturity dates on or after December 1, 2014, in whole or in part at any time, at a price of par plus accrued interest, if any, to the date of redemption; and

WHEREAS, as a result of changed market conditions, it appears to the Council that a substantial debt service savings may be obtained by refunding all of the outstanding 2004 Bonds by the issuance and sale of limited tax general obligation refunding bond herein authorized (as the “Bond”); and

WHEREAS, the City has received the offer of Heritage Bank (the “Purchaser”) to purchase the Bond (the “Bond”), and it appears to the Council that it is in the best interests of the City that the Bond be sold to the Purchaser on the terms set forth in its offer and in this ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS, WASHINGTON, DOES ORDAIN, as follows:

Section 1. Definitions. As used in this ordinance, the following words have the following meanings, unless a different meaning clearly appears from the context:

Bond Fund means the “Limited Tax General Obligation Bond Redemption Fund No. 213” established pursuant to Section 9 hereof.

Bond Register means the registration records for the Bond maintained by the Bond Registrar.

Bond Registrar means the Finance Director for the purpose of registering and authenticating the Bond, maintaining the Bond Register and paying interest on and principal of the Bond.

Bond means the City’s Limited Tax General Obligation Refunding Bond, 2015, authorized to be issued under this ordinance to refund the 2004 Bonds.

City means the City of Lake Stevens, Washington, a municipal corporation duly organized and existing under the laws of the State of Washington.

Call Date means the date established as provided in Section 13 and set forth in the Escrow Agreement.

City Clerk means the duly qualified, appointed and acting City Clerk of the City or any other officer who succeeds to the duties now delegated to that office.

Code means the Internal Revenue Code of 1986, as amended, together with corresponding and applicable final, temporary or proposed regulations and revenue rulings issued or amended with respect thereto by the United States Treasury Department or the Internal Revenue Service, to the extent applicable to the Bond.

Costs of Issuance Agreement means the Costs of Issuance Agreement to be dated as of the date of closing and delivery of the Bond as authorized by Section 14.

Council means the duly constituted City Council as the general legislative authority of the City.

Designated Representatives means the City Administrator and the Finance Director, authorized by this ordinance to undertake certain tasks together and to undertake certain tasks individually.

Escrow Agent means U.S. Bank National Association, Seattle, Washington.

Escrow Agreement means the Escrow Agreement to be dated as of the date of closing of the Bond and authorized to be entered into pursuant to Section 14.

Event of Default has the meaning given in Section 17.

Finance Director means the duly qualified, appointed and acting Finance Director/Treasurer of the City or any other officer who succeeds to the duties now delegated to that office.

Government Obligations means those obligations now or hereafter defined as such in Chapter 39.53 RCW, as such chapter may be hereafter amended or restated.

Purchaser means Heritage Bank.

Refunding Account means the “Refunding Account for the 2004 Bonds” authorized to be established pursuant to Section 14 of this ordinance.

Registered Owner means the person named as the registered owner of the Bond in the Bond Register.

Savings Target means aggregate debt service savings of at least \$40,000, i.e., the aggregate debt service on the refunded 2004 Bonds minus the aggregate debt service on the Bond, after payment of all costs of issuance of the Bond, must be at least \$40,000.

2004 Bonds means the City’s Limited Tax General Obligation Bonds, 2004, dated as of October 15, 2004, issued pursuant to Ordinance No. 697 passed by the Council on October 4, 2004, and presently outstanding in the principal amount of \$755,000.

Section 2. Findings. The Council finds that it is in the public interest for the City to authorize refinancing of the 2004 Bonds on the terms and with the Savings Target provided by this ordinance.

Section 3. Authorization and Description of Bond. The City is authorized to issue and sell the Bond in a principal amount not to exceed \$820,000 to refinance all of the outstanding 2004 Bonds to achieve debt service savings for the City and its taxpayers. The Bond shall be designated as the City’s “Limited Tax General Obligation Refunding Bond, 2015.”

The Bond shall be dated as of the date of its initial delivery to the Purchaser; be fully registered as to both principal and interest; be numbered in the manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification; and bear interest from its date payable on June 1 and December 1, commencing on December 1, 2015, at the fixed rate to be established pursuant to Section 13, subject to a default rate of interest, as provided in Section 17; and will mature in the years and in the principal amounts to be established pursuant to Section 13, with a final maturity date of December 1, 2023. The Bond shall be sold to the Purchaser as authorized by Section 13.

The City understands that the Purchaser will make a loan by purchasing the Bond under the following additional conditions: (i) the Bond is not being registered under the Securities Act of 1933 and is not being registered or otherwise qualified for sale under the “Blue Sky” laws and regulations of any state; (ii) the Purchaser will hold the Bond as one single debt instrument; (iii) no CUSIP numbers will be obtained for the Bond; (iv) no official Statement has been or will be

prepared in connection with the private placement of the Bond with the Purchaser; (v) the Bond will not close through the DTC or any similar repository and will not be in book entry form; and (vi) the is not listed on any stock or other securities exchange.

Section 4. Registration, Exchange and Payment. The Finance Director will act as authenticating agent, paying agent and registrar for the Bond (the “Bond Registrar”). Both principal of and interest on the Bond are payable in lawful money of the United States of America. Partial prepayments of principal of and interest on the Bond will be paid by check or draft of the Bond Registrar. Upon receipt by the Purchaser of the final payment of all principal of and interest on the Bond, the Purchaser must present and surrender the Bond to the Bond Registrar in Lake Stevens, Washington, for cancellation in accordance with law.

The Bond is not transferable except (i) to a successor to the business or assets of the Purchase or (ii) to a “qualified institutional buyer” as such term is defined in Rule 144A of the Securities Act of 1933.

Section 5. Prepayment. The City may prepay the Bond in full (at par) on December 1, 2018, or any time thereafter, with 20 days’ prior written notice to the Registered Owner

Section 6. Lost or Destroyed Bond. If the Bond is lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new Bond of like amount and tenor to the Registered Owner upon the Registered Owner’s paying the expenses and charges of the Bond Registrar and the City in connection with preparation and authentication of the replacement Bond and upon his or her filing with the Bond Registrar and the City evidence satisfactory to both that the Bond was actually lost, stolen or destroyed and of his or her ownership, and upon furnishing the City and the Bond Registrar with indemnity satisfactory to both.

Section 7. Execution of Bond. The Bond will be executed on behalf of the City with the manual or facsimile signature of the Mayor, attested by the manual or facsimile signature of the City Clerk, and will have the seal of the City impressed or imprinted thereon. If any officer who has signed or attested the Bond ceases to be an officer of the City authorized to sign bonds before the Bond bearing his or her signature is authenticated or delivered by the Bond Registrar or issued by the City, that Bond nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, will be as binding on the City as though that person had continued to be an officer of the City authorized to sign bonds. The Bond also may be signed on behalf of the City by any person who, on the actual date of signing of the Bond, is an officer of the City authorized to sign bonds, although he or she did not hold the required office on the date of issuance of the Bond.

Only a Bond that bears a Certificate of Authentication in the form set forth in Section 8, manually executed by the Bond Registrar, will be valid or obligatory for any purpose or entitled to the benefits of this ordinance. The executed Certificate of Authentication is conclusive evidence that the Bond so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

Section 8. Form of Bond. The Bond will be in substantially the following form:

UNITED STATES OF AMERICA

NO. _____

\$ _____

STATE OF WASHINGTON

CITY OF LAKE STEVENS

LIMITED TAX GENERAL OBLIGATION REFUNDING BOND, 2015

INTEREST RATE:

FINAL MATURITY DATE: December 1, 2023

REGISTERED OWNER: Heritage Bank

PRINCIPAL AMOUNT:

The City of Lake Stevens, Washington, a municipal corporation organized and existing under and by virtue of the laws and Constitution of the State of Washington, (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, the Principal Amount indicated above and to pay interest thereon from the date hereof, or the most recent date to which interest has been paid or duly provided for until payment of this bond at the Interest Rate set forth above (computed on the basis of a 360-day year of twelve 30-day months), payable on the first days of each June and December, commencing on December 1, 2015. Installments of principal of and interest on this Bond shall be payable semiannually, as follows:

Installment Payment Date	Principal Amount	Interest Amount	Total Installment
12/1/2015	\$	\$	\$
6/1/2016			
12/1/2016			
6/1/2017			
12/1/2017			
6/1/2018			
12/1/2018			
6/1/2019			
12/1/2019			
6/1/2020			

12/1/2020
6/1/2021
12/1/2021
6/1/2022
12/1/2022
6/1/2023
12/1/2023

Both principal of and interest on this Bond are payable in lawful money of the United States of America.

This Bond is issued to refund certain outstanding general obligation bonds of the City. This Bond is issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and ordinances duly adopted by the City Council, including Ordinance No. 940 (the “Bond Ordinance”). Unless otherwise defined in this bond, capitalized terms used herein have the meanings given those terms in the Bond Ordinance.

This Bond is subject to prepayment as set forth in the Bond Ordinance.

This Bond is not a “private activity bond” as that term is defined in the Internal Revenue Code of 1986, as amended (the “Code”). The City has designated this Bond as a “qualified tax-exempt obligation” within the meaning of Section 265(b) of the Code.

The City has irrevocably covenanted for as long as this Bond is outstanding that each year it will include in its budget and levy an *ad valorem* tax on all taxable property in the City, within and as part of the property taxes authorized by law to be levied by the City without a vote of the people, in an amount that, together with other lawfully available funds, will be sufficient to pay the principal of and interest on this Bond as the same become due. The full faith, credit and resources of the City are irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such principal and interest. The pledge of taxes for payment of the principal of and interest on this Bond may be discharged prior to maturity of this Bond by making provisions for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

This Bond will not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Ordinance until the Certificate of Authentication hereon has been manually signed by or on behalf of the Bond Registrar.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done and performed precedent to and in the issuance of this bond have happened, been done and performed and that the issuance of this Bond does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

The City has caused this Bond to be executed by the manual or facsimile signature of the Mayor and to be attested by the manual or facsimile signature of the City Clerk, and has caused the seal of the City to be impressed or imprinted on this bond, as of this _____ day of _____, 2015.

CITY OF LAKE STEVENS,
WASHINGTON

By _____ /s/
Mayor

ATTEST:

_____/s/
City Clerk

CERTIFICATE OF AUTHENTICATION

This is the Limited Tax General Obligation Refunding Bond, 2015, of the City, dated _____, 2015, described in the Bond Ordinance.

FINANCE DIRECTOR of the City of Lake
Stevens, Washington, as Bond Registrar

By _____

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto _____

PLEASE INSERT SOCIAL SECURITY OR TAXPAYER IDENTIFICATION NUMBER OF TRANSFEREE

[Empty rectangular box for Social Security or Taxpayer Identification Number]

(Please print or typewrite name and address, including zip code, of Transferee)

the within bond and does hereby irrevocably constitute and appoint _____ of _____, or its successor, as Bond Registrar to transfer said bond on the books kept for registration thereof with full power of substitution in the premises.

DATED: _____, ____.

SIGNATURE GUARANTEED:

NOTE: The signature on this Assignment must correspond with the name of the registered owner as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

Section 9. Bond Fund. There is authorized and directed to be created in the office of the Finance Director a special fund to be drawn upon for the purpose of paying the principal of and interest on the Bond to be known as the “2015 Limited Tax General Obligation Bond Redemption Fund No. 213” (the “Bond Fund”). The Bond Fund will be drawn upon for the sole purpose of paying the principal of and interest on the Bond. The taxes hereafter levied to pay principal of and interest on the Bond and other funds to be used to pay the Bond must be deposited in the Bond Fund no later than the date those funds are required for the payment of principal of and interest on the Bond. Money in the Bond Fund not needed to pay the interest or principal next coming due may temporarily be deposited in such institutions or invested in such obligations as may be lawful for the investment of City funds. Any interest or profit from the investment of such money will be deposited in the Bond Fund.

Section 10. Pledge of Taxation and Credit. The City irrevocably covenants for as long as the Bond are outstanding that each year it will include in its budget and levy an *ad valorem* tax on all taxable property in the City, within and as part of the property taxes authorized by law to be

levied by the City without a vote of the people, in an amount that, together with other lawfully available funds, will be sufficient to pay the principal of and interest on the Bond as the same become due. All of the taxes so collected and any other money to be used for this purpose will be paid into the Bond Fund.

The City irrevocably pledges that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal and interest on the Bond will be and is irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on the Bond. The full faith, credit and resources of the City are irrevocably pledged for the annual levy and collection of said taxes and for the prompt payment of the principal of and interest on the Bond as the same become due.

Section 11. Tax Covenant; Special Designation. The City covenants that it will not make any use of the proceeds of sale of the Bond or any other funds of the City that may be deemed to be proceeds of the Bond pursuant to Section 148 of the federal Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder, that will cause the Bond to be an “arbitrage bond” within the meaning of said section and said regulations. The City will comply with the requirements of Section 148 of the Internal Revenue Code of 1986, as amended (or any successor provision thereof applicable to the Bond), and the applicable regulations thereunder throughout the term of the Bond.

The City further covenants that it will not take any action or permit any action to be taken that would cause the Bond to constitute a “private activity bond” under Section 141 of the federal Internal Revenue Code of 1986, as amended.

The City designates the Bond as a “qualified tax-exempt obligation” under Section 265(b)(3) of the Code for banks, thrift institutions and other financial institutions. The City does not expect to issue more than \$10,000,000 of “qualified tax-exempt obligations” during 2015.

Section 12. Defeasance. If money or Government Obligations, maturing at such time or times and bearing interest to be earned thereon in amounts (together with such money, if necessary) sufficient to prepay and retire the Bond in accordance with its terms, are set aside in a special account of the City to effect such prepayment and retirement, and that money and the principal of and interest on those Government Obligations are irrevocably set aside and pledged for that purpose, then no further payments need be made into the Bond Fund for the payment of the principal of and interest on the Bond. The owner of the Bond so provided for will cease to be entitled to any lien, benefit or security of this ordinance except the right to receive payment of principal, premium, if any, and interest from the special account, and the Bond will be deemed to be no longer outstanding under this ordinance.

Section 13. Sale of the Bond.

(a) *Acceptance of Offer.* The City has heretofore hired D.A. Davidson & Co. to assist the City in selling the Bond by means of a private placement with a financial institution. The City has received the offer of Heritage Bank (the “Purchaser”) to purchase the Bond as set forth in its

letter of interest dated September 25, 2015. The City hereby accepts Purchaser's offer and authorizes a Designated Representative to sign the letter of interest and authorizes the Designated Representatives to work with D.A. Davidson & Co. and the Purchaser to complete the sale of the Bond to the Purchaser on the terms and conditions set forth in the letter of interest and in this ordinance.

The Council has determined that it would be in the best interest of the City to delegate to the Designated Representatives for a limited time the authority to establish the Call Date for the refunded 2004 Bonds and to approve the final principal amount, interest rate, principal and interest payment schedule, and certain other terms for the Bond, in accordance with Purchaser's letter of intent, within the following parameters:

- (i) the final maturity date for the Bond is December 1, 2023;
- (ii) the Bond is sold at a price not less than 98% of par and no greater than 110% of par;
- (iii) the true interest cost for the Bond does not exceed 3.0%;
- (iv) the Savings Target is met; and
- (v) the Bond conforms to all other terms of this ordinance.

(b) *Sale Terms.* Final terms for the Bond will be set forth in the Bond, as provided in Section 8 of this ordinance, and the Call Date will be set forth in the Escrow Agreement.

(c) *Purchaser Counsel Fees.* Upon a successful closing of the Bond, the City shall pay costs of the Purchaser's legal counsel of \$3,200.

(d) *Additional Sale Matters.* The Designated Representatives and other City officials, agents and representatives are hereby authorized and directed to do everything necessary for the prompt issuance, execution and delivery of the Bond to the Purchaser and for the proper application and use of the proceeds of sale of the Bond. In furtherance of the foregoing, the Designated Representative is authorized to approve and enter into agreements for the payment of costs of issuance, including placement agent fee, fees and expenses of the Purchaser, and other retained services, including Bond Counsel, escrow agent, certification agent, and other expenses customarily incurred in connection with issuance and sale of bonds. The disbursement of Bond proceeds to pay certain costs of issuance may be made by the Escrow Agent under the terms set forth in a Costs of Issuance Agreement.

Section 14. Plan of Refunding. There is hereby authorized to be created an account known as the "Refunding Account for 2004 Bonds" (the "Refunding Account") to be held by the Escrow Agent, which account is to be drawn upon for the sole purpose of paying the principal of and interest on the refunded 2004 Bonds until their date of redemption and of paying costs related to the refunding of these bonds.

Upon the issuance of the Bond, the net proceeds of sale of the Bond will be delivered to

the Escrow Agent and credited to the Refunding Account for the purpose of refunding the refunded 2004 Bonds and paying related costs of issuance. Money received by the Escrow Agent will be used immediately upon receipt thereof to defease the applicable refunded 2004 Bonds in accordance with the provisions of Ordinance No. 697 and to pay costs of issuance of the Bond.

The City will defease the refunded 2004 Bonds and discharge its obligations under Ordinance No. 697 by the use of money deposited with the Escrow Agent to pay:

- (a) interest on the refunded 2004 Bonds due and payable on and prior to the Call Date;
and
- (b) the redemption price of the refunded 2004 Bonds on the Call Date.

To accomplish this plan of refunding, the City may elect to use all or a portion of the money deposited with the Escrow Agent to purchase Government Obligations (which obligations so purchased, are herein called the "Escrowed Securities") bearing such interest and maturing as to principal and interest in such amounts and at such times as to provide funds for payments described above. Escrowed Securities, if any, will be purchased at a yield not greater than the yield permitted by the Code and regulations relating to securities held in a refunding escrow.

U.S. Bank National Association, Seattle, Washington, is hereby appointed as the escrow agent (the "Escrow Agent") for the refunded 2004 Bonds. Cash and Escrowed Securities, if any, will be deposited irrevocably with the Escrow Agent in an amount sufficient to defease the refunded 2004 Bonds. The proceeds of the Bond remaining after the deposit of money in the Refunding Account and the acquisition of Escrowed Securities, if any, will be utilized to pay expenses of the acquisition and safekeeping of the Escrowed Securities and costs of issuance of the Bond.

To carry out the purposes of this Section 14, a Designated Representative is authorized and directed to execute and deliver to the Escrow Agent an Escrow Deposit Agreement and a Costs of Issuance Agreement in form and substance satisfactory to the Escrow Agent and approved by counsel to the City. The City will take all actions necessary to see that all necessary and proper fees, compensation and expenses of the Escrow Agent are paid when due.

Section 15. Call for Redemption of Refunded 2004 Bonds. Upon the sale of the Bond, the City will use proceeds of the Bond to set aside in an irrevocable escrow account cash and Escrowed Securities, if any, in amounts sufficient to make the payments described in Section 14 of this ordinance. As provided in the Escrow Agreement, the City will call the refunded 2004 Bonds for redemption on their Call Date in accordance with the provisions of Ordinance No. 697. The defeasance and call for redemption of the refunded 2004 Bonds will be irrevocable after the issuance of the Bond and delivery of cash and Escrowed Securities, if any, to the Escrow Agent.

The Escrow Agent is hereby authorized and directed to provide for the giving of notices of the defeasance and redemption of the refunded 2004 Bonds in accordance with the applicable provisions of Ordinance No. 697. The Finance Director is authorized and requested to provide whatever assistance is necessary to accomplish such redemption and the giving of notices therefor.

The costs of publishing such notices are an expense of the City.

Section 16. No Undertaking to Provide Ongoing Disclosure. The City is exempt from the ongoing disclosure requirements of Securities and Exchange Commission Rule 15c2-12. So long as the Bond remains outstanding, the City will provide the Registered Owner: (i) within 180 days after the end of each fiscal year of the City, a copy of the unaudited financial statements of the City for that fiscal year, prepared (except as noted in the financial statements) in accordance with generally accepted accounting principles applicable to governmental units of the State of Washington such as the City, as such principles may be changed from time to time; and (ii) such other financial information of the City as the Registered Owner may from time to time reasonably request.

Section 17. Default Rate of Interest. At the election of the Registered Owner, the interest rate for the Bond will increase by 300 basis points (3.0%) upon the occurrence of an Event of Default. "Event of Default" means the Registered Owner's declaration in writing to the City that there has been a failure to pay principal of or interest on the Bond when due, as provided in the Bond and in this ordinance, allowing for a 10-day grace period following any payment due date before the Registered Owner may declare an Event of Default and allowing further for a 10-day cure period (immediately following the 10-day grace period) before the default rate of interest shall be applied to the Bond. If legal action is taken by the Registered Owner to enforce the provisions of this resolution or the Bond, the Registered Owner, if it prevails shall be entitled to its reasonable attorneys' fees and costs, including fees and costs at trial, on appeal, in any bankruptcy or insolvency proceeding, in any arbitration proceeding, or otherwise, including any allocated costs of in-house counsel.

Section 18. General Authorization. The appropriate officials, agents and representatives of the City are authorized to take any actions and to execute any certificates, agreements or other documents as in their judgment may be necessary or desirable to carry out the terms of, and complete the transactions contemplated by, this ordinance. All acts taken pursuant to the authority of this ordinance but prior to its effective date are hereby ratified and confirmed.

Section 19. Severability. If any one or more of the covenants and agreements provided in this ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bond.

Section 20. Effective Date. This ordinance shall become effective five days after its passage and publication, as required by law.

PASSED by the City Council of the City of Lake Stevens, Washington, at a regular meeting thereof held October 13, 2015.

CITY OF LAKE STEVENS,
WASHINGTON

By _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

K&L Gates LLP, Bond Counsel

CITY CLERK'S CERTIFICATE

I, the undersigned, City Clerk of the City of Lake Stevens, Washington (the "City") and keeper of the records of the City Council of the City (the "Council"), DO HEREBY CERTIFY:

1. That the attached Ordinance is a true and correct copy of Ordinance No. 940 of the City (the "Ordinance"), as finally passed at a regular meeting of the Council of the City held on October 13, 2015, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum of the Council was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the passage of said Ordinance; that all other requirements and proceedings incident to the proper adoption or passage of said Ordinance have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of October, 2015.

City Clerk

--DRAFT--

**City of Lake Stevens, Washington
Limited Tax General Obligation Refunding Bond, 2015
Preliminary Schedule of Events
(As of September 10, 2015*)**

Financing Team			
City:	City Participants	BC:	Bond Counsel (K&L Gates)
Council:	City Council	Purchaser:	TBD
DAD:	D.A. Davidson & Co. (Placement Agent)		

SEPTEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Date	Event	Participants
Sep 4	Distribute Term Sheet, Distribution List and Schedule of Events	DAD
Sep 17	Distribute draft Bond Ordinance, Escrow Agreement and Legal Opinion	BC
Week of Sep 21	Discuss with local banks appetite to purchase Bond	DAD
Sep 23	Select Bond Purchaser	City
Sep 24	Provide comments on draft Bond Ordinance, Escrow Agreement and Legal Opinion	All
Oct 7	Provide City final form of all documents	BC
Oct 13	Approve Bond Ordinance	DAD, City, BC, Council
Oct 14	Lock in rates/savings	DAD, City, Purchaser
Oct 28	Bond Closing and investment of proceeds in escrow account Call 2004 Bonds within 30 days	All

* Subject to change



September 25, 2015

City of Lake Stevens, Washington
ATTN: Barbara Stevens, Finance Director
P.O. Box 257
Lake Stevens, WA 98258

Re: Letter of Interest for Limited Tax General Obligation Refunding Bond, 2015.

Dear Ms. Stevens:

Thank you for considering Heritage Bank ("Bank") for the proposed project using bond financing. I am pleased to present this Letter of Interest for the proposed financing of the Limited Tax General Obligation Refunding Bond, 2015 ("Bond").

It is the Bank's expectation that any commitment that may be granted with respect to this project would generally be on the terms and conditions outlined as follows:

Issuer: City of Lake Stevens, Washington ('City')

Use of Funds: Proceeds of the Bond will be used to refinance the City's outstanding Limited Tax General Obligation Refunding Bond, 2004 and to pay the administrative costs of the refunding and the costs related to the sale, issuance and delivery of the Bond.

Proposed Financing

Refunded Bond: \$785,500 Approximate Principal Amount – final amount may vary and is subject to change depending on costs associated with the issuance of the Bond.

Tax Status: Interest payments on the Bond will be excludable from gross income and will not be an item of tax preference for federal income tax purposes.

Bank Qualification: The Bond will be designated by the City as a "qualified tax-exempt bond" for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended.

Term: Final maturity of 12/1/23.

Payment Schedule: Interest payments will be due semiannually on June 1 and December 1, beginning December 1, 2015. Principal payments will be due annually on December 1, beginning December 1, 2015 through and including December 1, 2023 (See 'Exhibit A' for Principal Payment Schedule).

Interest Rate: If the Bond is purchased by November 15, 2015, the interest rate will be 2.04%. The rate will be fixed for the full term of the Bond.

Interest Basis: Interest will be calculated on a 30/360 basis.



Bank Fees: Total bank fees limited to a legal review fee \$3,200.00

Collateral/Security: The Bond will be a limited general obligation of the City. For as long as the Bond is outstanding, the City will irrevocably pledge that it will budget and appropriate funds legally available from the General Fund and Capital Projects Fund, and from any other funds legally available therefor, in amounts sufficient to pay the principal and interest on the Bond when due.

The full faith, credit and resources of the City will be pledged irrevocably for the budget and appropriation of those amounts and the prompt payment of principal and interest when due.

The Bond is not an obligation of any other municipal corporation other than the City.

Default: At the election of the Bank, the interest rate will increase while the Event of Default is continuing by 300 basis points (3.00%). "Event of Default" means the declaration by the Bank of an event of default as a result of a determination by the Bank that there has been a failure to pay principal or interest on the Bonds when due, as provided in the Bond and Resolution, allowing for a ten (10) day grace period from the payment due date prior to default declaration; and a ten (10) day cure period from the end of the grace period prior to adding the default interest premium.

Other: The Bank will make a loan by purchasing the Bond under the following additional conditions: (i) the Bond is not being registered under the Securities Act of 1933 and is not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state; (ii) the Bank will hold the Bond as one single debt instrument; (iii) no CUSIP numbers will be obtained for the Bond; (iv) no final official Statement has been prepared in connection with the private placement of the Bond; (v) the Bond will not close through the DTC or any similar repository and will not be in book entry form; and (vi) the Bond is not listed on any stock or other securities exchange.

While the Bond is outstanding, the City shall provide the Bank (i) within 180 days after the end of each fiscal year, a copy of the unaudited financial statements of the City for that fiscal year, prepared (except as noted in the financial statements) in accordance with generally accepted accounting principles applicable to governmental units of the State such as the City, as such principles may be changed from time to time; and (ii) such other financial information of the City as the Bank may from time to time reasonably request.



Conditions Precedent to a Formal Commitment will include, but shall not be limited to:

- 1) Review and approval of the Bonds and the borrowing entity documents, including the validity and tax opinions of bond counsel, by Bank and its legal counsel.

Please be advised the information contained in this letter of interest is provided to you with general terms proposed to support the bonds and may be changed without notice. If you have any questions, or if we can be of any assistance to you, please do not hesitate to call. I look forward to hearing from you and for the opportunity to assist you with your financing.

Sincerely,

Daniel Nicklaus
VP & Commercial Loan Officer
Heritage Bank

THIS TERM-SHEET IS NOT A COMMITMENT TO LEND MONEY ON OUR PART AND SHOULD NOT BE CONSTRUED AS SUCH. THE INFORMATION CONTAINED HEREIN IS FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO FINAL CREDIT APPROVAL AND TO CHANGE BASED UPON FURTHER ANALYSIS. THE INDICATED TERMS AND CONDITIONS ARE NOT ALL INCLUSIVE.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, IN THE EVENT ANY MATERIAL CHANGE SHALL OCCUR IN THE FINANCIAL MARKETS AFTER THE DATE OF THIS TERM SHEET, BUT BEFORE CLOSING, INCLUDING BUT NOT LIMITED TO ANY GOVERNMENTAL ACTION OR OTHER EVENT WHICH MATERIALLY ADVERSELY AFFECTS THE EXTENSION OF CREDIT BY BANKS, LEASING COMPANIES OR OTHER LENDING INSTITUTIONS, THE BANK MAY MODIFY THE INDICATIVE PRICING DESCRIBED ABOVE.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.



Exhibit 'A'

***PRELIMINARY PRINCIPAL PAYMENT
SCHEDULE**

Period Ending	Amount
12/1/15	\$ 84,000.00
12/1/16	\$ 82,000.00
12/1/17	\$ 81,000.00
12/1/18	\$ 85,000.00
12/1/19	\$ 88,000.00
12/1/20	\$ 87,000.00
12/1/21	\$ 90,000.00
12/1/22	\$ 93,000.00
12/1/23	\$ 95,000.00
Total	\$ 785,000.00

**Final amount may vary and is subject to change depending on costs associated with the issuance of the Bond.*

SOURCES AND USES OF FUNDS

CITY OF LAKE STEVENS (G.O.)
 LTGO Refunding Bond, 2015 (ref 04)
 Bank Placement

Dated Date 10/28/2015
 Delivery Date 10/28/2015

Sources:

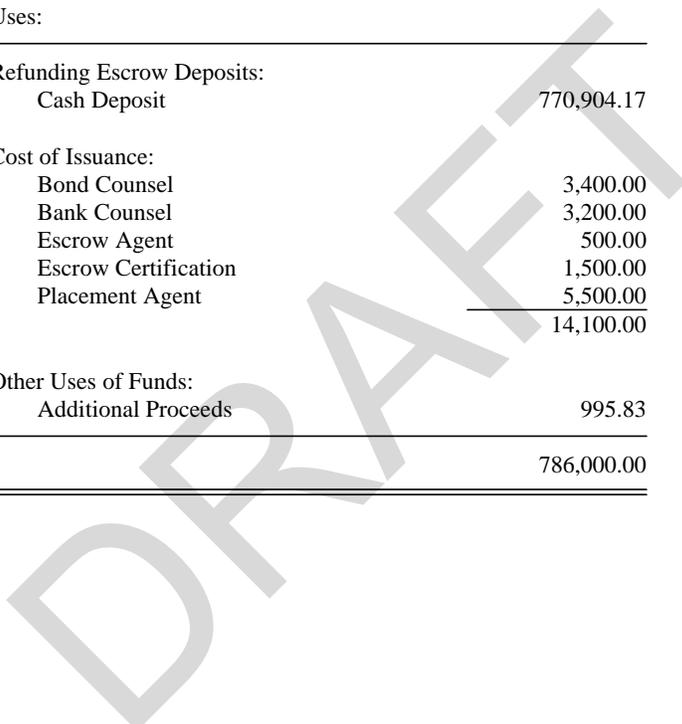
Bond Proceeds:	
Par Amount	786,000.00
	786,000.00

Uses:

Refunding Escrow Deposits:	
Cash Deposit	770,904.17

Cost of Issuance:	
Bond Counsel	3,400.00
Bank Counsel	3,200.00
Escrow Agent	500.00
Escrow Certification	1,500.00
Placement Agent	5,500.00
	14,100.00

Other Uses of Funds:	
Additional Proceeds	995.83
	786,000.00



SUMMARY OF REFUNDING RESULTS

CITY OF LAKE STEVENS (G.O.)
LTGO Refunding Bond, 2015 (ref 04)
Bank Placement

Dated Date	10/28/2015
Delivery Date	10/28/2015
Arbitrage yield	2.040195%
Escrow yield	0.000000%
Value of Negative Arbitrage	
Bond Par Amount	786,000.00
True Interest Cost	2.040195%
Net Interest Cost	2.040000%
Average Coupon	2.040000%
Average Life	4.211
Par amount of refunded bonds	755,000.00
Average coupon of refunded bonds	4.404634%
Average life of refunded bonds	4.376
PV of prior debt to 10/28/2015 @ 2.040195%	841,467.43
Net PV Savings	56,463.26
Percentage savings of refunded bonds	7.478577%
Percentage savings of refunding bonds	7.183621%

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SAVINGS

CITY OF LAKE STEVENS (G.O.)
 LTGO Refunding Bond, 2015 (ref 04)
 Bank Placement

Date	Prior Debt Service	Refunding Debt Service	Savings	Annual Savings	Present Value to 10/28/2015 @ 2.0401955%
12/01/2015	86,265.63	85,469.82	795.81	795.81	794.33
06/01/2016	14,821.88	7,160.40	7,661.48		7,570.02
12/01/2016	89,821.88	90,160.40	-338.52	7,322.96	-331.10
06/01/2017	13,275.00	6,313.80	6,961.20		6,739.89
12/01/2017	88,275.00	87,313.80	961.20	7,922.40	921.24
06/01/2018	11,728.13	5,487.60	6,240.53		5,920.72
12/01/2018	91,728.13	90,487.60	1,240.53	7,481.06	1,165.07
06/01/2019	10,078.13	4,620.60	5,457.53		5,073.80
12/01/2019	95,078.13	92,620.60	2,457.53	7,915.06	2,261.67
06/01/2020	8,325.00	3,723.00	4,602.00		4,192.46
12/01/2020	93,325.00	90,723.00	2,602.00	7,204.00	2,346.50
06/01/2021	6,412.50	2,835.60	3,576.90		3,193.10
12/01/2021	96,412.50	92,835.60	3,576.90	7,153.80	3,160.86
06/01/2022	4,387.50	1,917.60	2,469.90		2,160.58
12/01/2022	99,387.50	94,917.60	4,469.90	6,939.80	3,870.62
06/01/2023	2,250.00	969.00	1,281.00		1,098.06
12/01/2023	102,250.00	95,969.00	6,281.00	7,562.00	5,329.62
	913,821.91	853,525.02	60,296.89	60,296.89	55,467.43

Savings Summary

PV of savings from cash flow	55,467.43
Plus: Refunding funds on hand	995.83
Net PV Savings	<u>56,463.26</u>

BOND SUMMARY STATISTICS

CITY OF LAKE STEVENS (G.O.)
 LTGO Refunding Bond, 2015 (ref 04)
 Bank Placement

Dated Date	10/28/2015
Delivery Date	10/28/2015
Last Maturity	12/01/2023
Arbitrage Yield	2.040195%
True Interest Cost (TIC)	2.040195%
Net Interest Cost (NIC)	2.040000%
All-In TIC	2.500382%
Average Coupon	2.040000%
Average Life (years)	4.211
Duration of Issue (years)	3.993
Par Amount	786,000.00
Bond Proceeds	786,000.00
Total Interest	67,525.02
Net Interest	67,525.02
Total Debt Service	853,525.02
Maximum Annual Debt Service	97,320.80
Average Annual Debt Service	105,481.98
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life
Serial Bond	786,000.00	100.000	2.040%	4.211
	786,000.00			4.211

	TIC	All-In TIC	Arbitrage Yield
Par Value	786,000.00	786,000.00	786,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-14,100.00	
- Other Amounts			
Target Value	786,000.00	771,900.00	786,000.00
Target Date	10/28/2015	10/28/2015	10/28/2015
Yield	2.040195%	2.500382%	2.040195%

BOND PRICING

CITY OF LAKE STEVENS (G.O.)
 LTGO Refunding Bond, 2015 (ref 04)
 Bank Placement

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Serial Bond:					
	12/01/2015	84,000	2.040%	2.040%	100.000
	12/01/2016	83,000	2.040%	2.040%	100.000
	12/01/2017	81,000	2.040%	2.040%	100.000
	12/01/2018	85,000	2.040%	2.040%	100.000
	12/01/2019	88,000	2.040%	2.040%	100.000
	12/01/2020	87,000	2.040%	2.040%	100.000
	12/01/2021	90,000	2.040%	2.040%	100.000
	12/01/2022	93,000	2.040%	2.040%	100.000
	12/01/2023	95,000	2.040%	2.040%	100.000
		786,000			

Dated Date	10/28/2015	
Delivery Date	10/28/2015	
First Coupon	12/01/2015	
Par Amount	786,000.00	
Original Issue Discount		
Production	786,000.00	100.000000%
Underwriter's Discount		
Purchase Price	786,000.00	100.000000%
Accrued Interest		
Net Proceeds	786,000.00	

BOND DEBT SERVICE

CITY OF LAKE STEVENS (G.O.)
 LTGO Refunding Bond, 2015 (ref 04)
 Bank Placement

Dated Date 10/28/2015
 Delivery Date 10/28/2015

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2015	84,000	2.040%	1,469.82	85,469.82	85,469.82
06/01/2016			7,160.40	7,160.40	
12/01/2016	83,000	2.040%	7,160.40	90,160.40	97,320.80
06/01/2017			6,313.80	6,313.80	
12/01/2017	81,000	2.040%	6,313.80	87,313.80	93,627.60
06/01/2018			5,487.60	5,487.60	
12/01/2018	85,000	2.040%	5,487.60	90,487.60	95,975.20
06/01/2019			4,620.60	4,620.60	
12/01/2019	88,000	2.040%	4,620.60	92,620.60	97,241.20
06/01/2020			3,723.00	3,723.00	
12/01/2020	87,000	2.040%	3,723.00	90,723.00	94,446.00
06/01/2021			2,835.60	2,835.60	
12/01/2021	90,000	2.040%	2,835.60	92,835.60	95,671.20
06/01/2022			1,917.60	1,917.60	
12/01/2022	93,000	2.040%	1,917.60	94,917.60	96,835.20
06/01/2023			969.00	969.00	
12/01/2023	95,000	2.040%	969.00	95,969.00	96,938.00
	786,000		67,525.02	853,525.02	853,525.02

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BOND DEBT SERVICE

CITY OF LAKE STEVENS (G.O.)
 LTGO Refunding Bond, 2015 (ref 04)
 Bank Placement

Dated Date 10/28/2015
 Delivery Date 10/28/2015

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2015	84,000	2.040%	1,469.82	85,469.82
12/01/2016	83,000	2.040%	14,320.80	97,320.80
12/01/2017	81,000	2.040%	12,627.60	93,627.60
12/01/2018	85,000	2.040%	10,975.20	95,975.20
12/01/2019	88,000	2.040%	9,241.20	97,241.20
12/01/2020	87,000	2.040%	7,446.00	94,446.00
12/01/2021	90,000	2.040%	5,671.20	95,671.20
12/01/2022	93,000	2.040%	3,835.20	96,835.20
12/01/2023	95,000	2.040%	1,938.00	96,938.00
	786,000		67,525.02	853,525.02

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SUMMARY OF BONDS REFUNDED

CITY OF LAKE STEVENS (G.O.)
 LTGO Refunding Bond, 2015 (ref 04)
 Bank Placement

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
LTGO Bonds, 2004, 2004:					
TERM	12/01/2015	4.125%	70,000.00	11/27/2015	100.000
	12/01/2016	4.125%	75,000.00	11/27/2015	100.000
	12/01/2017	4.125%	75,000.00	11/27/2015	100.000
	12/01/2018	4.125%	80,000.00	11/27/2015	100.000
	12/01/2019	4.125%	85,000.00	11/27/2015	100.000
TERM01	12/01/2020	4.500%	85,000.00	11/27/2015	100.000
	12/01/2021	4.500%	90,000.00	11/27/2015	100.000
	12/01/2022	4.500%	95,000.00	11/27/2015	100.000
	12/01/2023	4.500%	100,000.00	11/27/2015	100.000
			755,000.00		

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ESCROW STATISTICS

CITY OF LAKE STEVENS (G.O.)
 LTGO Refunding Bond, 2015 (ref 04)
 Bank Placement

Total Escrow Cost	Modified Duration (years)	Yield to Receipt Date	Yield to Disbursement Date	Perfect Escrow Cost	Value of Negative Arbitrage	Cost of Dead Time
Global Proceeds Escrow:						
770,904.17				769,644.64		1,259.53
770,904.17				769,644.64	0.00	1,259.53

Delivery date 10/28/2015
 Arbitrage yield 2.040195%

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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 13, 2015

Subject: 2015 Budget Amendment #4

Contact Person/Department: Barb Stevens - Finance **Budget Impact:** Yes

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

Approve Ordinance No. 939 Amending Budget Ordinance No. 925

SUMMARY/BACKGROUND:

Throughout the year the City Council authorizes various purchase requests and agreements. At the time of authorization, the budget impact is presented to the Council as part of the information required in order for the Council to make an informed decision. The budget amendment follows to adjust the specific line items that will be affected by purchase, contract award, or staffing change. Detailed explanations of the changes requested are described below:

Changes made to the amendment since presented to Council on September 22, 2015 are highlighted below:

General Fund - 001

The increased expenditures in the amount of \$21,046 is for the completion of the wetland delineation on the Grade Road Property. This was presented to Council on June 22, 2015 to receive direction and to notify Council that a budget amendment would be needed.

In addition, an increase of \$50,000 is for the emergency removal of dangerous trees resulting from the recent storm. The estimated budget impact was presented to Council along with Resolution 2015-12, declaring the emergency, on September 8th. The change in ending fund balance reflects this change.

Capital Equipment – Police 520

The increased expenditures in the amount of \$20,000 is to cover the increased cost of the police vehicles approved in the 2015 budget. These vehicles were estimated to cost \$40,000 which includes the vehicle and equipment to be installed. The actual cost of the vehicles and installed equipment is approximately \$47,000 each. This estimate has been updated for the 2016 budget year. All three vehicles approved during the 2015 budget have been received and are on the road or in the process of being equipped. The change in ending fund balance reflects this change.

APPLICABLE CITY POLICIES:

In accordance with the Financial Management Policies, Budget Themes and Policies, and the Revised Code of Washington, changes in the adopted budget must be brought before the City Council.

BUDGET IMPACT:

The budget ordinance will amend the beginning and ending balances, and revenues and expenditures in the funds set forth in the ordinance.

ATTACHMENTS:

- ▶ Ordinance 939

**CITY OF LAKE STEVENS
 LAKE STEVENS, WASHINGTON
 ORDINANCE NO. 939**

AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON, AMENDING THE 2015 BUDGET AS SET FORTH IN ORDINANCE NO. 925 CONCERNING FUND BALANCES AND EXPENDITURES FOR VARIOUS FUND BALANCES FOR THE YEAR 2015.

WHEREAS, the City of Lake Stevens adopted the 2015 budget pursuant to Ordinance No. 925; and

WHEREAS, the City of Lake Stevens will incur expenditures in categories and amounts other than anticipated in the adopted 2015 budget; and

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

SECTION 1. The 2015 budget, as adopted in Ordinance No. 925, is hereby amended as follows:

<i>Fund</i>	<i>Description</i>	<i>Current Budget</i>	<i>Amended Budget</i>	<i>Amount of Inc/(Dec)</i>	<i>ExpRev</i>
001 - General	Expenditures	\$9,592,258	\$9,663,304	\$71,046	Exp.
001 - General	Ending Fund Balance	\$6,753,269	\$6,682,223	(\$71,046)	EndBal.
520 - Equipment Fund - Police	Expenditures	\$131,922	\$151,922	\$20,000	Exp.
520 - Equipment Fund - Police	Ending Fund Balance	\$338,952	\$318,952	(\$20,000)	EndBal.

SECTION 2. Except as set forth above, all other provisions of Ordinance 925 shall remain in full force, unchanged.

SECTION 3. 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 force five (5) days after the date of publication.

PASSED by the City Council of the City of Lake Stevens this _____ day of _____, 2015.

 Vern Little, Mayor

ATTEST/AUTHENTICATION:

 Barb Stevens, Finance Director/City Clerk

APPROVED AS TO FORM:

 Grant Weed, City Attorney

Presented: September 22, 2015
 Final Reading: October 13, 2015
 Published:
 Effective:



LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 13, 2015

Subject: 2015 Budget Amendment #5

Contact Person/Department: Barb Stevens - Finance **Budget Impact:** Yes

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:

Review Ordinance No. 942 Amending Budget Ordinance No. 925 and Organizational Chart

SUMMARY/BACKGROUND:

Throughout the year the City Council authorizes various purchase requests and agreements. At the time of authorization, the budget impact is presented to the Council as part of the information required in order for the Council to make an informed decision. The budget amendment follows to adjust the specific line items that will be affected by purchase, contract award, or staffing change. Detailed explanations of the changes requested are described below:

General Fund - 001

Changes to budgeted staff positions are recommended as follows:

Law Enforcement

- Eliminate: 1 Police Commander position
- Add: 1 Operations Lieutenant position

In April of 2015, the City was notified of the Police Commander's plan to retire. At that time, the Chief began to review the organization of his department and determined that an Operations Lieutenant position would be more beneficial to the future of the department than refilling the Commander position. This position will be open to internal as well as external candidates. The change in position will also allow a better opportunity for potential promotion from within. There will be a salary & benefit savings beginning in 2016 of approximately \$9,000 annually.

Because this change will occur so late in the year, there will be very little effect on the current budget. Therefore, a change in the General Fund expenditures budget is only requested in the amount of \$8,000 for candidate testing. The ending fund balance reflects the additional expenditure.

APPLICABLE CITY POLICIES:

In accordance with the Financial Management Policies, Budget Themes and Policies, and the Revised Code of Washington, changes in the adopted budget must be brought before the City Council.

BUDGET IMPACT:

The budget ordinance will amend staffing positions as outlined in the Organizational Chart.

ATTACHMENTS:

- ▶ Ordinance 942
- ▶ Organizational Chart

**CITY OF LAKE STEVENS
 LAKE STEVENS, WASHINGTON
 ORDINANCE NO. 942**

AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON, AMENDING THE 2015 BUDGET AS SET FORTH IN ORDINANCE NO. 925 CONCERNING FUND BALANCES AND EXPENDITURES FOR VARIOUS FUND BALANCES FOR THE YEAR 2015.

WHEREAS, the City of Lake Stevens adopted the 2015 budget pursuant to Ordinance No. 925; and

WHEREAS, the City of Lake Stevens will incur expenditures in categories and amounts other than anticipated in the adopted 2015 budget; and

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

SECTION 1. The 2015 budget, as adopted in Ordinance No. 925, is hereby amended as follows:

<i>Fund</i>	<i>Description</i>	<i>Current Budget</i>	<i>Amended Budget</i>	<i>Amount of Inc/(Dec)</i>	<i>ExpRev</i>
001 - General	Expenditures	\$9,663,304	\$9,671,304	\$8,000	Exp.
001 - General	Ending Fund Balance	\$6,682,223	\$6,674,223	(\$8,000)	EndBal.

SECTION 2. Except as set forth above, all other provisions of Ordinance 925 shall remain in full force, unchanged.

SECTION 3. 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 force five (5) days after the date of publication.

PASSED by the City Council of the City of Lake Stevens this ____ day of _____, 2015.

 Vern Little, Mayor

ATTEST/AUTHENTICATION:

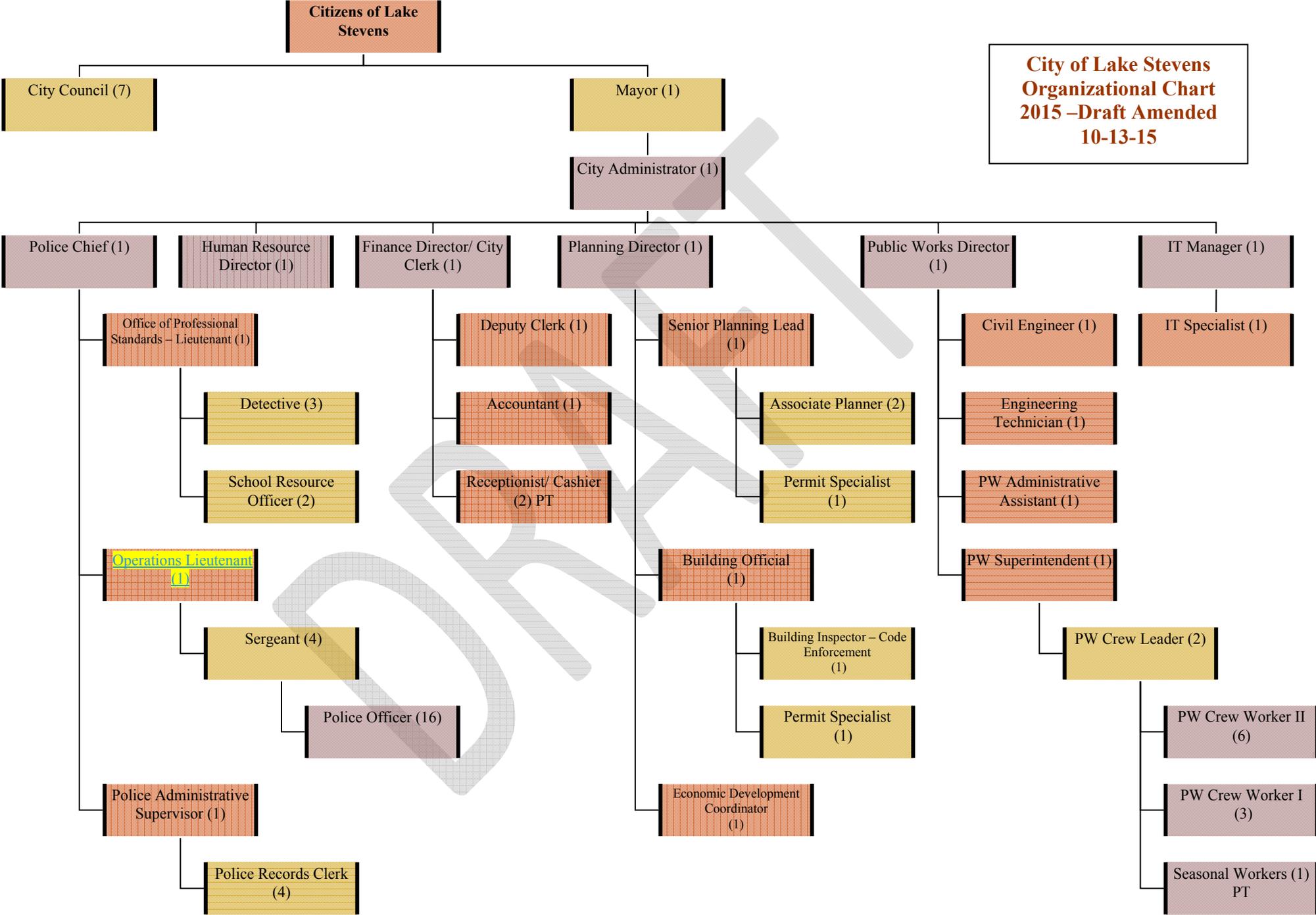
 Barb Stevens, Finance Director/City Clerk

APPROVED AS TO FORM:

 Grant Weed, City Attorney

Presented: October 13, 2015
 Final Reading: October 27, 2015
 Published:
 Effective:

**City of Lake Stevens
 Organizational Chart
 2015 –Draft Amended
 10-13-15**





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LAKE STEVENS CITY COUNCIL
STAFF REPORT

Council Agenda Date: October 13, 2015

Subject: HUR Impervious Surface Allowance Code Amendment (LUA2015-0042)

Contact Person/Department: Rebecca Ableman McCrary and
Stacie Pratschner, Planning &
Community Development

Budget Impact: None

RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL: Direct staff to proceed with an amendment to the municipal code related to the impervious surface allowance for HUR-zoned parcels outside of the subareas.

SUMMARY:

Discuss a requested amendment to LSMC 14.48.055 in relationship to the Planning Commission's recommendation and community feedback.

BACKGROUND/HISTORY:

On May 7, 2015, staff received an application from Seattle Pacific Development, care of Mr. Ry McDuffy, to modify the language in LSMC 14.48.055 to allow 65% impervious surface in the High Urban Residential(HUR) zoning district. The Lake Stevens Planning Commission held a Public Hearing on July 29, 2015 to discuss the modified language for LSMC 14.48.055, review a schedule of implementation of the proposed code amendment, and hear staff's recommendation that the Planning Commission forward a recommendation of approval to City Council (**Attachment 1**).

The initial staff report concluded that the proposed code amendment would be consistent with the allowance for 65% impervious surface in the HUR zoning district within the Subareas pursuant to the density and dimensional regulations in Table 14.38-11 LSMC. Staff also determined that the allowance for additional impervious surface in the HUR zoning district was consistent with the Comprehensive Plan Land Use designation of High Density Residential Development, which encourages single-family, two family, and multi-family residential uses. Staff also stated that new impervious surface proposals are reviewed pursuant to the current Department of Ecology (DOE) Stormwater Manual for Western Washington to mitigate stormwater pollution runoff. Staff also indicated that the City receives regular feedback from the development community that due to the minimum lot size of 3,600, it has been difficult to develop site appropriate home sizes.

Planning Commission made a motion to continue the Public Hearing to September 2, 2015. Staff presented at the request of the Planning Commission additional information for their review of the code amendment request, including examples of plats within the city that allow for greater than 40% impervious surface, code examples from other cities in Snohomish County that allow up to 75% impervious surface in high density residential areas, a GIS map demonstrating parcels eligible for development within the city zoned HUR (outside of the Subareas), and further information concerning stormwater mitigation as required pursuant to the city's Western Washington Phase II Municipal Stormwater Permit (**Attachment 2**). The report was accompanied by a PowerPoint presentation that additionally included a discussion of how

individual projects proposals are evaluated for consistency with local code and by extension the requirements of GMA and SEPA (**Attachment 3**). The Planning Commission expressed concerns about the city's Determination of Non-Significance (DNS) for the request, and Commissioner Matlack submitted written comments to staff to be added to the record (**Attachment 4**). Written comments were also received from the public (**Attachment 5**), along with a verbal request from the public to include additional parcels on the map for County Council review. An additional GIS map has been added to the original PowerPoint pursuant to this request. The Planning Commission made a motion to approve the code amendment on September 2, 2015.

In brief the proposed code:

- Allows for 65% maximum impervious surface on parcels in the HUR zone district, as is permitted in the Subareas pursuant in Table 14.38-11 LSMC;
- Notes exceptions to this allowance in the Lake Stevens Shoreline Management Program (LSSMP) and in the Lake Stevens Municipal Code (LSMC) Title 14 :
 - i. LSSMP Chapter 5.C.8.c.1.: 40% maximum impervious surface of lot area above the OHWM.
 - ii. LSMC 14.44.110 (b): Staff will add the following language to account for the greater impervious surface allowance from this code amendment: *For single-family and duplex lots, no grading shall be allowed which results in the impervious surface area of the lot to exceed 40 percent of the total lot area. If the lot has 40 percent or more impervious surface area prior to grading, no additional impervious surface area is allowed, except as modified by LSMC 14.48.055.*
 - iii. LSMC 14.88.220 (f): The definition of minor expansion within critical areas also includes a limitation of 1,000 feet of added impervious area; no changes are proposed to this section of code.
- Does not modify the allowed 40% maximum impervious surface in the other residential zones; and
- Does not modify the definition of *impervious surface* pursuant to Chapter 14.08 LSMC.

Results of research:

Staff presented the following research at Planning Commission's request on September 2, 2015:

- Subdivisions in Lake Stevens: The following subdivisions within the city allow for over 40% impervious surface coverage:
 - i. **Stonebriar:** 193-lot Planned Residential Development (PRD) approved by Snohomish County in 2006. The plat allows for 55% lot coverage, which pursuant to Snohomish County Code does not include driveways, gravel, or concrete patios. (*Note: Snohomish County Code relies on sizing of the stormwater system to dictate impervious allowances*)
 - ii. **Maple Rock:** 63-lot subdivision in the HUR zoning district and the 20th Street SE Subarea. The plat allows for 65% impervious surface coverage.
 - iii. **S&G NW Development:** 68-lot subdivision in the HUR zoning district and the 20th Street SE Subarea. The plat allows for 65% impervious surface coverage.
- Snohomish county Municipality Code Example: The following municipalities within Snohomish County permit over 65% impervious surface coverage in mid- and high-density residential areas:
 - i. **City of Arlington:** Pursuant to Arlington Municipal Code (AMC) 20.49.094, 75% impervious surface is permitted in the Residential High Density Zone.
 - ii. **City of Marysville:** Pursuant to Marysville Municipal Code (MMC) 22C.010.080, 70% impervious surface is permitted in the R-12 (permitted density of 12 units per acre) Zone.

- iii. **City of Monroe:** Pursuant to Monroe Municipal Code (MMC) 18.10.140, 75% impervious surface is permitted in the Mid-density Multi-family Zones.
- **ArcGIS Analysis:** Staff has prepared a GIS analysis that includes a land status categorization of all the parcels within city limits (**Exhibit 2**). Parcels located within the HUR zone outside of the subareas that are either currently vacant or have the potential to be redeveloped have been highlighted in red.
 - i. There are currently 27 parcels zoned HUR outside of the city's subareas that are vacant or have the potential to be redeveloped.
 - ii. These 27 parcels comprise approximately 43 acres; this calculation does not take into account the acreage that would be devoted to open space, stormwater detention, or subject to Native Growth Protection Area (NGPA) easements pursuant to a land development application.
 - iii. An additional GIS map has been created pursuant to a customer request. This map additionally demonstrates parcels that are partially used in the HUR zone outside of the subareas. There are currently 50 parcels zoned HUR outside the city's subareas that are vacant, have the potential to be redeveloped, or are partially developed. These 50 parcels comprise approximately 93 acres.
- **City of Lake Stevens 2015 Stormwater Management Plan:** The city has developed a Stormwater Management Program (SWMP) to satisfy the requirements of the Western Washington Phase II Municipal Stormwater Permit. The Phase II Permit has been in effect since February of 2007, and is a component of the National Pollutant Discharge Elimination Systems (NPDES) permit pursuant to the federal Clean Water Act.
 - iv. **Compliance:** Compliance with the Phase II permit provides assurance that stormwater discharge will not have a negative impact on water quality, water quantity, or public safety.
 - v. **Controlling Run-off from New Development:** The Phase II permit require the city to implement and enforce a program to reduce pollutants in stormwater runoff due to development and construction site activities.
 1. Currently the city implements the 2005 DOE Stormwater Manual¹. Current law and regulations require the design, construction, operation, and maintenance of stormwater systems that prevent pollution of State waters. If the strategies in the Manual are implemented correctly, it should result in compliance with the Federal Clean Water Act, the Federal Safe Drinking Water Act, and the State Water Pollution Control Act.
 2. All development exceeding the thresholds described in the Stormwater Manual is subject to designing stormwater mitigation, inspections by staff to ensure proper installation and maintenance, and if necessary pursue enforcement per LSMC Chapter 17.20.

Applications for new developments that propose over 5000 square feet of new impervious surface are subject to the Minimum Requirements for New Development and Redevelopment pursuant to Chapter 2 of the DOE Manual. The following steps describe the minimum requirements that Public Works staff requires when assessing projects for compliance with the DOE standards:

1. **Preparation of Stormwater Site Plans:** The applicant provides a site plan that includes an analysis of existing conditions, the preliminary development layout, a statement of minimum requirements, a permanent stormwater control plan, and a pollution prevention plan.
2. **Construction Stormwater Pollution Prevention (SWPPP):** A 12-step plan that includes the marking of clearing limits, establishment of construction entrances, installation of BMP's, soil stabilization, and protection of any critical areas during dirt work.
3. **Source Control of Pollution:** A plan to prevent stormwater from coming into contact with pollutants.
4. **Preservation of Natural Drainage Systems and Outfalls:** The applicant must demonstrate that to the maximum extent practicable, natural drainage patterns shall be maintained and discharges from

the project site shall occur at the natural location. Runoff from the site must not cause an adverse impact to downstream waters or downgradient properties.

5. On-site Stormwater Management: Projects shall employ BMP's to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible without causing flooding or erosion impacts.
6. Run-off Treatment: A stormwater facility design is submitted for staff review that reduces pollutant loads so that beneficial uses of receiving waters are maintained, and ideally restored. Infiltration is the most effective BMP when site conditions are appropriate, but the Manual also allows for wet ponds, biofiltration, and detention.
7. Flow Control: Stormwater discharges shall match developed discharge durations to pre-developed durations. The pre-developed condition to be matched shall be a forested land cover.
8. Wetlands Protection: Discharges to wetlands shall maintain the hydrological conditions, wetland vegetation, and substrate characteristics necessary to support existing and designed uses.
9. Basin/Watershed Planning: Lake Stevens does not currently have any regulated Watersheds or Basins that are subject to more stringent stormwater planning.
10. Operation and Maintenance: The applicant shall submit an operations and maintenance manual that identified the parties responsible for maintaining BMP's on the project site.

Staff concluded that approval of the requested code amendment is consistent with the Comprehensive Plan policy of encouraging high density in appropriate areas, with the impervious surface allowances for mid and high density zones in other Snohomish County municipalities, and that stormwater runoff from new developments in the HUR zone will be adequately addressed by all the requirements of the 2005 DOE Stormwater Manual.

APPLICABLE CITY POLICIES: Chapters 14.44 and 14.48 of the Lake Stevens Municipal Code

BUDGET IMPACT: There is not a budget impact.

EXHIBITS (attached):

Attachment 1 – First Staff Report

Attachment 2 – Second Staff Report

Attachment 3 – PowerPoint Presentation with additional GIS Map

Attachment 3 – Comments submitted by Commissioner Matlack

Attachment 4 - Comments submitted by the Public

Distributed to the Following Parties:

Lake Stevens City Council

Ms. Sally Jo Sebring

Mr. Tom Matlack

Applicant

ATTACHMENT I

Staff Report City of Lake Stevens Planning Commission

Planning Commission Public Hearing
Date: **July 29, 2015**

Subject: **High Urban Residential (HUR) Impervious Surface Allowance Code Amendment (LUA2015-0042)**

Contact Person/Department: Stacie Pratschner, Associate Planner

SUMMARY:

Public Hearing covering a proposed code amendment to the current requirements for impervious surface allowances found in LSMC 14.48.055. The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20th Street SE Corridor Subarea and the Lake Stevens Center Subarea.

ACTION REQUESTED OF PLANNING COMMISSION:

Public Hearing and Recommendation to City Council

BACKGROUND/DISCUSSION:

On May 7, 2015, staff received an application from Seattle Pacific Development, care of Mr. Ry McDuffy, to modify the language in LSMC 14.48.055 to allow 65% impervious surface in the High Urban Residential (HUR) zoning district (**Exhibit 1**). The applicant also submitted an accompanying project narrative and SEPA checklist for staff review.

Staff has proposed modified language for LSMC 14.48.055 as shown in **Exhibit 2**. A Schedule for implementation of the proposed code amendment is included as **Exhibit 3** with the first reading before City Council scheduled for September 21, 2015.

The proposed code amendment will be consistent with the allowance for 65% impervious surface in the HUR zoning district within the Subareas pursuant to the density and dimensional regulations in Table 14.38-11 LSMC. The allowance for additional impervious surface in the HUR zoning district is also consistent with the Comprehensive Plan Land Use designation of High Density Residential Development, which encourages single-family, two-family, and multi-family residential uses with no density limits. The city reviews new impervious surface proposals pursuant to the current Department of Ecology (DOE) Stormwater Manual for Western Washington to mitigate stormwater pollution runoff.

PROPOSED LAND USE CODE AMENDMENTS:

In brief the proposed code:

- Allows for 65% maximum impervious surface on parcels in the HUR zone district, as is permitted in the Subareas pursuant in Table 14.38-11 LSMC;
- Notes exceptions to this allowance in the Lake Stevens Shoreline Management Program (LSSMP) and in the Lake Stevens Municipal Code (LSMC) Title 14 :

- i. LSSMP Chapter 5.C.8.c.1.: 40% maximum impervious surface of lot area above the OHWM.
 - ii. LSMC 14.44.110 (b): Staff will add the following language to account for the greater impervious surface allowance from this code amendment: *For single-family and duplex lots, no grading shall be allowed which results in the impervious surface area of the lot to exceed 40 percent of the total lot area. If the lot has 40 percent or more impervious surface area prior to grading, no additional impervious surface area is allowed, **except as modified by LSMC 14.48.055.***
 - iii. LSMC 14.88.220 (f): The definition of minor expansion within critical areas also includes a limitation of 1,000 feet of added impervious area; no changes are proposed to this section of code.
- Does not modify the allowed 40% maximum impervious surface in the other residential zones; and
 - Does not modify the definition of *impervious surface* pursuant to Chapter 14.08 LSMC.

FINDINGS AND CONCLUSIONS:

1. Compliance with selected Land Use Goals of the Comprehensive Plan.

- Land Use Goal 4.13.1 – Allow for high density development in appropriate areas.

Conclusions – The proposed code amendment is consistent with Land Use Goal 4.13.

2. Compliance with the State Environmental Policy Act (SEPA)(Chapter 97-11 WAC and Title 16 LSMC)

- Staff reviewed the environmental checklist provided by the applicant for the proposed code revision, dated May 7, 2015 (**Exhibit 4**).
- The SEPA official issued a Determination of Non-significance on July 21, 2015 (**Exhibit 5**).
- The city has not received any appeals related to the SEPA determination.

Conclusions – The proposed code amendments have met local and state SEPA requirements.

3. Compliance with the Growth Management Act (RCW 36.70A.106)

- The city requested expedited review from the Department of Commerce on July 22, 2015 (**Exhibit 6**).
- The Department of Commerce sent a letter of acknowledgment on July 23, 2015 (**Exhibit 7**).
- Staff will file the final ordinance with the Department of Commerce within 10 days of City Council action.

Conclusions – The proposed code amendments have met Growth Management Act requirements.

4. Public Notice and Comments (Exhibit 8)

- The city published a notice of SEPA determination in the Everett Herald on July 24, 2015.
- The city published a notice of Public Hearing in the Everett Herald on July 17, 2015.
- The city notified interested parties of the public hearing on July 17, 2015.

Conclusions – The City has met public notice requirements per Chapter 14.16B LSMC.

RECOMMENDATION: Forward a recommendation to the City Council to APPROVE the proposed HUR Impervious Surface Allowance Code Amendment (LUA2015-0042).

EXHIBITS:

1. Type VI Application
2. Draft Revised Code
3. Proposed Work Schedule
4. SEPA Checklist
5. SEPA DNS
6. Letter to Department of Commerce Requesting Expedited Review
7. Letter of Acknowledgement
8. Affidavit of Publication



LAKE STEVENS PLANNING COMMISSION
SUPPLEMENTAL STAFF REPORT

Agenda Date: September 2, 2015

**Subject: High Urban Residential (HUR) Impervious Surface Allowance Code Amendment
(LUA2015-0042)**

Contact Person/Department: Stacie Pratschner, Associate Planner **Budget Impact:** None

SUMMARY:

Continued Public Hearing covering a proposed code amendment to the current requirements for impervious surface allowances found in LSMC 14.48.055. The proposed change would permit up to 65% impervious surface for developments in the High Urban Residential zone district outside of the 20th Street SE Corridor Subarea and the Lake Stevens Center Subarea.

ACTION REQUESTED OF PLANNING COMMISSION:

Continued Public Hearing and Recommendation to City Council

BACKGROUND/DISCUSSION:

On May 7, 2015, staff received an application from Seattle Pacific Development, care of Mr. Ry McDuffy, to modify the language in LSMC 14.48.055 to allow 65% impervious surface in the High Urban Residential (HUR) zoning district. The Lake Stevens Planning Commission held a Public Hearing on July 29, 2015 to discuss the modified language for LSMC 14.48.055, review a schedule of implementation of the proposed code amendment, and hear staff's recommendation that the Planning Commission forward a recommendation of approval to City Council (**Exhibit 1**).

The initial staff report concluded that the proposed code amendment would be consistent with the allowance for 65% impervious surface in the HUR zoning district within the Subareas pursuant to the density and dimensional regulations in Table 14.38-11 LSMC. Staff also determined that the allowance for additional impervious surface in the HUR zoning district was consistent with the Comprehensive Plan Land Use designation of High Density Residential Development, which encourages single-family, two-family, and multi-family residential uses. Staff also stated that new impervious surface proposals pursuant to the current Department of Ecology (DOE) Stormwater Manual for Western Washington to mitigate stormwater pollution runoff. Staff also indicated that the City receives regular feedback from the development community that due to the minimum lot size of 3,600, it has been difficult to develop site-appropriate home sizes.

Planning Commission made a motion to continue the Public Hearing to September 2, 2015. The Planning Commission requested that staff provide additional information for their review of the code amendment, including examples of plats within the city that allow for greater than 40% impervious surface, code examples from other cities in Snohomish County that allow up to 75% impervious surface in high density residential areas, a GIS map demonstrating parcels eligible for development within the city zoned HUR (outside of the Subareas), and further information concerning stormwater mitigation as required pursuant

to the city's Western Washington Phase II Municipal Stormwater Permit. The following report presents research as requested by the Planning Commission, and is accompanied by a PowerPoint presentation (*Slides 1 through 11*) that also includes a discussion of how individual project proposals are evaluated for consistency with local code and by extension the requirements of the Growth Management Act (GMA) and the State Environmental Policy Act (SEPA) (*Slides 4 and 5*).

PROPOSED LAND USE CODE AMENDMENTS:

In brief the proposed code:

- Allows for 65% maximum impervious surface on parcels in the HUR zone district, as is permitted in the Subareas pursuant in Table 14.38-11 LSMC;
- Notes exceptions to this allowance in the Lake Stevens Shoreline Management Program (LSSMP) and in the Lake Stevens Municipal Code (LSMC) Title 14 :
 - i. LSSMP Chapter 5.C.8.c.1.: 40% maximum impervious surface of lot area above the OHWM.
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 - iii. LSMC 14.88.220 (f): The definition of minor expansion within critical areas also includes a limitation of 1,000 feet of added impervious area; no changes are proposed to this section of code.
- Does not modify the allowed 40% maximum impervious surface in the other residential zones; and
- Does not modify the definition of *impervious surface* pursuant to Chapter 14.08 LSMC.

RESULTS OF RESEARCH:

Pursuant to direction provided by the Planning Commission at the previous meeting, staff presents the following research for review:

- Subdivisions in Lake Stevens (Slide 6): The following subdivisions within the city allow for over 40% impervious surface coverage:
 - i. **Stonebriar**: 193-lot Planned Residential Development (PRD) approved by Snohomish County in 2006. The plat allows for 55% lot coverage, which pursuant to Snohomish County Code does not include driveways, gravel, or concrete patios. (*Note: Snohomish County Code relies on sizing of the stormwater system to dictate impervious allowances*)
 - ii. **Maple Rock**: 63-lot subdivision in the HUR zoning district and the 20th Street SE Subarea. The plat allows for 65% impervious surface coverage.
 - iii. **S&G NW Development**: 68-lot subdivision in the HUR zoning district and the 20th Street SE Subarea. The plat allows for 65% impervious surface coverage.
- Snohomish county Municipality Code Example (Slide 7): The following municipalities within Snohomish County permit over 65% impervious surface coverage in mid- and high-density residential areas:
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 - ii. **City of Marysville**: Pursuant to Marysville Municipal Code (MMC) 22C.010.080, 70% impervious surface is permitted in the R-12 (permitted density of 12 units per acre) Zone.

- iii. **City of Monroe:** Pursuant to Monroe Municipal Code (MMC) 18.10.140, 75% impervious surface is permitted in the Mid-density Multi-family Zones.
- ArcGIS Analysis (Slide 8): Staff has prepared a GIS analysis that includes a land status categorization of all the parcels within city limits (**Exhibit 2**). Parcels located within the HUR zone outside of the subareas that are either currently vacant or have the potential to be redeveloped have been highlighted in red.
 - i. There are currently 27 parcels zoned HUR outside of the city's subareas that are vacant or have the potential to be redeveloped.
 - ii. These 27 parcels comprise approximately 43 acres; this calculation does not take into account the acreage that would be devoted to open space, stormwater detention, or subject to Native Growth Protection Area (NGPA) easements pursuant to a land development application.
- City of Lake Stevens 2015 Stormwater Management Plan (Slide 9): The city has developed a Stormwater Management Program (SWMP) to satisfy the requirements of the Western Washington Phase II Municipal Stormwater Permit. The Phase II Permit has been in effect since February of 2007, and is a component of the National Pollutant Discharge Elimination Systems (NPDES) permit pursuant to the federal Clean Water Act.
 - iv. **Compliance:** Compliance with the Phase II permit provides assurance that stormwater discharge will not have a negative impact on water quality, water quantity, or public safety.
 - v. **Controlling Run-off from New Development:** The Phase II permit require the city to implement and enforce a program to reduce pollutants in stormwater runoff due to development and construction site activities.
 1. Currently the city implements the 2005 DOE Stormwater Manual¹. Current law and regulations require the design, construction, operation, and maintenance of stormwater systems that prevent pollution of State waters. If the strategies in the Manual are implemented correctly, it should result in compliance with the Federal Clean Water Act, the Federal Safe Drinking Water Act, and the State Water Pollution Control Act.
 2. All development exceeding the thresholds described in the Stormwater Manual is subject to designing stormwater mitigation, inspections by staff to ensure proper installation and maintenance, and if necessary pursue enforcement per LSMC Chapter 17.20.

Applications for new developments that propose over 5000 square feet of new impervious surface are subject to the Minimum Requirements for New Development and Redevelopment pursuant to Chapter 2 of the DOE Manual (*Slide 10*). The following steps describe the minimum requirements that Public Works staff requires when assessing projects for compliance with the DOE standards:

1. Preparation of Stormwater Site Plans: The applicant provides a site plan that includes an analysis of existing conditions, the preliminary development layout, a statement of minimum requirements, a permanent stormwater control plan, and a pollution prevention plan.
2. Construction Stormwater Pollution Prevention (SWPPP): A 12-step plan that includes the marking of clearing limits, establishment of construction entrances, installation of BMP's, soil stabilization, and protection of any critical areas during dirt work.
3. Source Control of Pollution: A plan to prevent stormwater from coming into contact with pollutants.
4. Preservation of Natural Drainage Systems and Outfalls: The applicant must demonstrate that to the maximum extent practicable, natural drainage patterns shall be maintained and discharges

from the project site shall occur at the natural location. Runoff from the site must not cause an adverse impact to downstream waters or downgradient properties.

5. On-site Stormwater Management: Projects shall employ BMP's to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible without causing flooding or erosion impacts.
6. Run-off Treatment: A stormwater facility design is submitted for staff review that reduces pollutant loads so that beneficial uses of receiving waters are maintained, and ideally restored. Infiltration is the most effective BMP when site conditions are appropriate, but the Manual also allows for wet ponds, biofiltration, and detention.
7. Flow Control: Stormwater discharges shall match developed discharge durations to pre-developed durations. The pre-developed condition to be matched shall be a forested land cover.
8. Wetlands Protection: Discharges to wetlands shall maintain the hydrological conditions, wetland vegetation, and substrate characteristics necessary to support existing and designed uses.
9. Basin/Watershed Planning: Lake Stevens does not currently have any regulated Watersheds or Basins that are subject to more stringent stormwater planning.
10. Operation and Maintenance: The applicant shall submit an operations and maintenance manual that identified the parties responsible for maintaining BMP's on the project site.

RESULTS OF RESEARCH:

Staff concludes that approval of this requested code amendment is consistent with the Comprehensive Plan policy of encouraging high density in appropriate areas, with the impervious surface allowances for mid- and high-density zones in other Snohomish County municipalities, and that stormwater runoff from new developments in the HUR zone will be adequately addressed by all the requirements of the 2005 DOE Stormwater Manual (*Slide 11*).

RECOMMENDATION: Forward a recommendation to the City Council to APPROVE the proposed HUR Impervious Surface Allowance Code Amendment (LUA2015-0042).

EXHIBITS:

1. First Staff Report with Exhibits
2. ArcGIS Map

Planning Commission, Sept. 2

Impervious Surface Code Amendment

Commissioner Comments for Public Record

1. Incentive or rationale for code amendment...Developer Request/This is the only project asking for code amendment

A. Changes in neighborhood? ..New school, commercial center?...No....Inglewood Forest, 6th Pl. NE, small hobby farms, big gardens, med. Sized lawns, no For Sale signs. Plat on suburban road.

B. Density? Number of homes is same either way. Design Review Board frustrated by lack of project detail. We approved a plat map, not a subdivision. Smaller homes with carriage design? One car garage? Basements?

C. Maple Rock is .6 miles away and cannot be seen at all due to two humps in 99th.

2. City Wide Non-Project SEPA vs. Planned Action SEPA for Subarea Zones

A. Non-project SEPA for this Code Amendment has 14 Not Applicable. This is the document that is supposed to comprehensively, cumulatively, holistically analyze and assess potential adverse environmental impacts...city wide....over 300 lots.

Westlake SEPA is also deficient. "What body of water will it drain into,"= Not Applicable

B. Planned Action SEPA for Maple Rock and all other HUR is Subarea. SEPA Planned action IS comprehensive, cumulative, holistic analysis and assessment of all parcels in subarea. Cannot be compared to a plat down the street. Apples to oranges.

3. DOE Drainage Manual will be used to handle drainage and run-off from increased lot coverage. 5,000 yards kicks in all 10 Chapters 2004 Drainage Manual.

A. The DOE SWM is in packet. 10 chapters. But in the Westlake Crossing file, the last 4-5 chapters are missing, not complete, or not submitted yet, including the chapter on Protecting Wetlands

4. Geo-Tech Report: site is like a bench or contour interval with slopes above and below

A. site is overlain with thick degraded organic layer holds visible grndwater in wet season

B. must be scraped off and refilled/covered in impervious

C. culverts replaced with specific design as per geo-tech report(dev. = lv. In situ)

D. no heavy grading Oct-May(start right aways

4. Cart Before The Horse:

A. In my opinion, the lot coverage issue should have been resolved before the plat was approved

B. Mr. McDuffy said "Instead of 4,000 ft² homes, we'll build 2500 ft² homes" so maybe no increase in lot coverage is needed????

I see no compelling, urgent reason to change lot coverage city-wide, density will be increased over vacant lot, no assurances of environmental protections from SEPA or manuals.

Commissioner Reports:

1. Fire District meeting: new EMT/social services, backup bunker gear, new engine, rave reviews for Pancake Breakfast, welcome new chief and fire engine open house

2. Sewer Meeting: Downtown highrise costs for city, district, developer, hire a company to decommission old plant in floodplain

3. Sewer treatment plant tour. Amazing. CLEAN! New kind of bearings in big pumps that act like airfoils at high RPM;s.

4. Developer open house for downtown highrise Tuesday Sept. 15 at 6:00 to 8:00 is cancelled. Instead someone from developer's consultant Reid Shockey will present new timeline at Tues. council meeting.

Stacie Pratschner

From: Sally Jo <sallyjosebring@frontier.com>
Sent: Wednesday, September 2, 2015 10:23 PM
To: Isplanning
Cc: Stacie Pratschner; Jill Meis; Becky Ableman
Subject: HUR Landowner comment error

Dear Planning Commission members,

At tonight's hearing I represented that I was one of the property owners of the HUR-zoned land affected by the code amendment proposal.

First of all, I should say that my parents are the property owners, although I live with them and I'm certain they wouldn't have any objection to anything I said tonight or have any objection to me representing them.

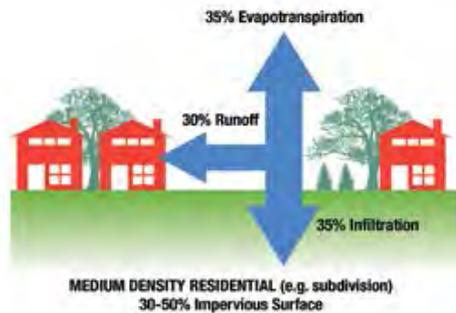
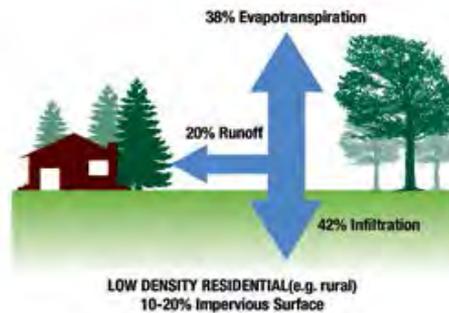
Secondly, I wasn't sure about the zoning on our land, but knew the zoning density had been increased to what seemed a lot to me several years ago. After the hearing tonight, I looked at the October 2014 zoning map online, and if this is the most current zoning, our property is next to land that is zoned HUR, our land is not zoned HUR.

Although being a HUR property owner wasn't the reason I was there tonight, I wanted to correct the error I stated tonight as it was part of the picture I painted.

Thank you,
Sally Jo Sebring

Planning Commission Presentation: HUR Code Amendment (LUA2015-0042)

Staff Report and Presentation to Planning Commission:
September 2, 2015



Source: Arnold and Gibbons (1998) Impervious Surface Coverage.



Permit Application LUA2015-0043- Type VI: Amendment to Municipal Code

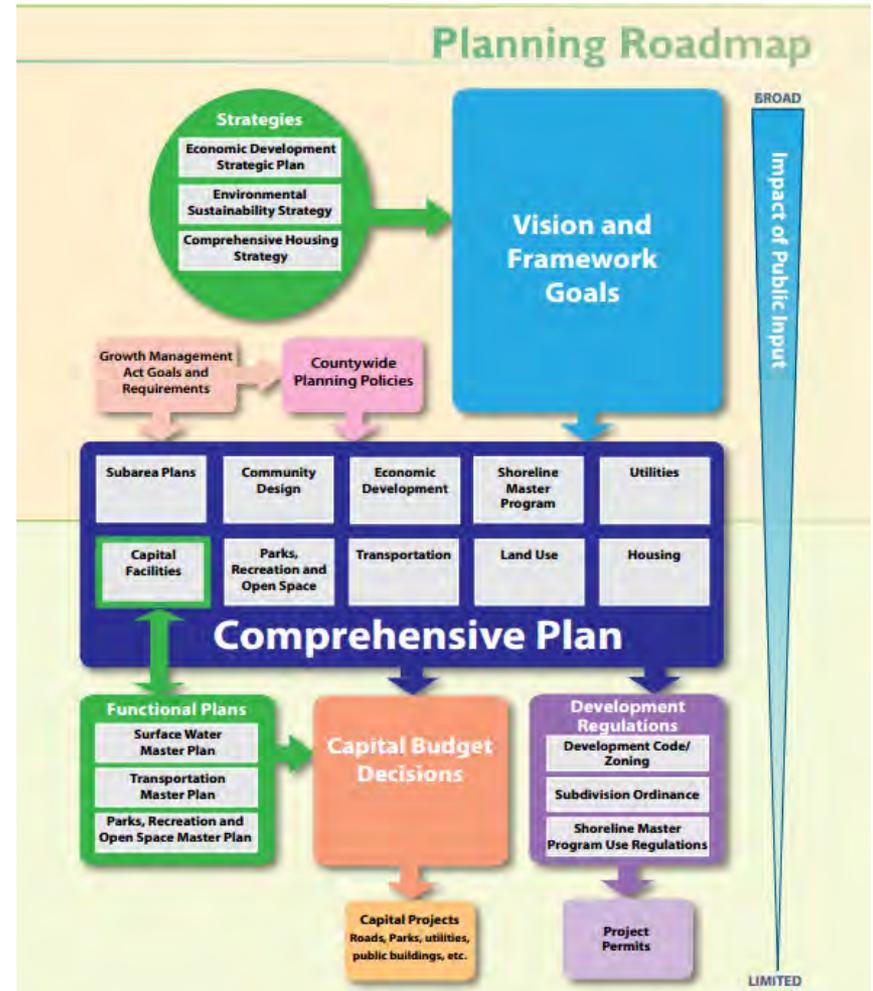
- May 7, 2015: Application for HUR code amendment received.
- July 29, 2015: Public hearing with Planning Commission.
- September 2, 2015: Continued public hearing to review the code amendment request.

ACTIVITY	Minimum Timeline					
	May	June	July	August	September	October
Issue Notice of Completeness	05/15					
Complete code drafting		06/01				
Prepare Environmental documents		06/01				
Draft adopting ordinance and including City Attorney review			6/17			
Issue Environmental (SEPA) Determination – 21-day appeal period required			6/19			
Send to WA State Department of Commerce for 60-day required review period (request expedited review)			6/19			
SEPA appeal period end				7/6		
Publish Planning Commission Public Hearing Notice				7/17		
Planning Commission Review (B-briefing; PH-public hearing)				7/27	9/2 (PH)	
End WA State Department of Commerce review period end					9/7	
Notice City Council Public Hearing in LSJ					9/7	
City Council Briefings & Workshops (B-briefing)				9/21 (B)		
City Council Public Hearing – 1 st Reading of Ordinance					9/21 (PH)	
City Council 2nd & Final Reading (2 nd PH if needed)						10/5
Effective date						10/13 (8 to 10 days after the Final Reading)

Discussion Overview

I. Planning Roadmap

- All of the city's land use decisions occur within a framework of *state, regional, and local* laws.
- 1. Development Code: Governance of specific project details (height, setbacks, impervious surface coverage) that must be consistent with all adopted and municipal codes:
 - I. LSMC Title 14
 - II. EDDS
 - III. 2005 DOE Stormwater Manual



I. Planning Roadmap

- Principles for Integrating *SEPA* and *Development Code Review*:
 1. Different questions will need to be answered and different levels of detail required at each phase.
 2. Focus environmental review and the level of detail needed for decision-making at relevant points in the process, and avoid duplicating reviews.

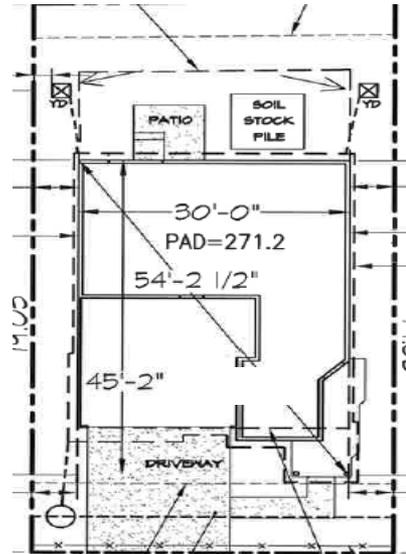


Planning your community's future

*GMA, SEPA and the
Environmental Landscape*

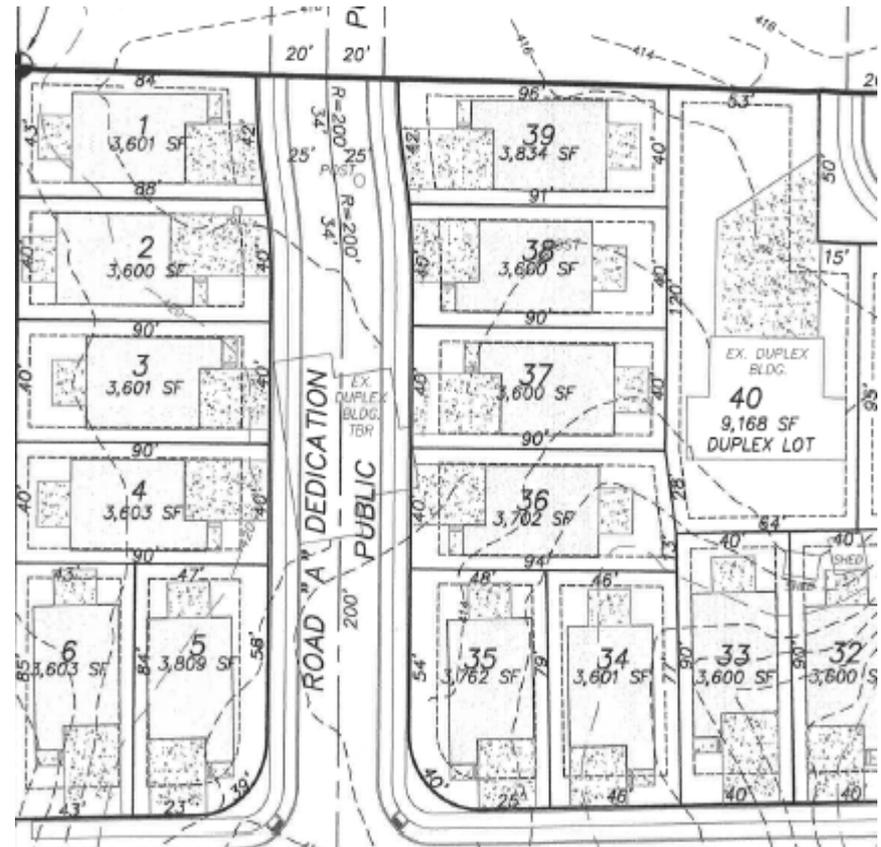
II. Subdivisions in Lake Stevens

1. Stonebriar: 193-lot PRD (55% lot coverage)
2. Maple Rock: 63 lots in the HUR zone within the 20th Street Subarea
3. S&G NW Development: 68 lots in the HUR zone within the 20th Street Subarea



III. Snohomish County Municipalities: Examples

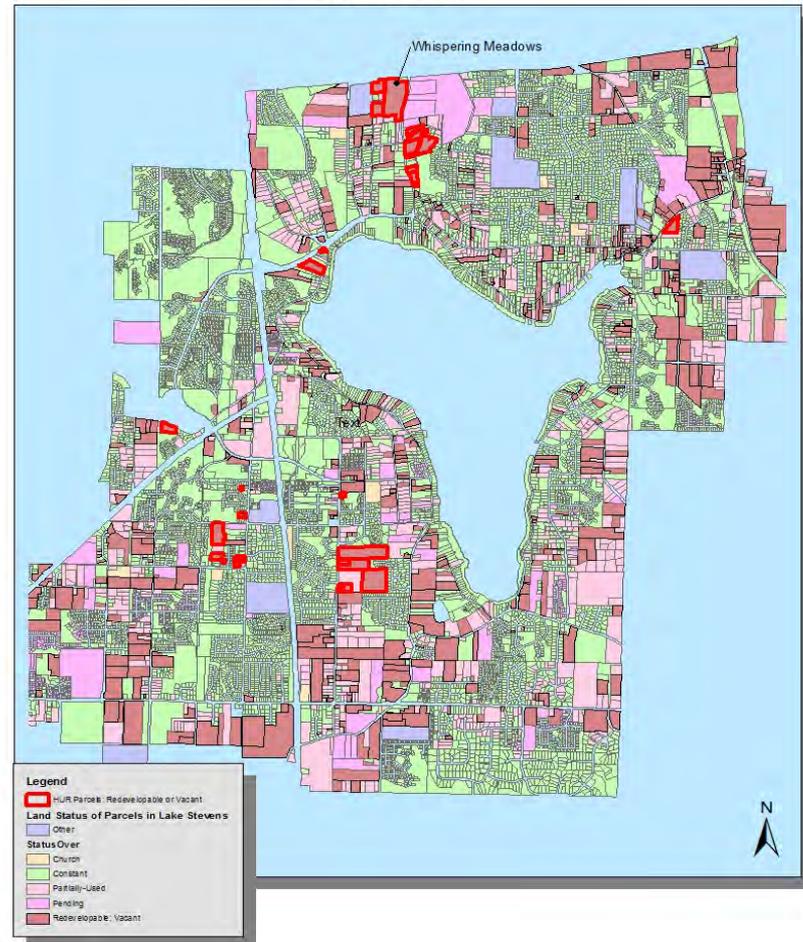
- A. Cities that allow for greater than 40% impervious surface in mid and high density residential areas:**
- **Arlington**: AMC 20.48.094: 75% in Residential High Density Zone.
 - **Marysville**: MMC 22C.010.080: 70% in the R-12 (density of 12 du/ac) Zone.
 - **Monroe**: MMC 18.10.140: 75% in the Mid-density Multifamily Zones.



IV. ArcGIS Analysis: Mapping Future Development

- Parcels zoned HUR outside of the Subareas
- Parcels that are currently vacant or have the potential for redevelopment.

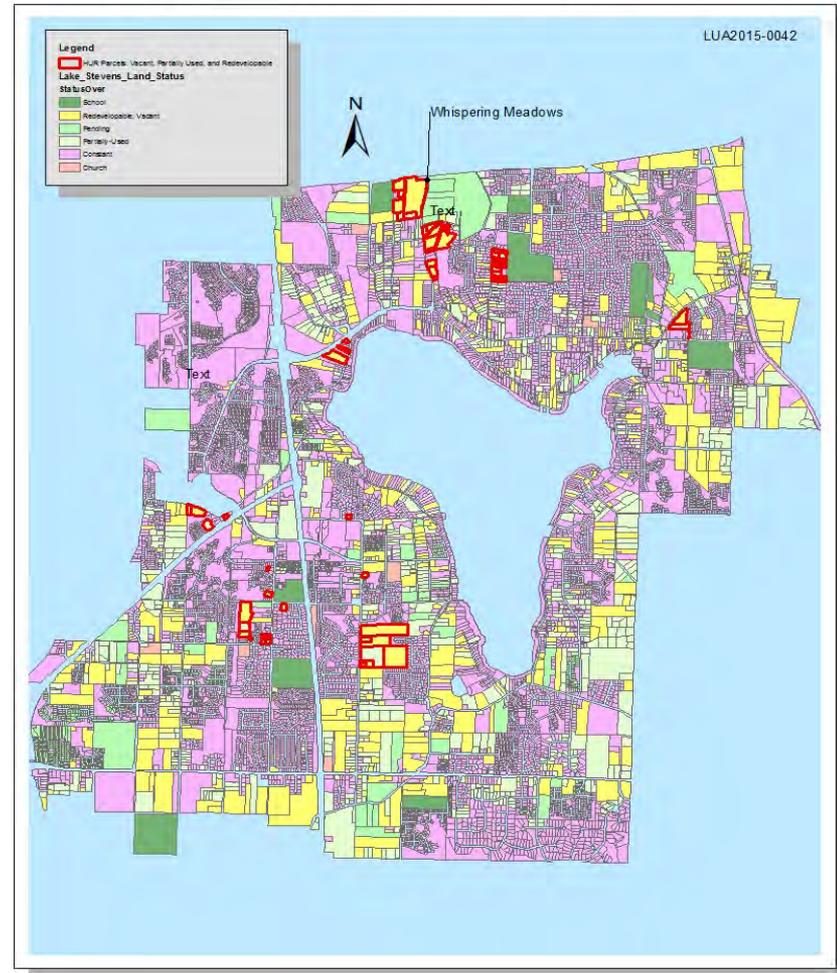
HUR Zoned Parcels Eligible for Development
LUA2015-0042



ADDENDUM GIS MAP: October 8, 2015

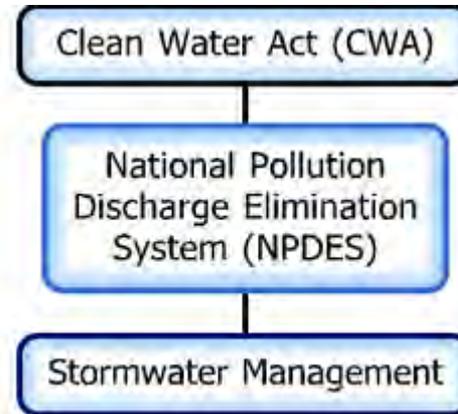
- Parcels zoned HUR outside of the Subareas
- Parcels that are currently vacant, have the potential for redevelopment, or are partially developed.

HUR Zoned Parcels: Partially Used, Redevelopable and Vacant



V. 2015 Stormwater Management Plan

- Stormwater Management Plan (*SWMP*).
- Western Washington Phase II Municipal Stormwater Permit (*Phase II Permit*).
- National Pollutant Discharge Elimination Systems (*NPDES*) Permit.



Minimum Requirements for New Development and Redevelopment

1. Preparation of Stormwater Site Plans
2. Construction of Stormwater Pollution Prevention
3. Source Control Pollution
4. Preservation of Natural Drainage Systems and Outfalls
5. On-site Stormwater Management
6. Runoff Treatment
7. Flow Control
8. Wetlands Protection
9. Basin/Watershed Planning
10. Operation and Maintenance

HUR Code Amendment: Staff Recommendation of Approval

- The decision to allow 65% impervious surface allowance in the HUR zone outside of the subareas is consistent with the larger Comprehensive Plan policy of encouraging high density in appropriate areas;
- Will be on trend with the impervious surface allowances permitted by other Municipalities in Snohomish County; and
- Will be subject to the requirements of the city's Phase II permit and the management requirements of the 2005 DOE Stormwater Manual for Western Washington.

The
CITY OF LAKE STEVENS

Washington

2015 Estimated Ending
&
2016 Proposed Preliminary Annual Budget

One Community Around the Lake

Vern Little
Mayor

2015 Ending Estimates and 2016 Budget Assumptions & Recommendations

General Fund

Revenues

The majority of revenue streams are assumed to increase approximately 2% annually.

Property Tax

Increases are limited to the lesser of 1% or the Implicit Price Deflator (IPD). The IPD affecting 2016 is 0.251% (less than 1%), so in order to increase tax to the higher statutory limit of 1%, the City would need to show substantial need. Based on the current estimates for 2016 this would be challenging. As such, the 2016 estimated increase has been set at the IPD level, approximately \$32,000 (\$23,000 General Fund; \$9,000 Street Fund) less than the 1%.

Split continue 72% General Fund; 28% Street Fund

Sales Tax – Increased 2015 estimate by \$192,000 (Retail up 7%, Construction up 22%); future forecasts based on 4% increase per year

Electric Utility Tax split continue 50% General Fund; 50% Street Fund

Building Permits are 8% below expectations for current year; 2016 Assumption – remain \$600,000 based on planning estimate

City Assistance – (Based on Sales Tax/Property Tax per capita deficit) - \$86,000

New Revenue Stream: Marijuana Enforcement Revenues - 2015 Legislation - \$8,200 in 2015; \$16,400 in 2016

Expenditures - Based on Executive Recommended Budget

Salaries & Benefits - 2% COLA; Estimated 6% increase in benefits

*Teamsters Collective Bargaining Agreement is currently being negotiated for 2016 – changes may be made to budget assumptions once known

Staffing –

- Law Enforcement
 - Add: 1 Sergeant (Office/Desk)
 - Add: 1 Records Clerk (0.5 Evidence/0.5 Records)
- Planning
 - Promote: 1 Associate Planner position to a Senior Planner Position (no additional FTE)
 - Add: 1 Administrative Assistant
- Public Works
 - Add: 1 Crew Worker I – Parks position
 - Add 1: Part-time Seasonal Park Worker (Total 2 for 2016)

*Recommendations are based on departments' current staffing needs and staffing analysis. Remaining positions included in staffing analysis (updated with 2015 budgeted positions and 2016 recommendations) as well as (3)

administration positions and (1) Park & Recreation position that were not included in the original analysis, are also included in the future forecast as shaded below.

Department	Position	2016	2017	2018	2019
Law Enforcement	Records Clerk	1			
Law Enforcement	Sergeant	1	1		
Law Enforcement	Officer		2		
Public Works – Parks	Crew Worker I – Parks	1			
Public Works	Certified Mechanic			1	
Public Works	Crew Worker II				1
Planning	Promote Associate to Senior	1			
Planning	Administrative Assistant	1			
Planning	Park & Recreation Coordinator		1		
Finance	Senior Accountant		1		
Human Resources	HR Assistant		1		
Information Technology	IT Specialist			1	

Parks

- Lundeen Park Repair/Restoration & Beautification Project \$232,000
- North Cove Dock Repair/Rehabilitation \$122,000

*Future forecast includes continued park restoration, and repair/rehabilitation of Boat Launch Dock and Swim Beach Dock in 2017

Continue Annual Transfer of \$500,000 to General Fund Reserve for future Economic Development and Infrastructure needs

Continue Transfer of Construction Related Sales Tax receipts (approximately \$300,000) to General Fund Reserve for future Economic Development and Infrastructure needs

Budget Subcommittee Recommendations - Quigley

Staffing – Agrees with Mayor/Department Recommendations

Additional Recommended Changes

- Planning
 - Add: 1 Park & Recreation Coordinator position

Continue to build Sidewalk Capital Project Fund – Transfer \$500,000 from Street Fund

Budget Subcommittee Recommendations – Low/Tageant

Staffing – Disagree with majority of Mayor/Department Recommendations

Additional Recommended Changes

- Law Enforcement
 - Add: 1 Sergeant (Agree)
 - Add: 1 Police Officer (Vehicle needed)
 - Add: 1 Police Support Officer
 - Postpone: 1 Records Clerk

- Planning
 - Promote: Associate Planner to Senior Planner position (Agrees)
 - Postpone: 1 Administrative Assistant
- Public Works
 - Add: Certified Mechanic (Spit General/Street/SWM Funds)
 - Add: 1 Crew Worker I – Parks position (Agree)
 - Add 1: Part-time Seasonal Park Worker (Total 2 for 2016) (Agree)

Legislative -

Travel & Meetings – Increase by \$4,250 to \$7,500
Staff Development – Increase by \$1,300 to \$2,500

Eliminate transfer of construction related sales tax receipts (approximately \$300,000) to General Fund Reserve

Street Fund

Property Tax split continue 72% General Fund; 28% Street Fund

Increased Revenue Stream: Motor Vehicle Fuel Tax - 2015 Legislation – \$8,800 in 2015; \$17,600 in 2016

Electric Utility Tax split continue 50% General Fund; 50% Street Fund

Continue annual Overlay Program \$400,000

Callow Road Embankment Project \$450,000

Surface Water Fund

Continue Alum Treatment Project - \$105,400

Continue Milfoil Treatment Project - \$45,200

Detention Pond Fencing Replacement \$48,000

Sewer Fund

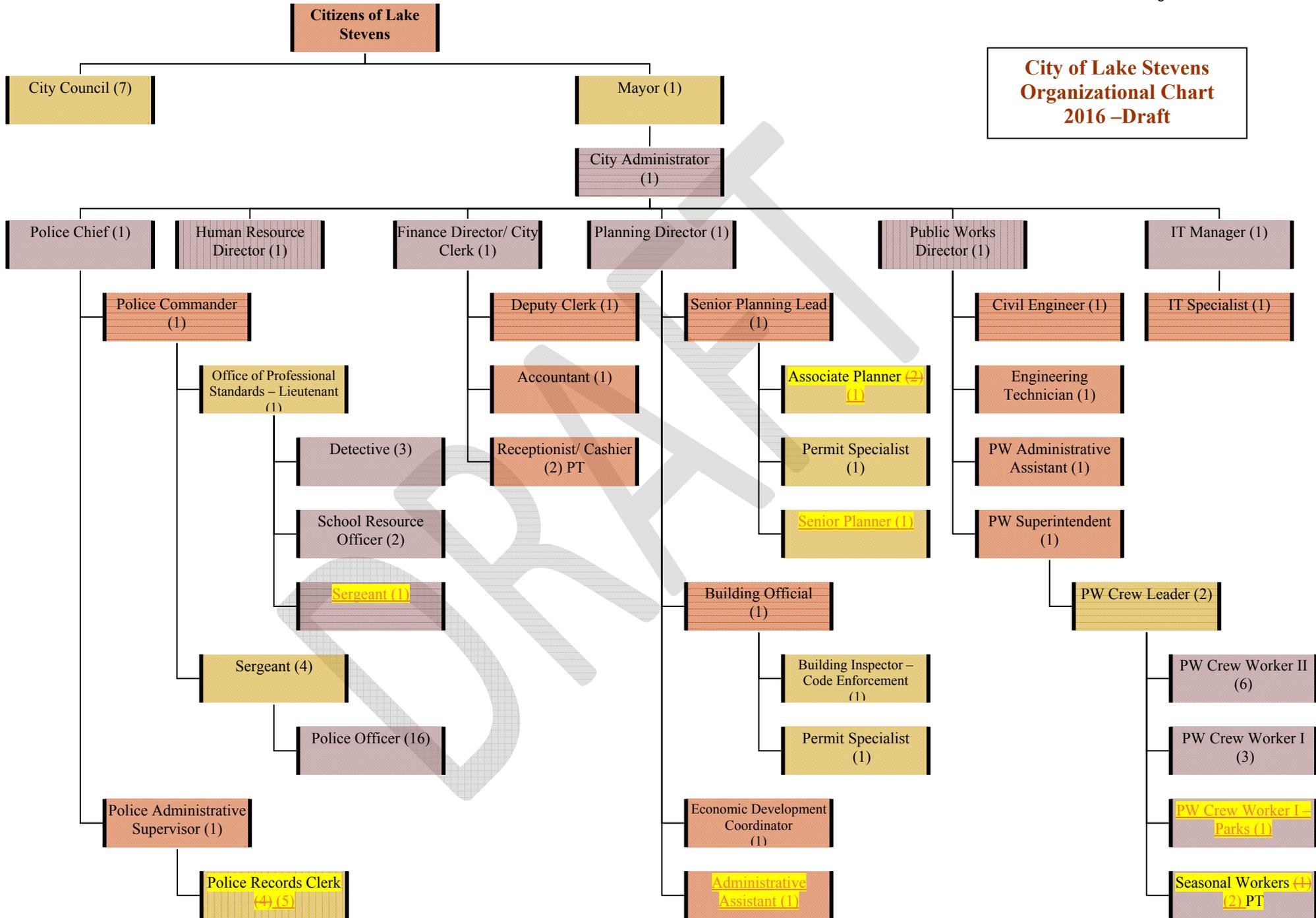
Operating Agreement charge reduced by 3% in anticipation of decreased need - \$75,000

Salary/Benefit distribution increased based on previous year's allocation calculations – increase approximately \$9,000

Fund	Department	Item/Position	Requested	Mayor Budget	Quigley Add/ (Delete)	Low & Tageant Add/ (Delete)
GF	Council	Travel/Training	\$ 4,450	\$ 4,450		\$ 5,500
GF	Mayor	Travel/Training	\$ 1,600	\$ 1,600		
GF	Admin	Travel/Training	\$ 1,900	\$ 1,900		
GF	CC	Travel/Training	\$ 1,884	\$ 1,884		
GF	FI	Travel/Training	\$ 2,900	\$ 2,900		
GF	HR	Applicant Tracking Software	\$ 5,000	\$ 5,000		
GF	HR	Travel/Training	\$ 650	\$ 650		
GF	IT	Travel/Training	\$ 1,150	\$ 1,150		
GF	Plan/Bldg	Staff - Add (1) Senior Planner (Promote Assoc Planner)	\$ 3,000	\$ 3,000		
GF	Plan/Bldg	Staff - Add (1) Office Assistant Position	\$ 85,000	\$ 85,000		\$ (85,000)
GF	Plan/Bldg	Office Chairs	\$ 500	\$ 500		
GF	Plan/Bldg	Economic Development	\$ 108,500	\$ 108,500		
GF	Plan/Bldg	Counter Kiosk Computer	\$ 1,400	\$ -		
GF	Plan/Bldg	Travel/Training (Planning)	\$ 4,740	\$ 4,740		
GF	Plan/Bldg	Travel/Training (Building)	\$ 2,100	\$ 2,100		
GF	Police (LE)	Staff - Add (1) Records Clerk (Salary/Benefit/Operating)	\$ 66,700	\$ 66,700		\$ (66,700)
GF	Police (LE)	Staff - Add (1) Sergeant (Office/Desk) (Salary/Benefit/Operating/Prof Srv)	\$ 145,784	\$ 145,784		
GF	Police (LE)	Staff - Add (1) PSO	\$ -	\$ -		\$ 83,000
GF	Police (LE)	Staff - Add (1) Officer (Sal/Ben/Equip/BLEA/Vehicle)	\$ -	\$ -		\$ 150,000
GF	Police (LE)	Replacement Officer Jackets (10)	\$ 5,000	\$ 5,000		
GF	Police (LE)	SWAT (Clothing/Gear/Training x2) (Bring back proposal w/ILA in 2016)	\$ 22,300	\$ -		
GF	Police (LE)	Regional Participation in Crime-Stoppers	\$ 1,100	\$ 1,100		
GF	Police (LE)	Crime Scene Privacy Barriers (3)	\$ 1,800	\$ 1,800		
GF	Police (LE)	Narcan Replacement Kits	\$ 4,800	\$ 4,800		
GF	Police (LE)	Two-way Radio Replacement (structured-annual)	\$ 15,000	\$ 15,000		
GF	Police (LE)	MS Surface for FTO Program	\$ 1,400	\$ 1,400		
GF	Police (LE)	Bicycles (2) Force Perimeter with equipment (e.g., helmet, lights, etc.)	\$ 1,760	\$ 1,760		
GF	Police (LE)	Child Safety signs, Safe KIDS Snohomish County	\$ 500	\$ 500		
GF	Police (LE)	Comprehensive Emergency Management - Storage containers	\$ 330	\$ 330		
GF	Police (LE)	Comprehensive Emergency Management - 800 MHZ Radio system	\$ 3,000	\$ 3,000		
GF	Police (LE)	Comprehensive Emergency Management - Field Radio	\$ 150	\$ 150		
GF	Police (LE)	Comprehensive Emergency Management - Laptop Computer	\$ 3,000	\$ 3,000		
GF	Police (LE)	Fire Proof Cabinet-LT	\$ 4,000	\$ 4,000		
GF	Police (LE)	CF-53 Computer (2) w/dock& dual wireless and 5 year protection plus	\$ 7,000	\$ 7,000		
GF	Police (LE)	Desktop Compters (2)	\$ 2,400	\$ 2,400		
GF	Police (LE)	Civic Plus Website Department Upgrade	\$ 3,450	\$ 3,450		
GF	Police (LE)	Power DMS (Document Management System) For Accreditation	\$ 1,950	\$ 1,950		
GF	Police (LE)	Awards Banquet & Recognition (Travel)	\$ 2,500	\$ -		
GF	Police (LE)	Travel/Training	\$ 65,844	\$ 26,490		
GF	Police (LE)	Boating Program (Local & Grant Paid)	\$ 61,080	\$ 14,983		
GF	Police (LE)	Interior Remodel	\$ 6,000	\$ 6,000		
GF	Police (LE)	Police Facility Carpet Replacement	\$ 7,500	\$ -		
GF	Police (LE)	Ballistic Protection Upgrade to PD	\$ 190,000	\$ -		
GF	Police (LE)	EWIS - Early Warning and Intervention System (IAPro Software)	\$ 8,400	\$ 8,400		
GF	Police (LE)	Standby Generator	\$ 30,000	\$ 30,000		
GF	Police (LE)	Contribution to Police Capital (Boat Replacement)	\$ 8,000	\$ 8,000		
LE Cap	Police (LE)	Vehicle Replacement (3)	\$ 141,000	\$ 141,000		
GF	Parks	Park & Recreation Coordinator	\$ -	\$ -	\$ 84,000	
GF	Parks	PW Crew I - Parks	\$ -	\$ 58,000		
GF	Parks	Seasonal Employees (2)	\$ 30,400	\$ 30,400		
GF	Parks	Certified Mechanic (Sal/Ben/Shop set up)	\$ -	\$ -		\$ 190,000
GF	Parks	Buoy decals	\$ 650	\$ 650		
GF	Parks	Safety Buoys	\$ 2,900	\$ 2,900		
GF	Parks	Eagle Ridge Park - Lighting & Planting	\$ 900	\$ 900		
GF	Parks	Lundeen Park Restoration & Beautification Plan	\$ 339,759	\$ 234,959		
GF	Parks	North Cove Park - Fence Extension & Beautification	\$ 1,000	\$ 1,000		
GF	Parks	Swim Beach - Sand Replacement & Repainting	\$ 600	\$ 600		
GF	Parks	Boat Launch Parking - Sign Replacement/Striping/Beautification	\$ 400	\$ 400		
GF	Parks	Tree Trimming & Removal	\$ 3,500	\$ 3,500		
GF	Parks	Travel/Training	\$ 550	\$ 150		
GF	Parks	North Cove Dock	\$ 122,000	\$ 122,000		
GF	Parks	Boat Launch Dock (2017)	\$ 62,000	\$ -		
GF	Parks	Swim Beach Dock (2017)	\$ 24,000	\$ -		
GF	Community	Library North Service Door Replacement	\$ 3,500	\$ 3,500		

Fund	Department	Item/Position	Requested	Mayor Budget	Quigley Add/ (Delete)	Low & Tagueant Add/ (Delete)
GF	Community	Arts Commission - Music Equipment for Music on the Lake				
GF	Community	Community Center Restroom Door Replacement (2)	\$ 8,500	\$ 8,500		
GF	General Gov't	Lundeen House ADA Ramp	\$ 5,400	\$ 5,400		
GF	General Gov't	Contribution to Computer Capital (82%)	\$ 123,000	\$ 123,000		
GF	Police (LE)	Contribution to Police Capital (3 Replacements - 1 banked)	\$ 188,000	\$ 188,000		
GF	General Gov't	Contribution to PW - Admin Vehicle (Roll forward 2015) (34%)	\$ 12,225	\$ 12,225		
GF	General Gov't	Contribution to Cumulative Reserve Fund	\$ 500,000	\$ 500,000		
GF	General Gov't	Contribution to Cumulative Reserve Fund (Construction Sales Tax)	\$ 300,000	\$ 300,000		\$ (300,000)
IT Cap	IT	MDT (LE)/Docking Station Replacements (3 Scheduled)	\$ 12,000	\$ 12,000		
IT Cap	IT	Computer Replacement (10 Scheduled)	\$ 12,000	\$ 12,000		
IT Cap	IT	SQL Server License Upgrad	\$ 2,515	\$ 2,515		
IT Cap	IT	Phone System Upgrade	\$ 11,000	\$ 11,000		
IT Cap	IT	Fax Boards For Printers (2) - Dependent on Phone System Upgrade	\$ 1,300	\$ 1,300		
IT Cap	IT	Smarsh Annual Cost (Email, SMS, Social Media, Website Capture)	\$ 9,000	\$ 9,000		
IT Cap	IT	Disaster Recovery System	\$ 15,300	\$ -		
IT Cap	IT	Enterprise Content Management System (Roll Forward from 2015)	\$ 150,000	\$ 150,000		
Subtotal General			\$ 2,765,806	\$ 2,323,455		
Street	PW	Travel/Training	\$ 2,500	\$ 600		
Street	PW	Overlays	\$ 400,000	\$ 400,000		
Street	PW	Pavement Condition Survey	\$ 60,000	\$ 60,000		
Street	PW	Sidewalk Repair	\$ 25,000	\$ 25,000		
Street	PW	Hand-held Traffic Data Device	\$ 2,500	\$ 2,500		
Street	PW	Callow Road Embankment Restoration	\$ 450,000	\$ 450,000		
Street	PW	Contribution to Computer Capital (8%)	\$ 12,000	\$ 12,000		
Street	PW	Contribution to PW Equipment (55%)	\$ 165,000	\$ 165,000		
Street	PW	Contribution to PW - Admin Vehicle (Roll forward 2015) (33%)	\$ 11,865	\$ 11,865		
Street	PW	Contribution to Sidewalk Capital			\$ 500,000	
Street/SWM	PW	Certified Mechanic (Sal/Ben/Shop set up)(25% Street/25% SWM/50% GF)	\$ -	\$ -		\$ 190,000
Street/SWM	PW	Steel Toed Boots for PW Technical Staff (50% Street/ 50%SWM)	\$ 600	\$ 600		
Street/SWM	PW	Flammable Safety Cabinet (50% Street/50% SWM)	\$ 2,000	\$ 2,000		
Street/SWM	PW	2 New Desktop Computers (50% Street/50% SWM)	\$ 2,400	\$ 2,400		
SWM	PW	Travel/Training	\$ 1,500	\$ 1,000		
SWM	PW	Milfoil Treatment	\$ 45,200	\$ 45,200		
SWM	PW	Alum Treatment	\$ 105,400	\$ 105,400		
SWM	PW	Storm Pond Fencing Replacement (Jake's Place)	\$ 25,000	\$ 25,000		
SWM	PW	Storm Pond Fencing Replacement (Mandolin)	\$ 23,000	\$ 23,000		
SWM	PW	Decant Facility (2015 Budget - still being researched)	\$ 20,000	\$ -		
SWM	PW	Contribution to Computer Capital (10%)	\$ 15,000	\$ 15,000		
SWM	PW	Contribution to PW Equipment (45%)	\$ 135,000	\$ 135,000		
SWM	PW	Contribution to PW - Admin Vehicle (Roll forward 2015) (33%)	\$ 11,865	\$ 11,865		
SWM	Aerator	Contribution to Aerator Replacement - per ILA	\$ 8,930	\$ 8,930		
PW Capital	PW	Admin Vehicle (Roll forward 2015)	\$ 35,730	\$ 35,730		
PW Capital	PW	Truck Mount Boom Mower	\$ 220,000	\$ 220,000		
PW Capital	PW	Sander Box	\$ 13,400	\$ -		
Subtotal Public Works (Street & Storm Water Management)			\$ 1,793,890	\$ 1,758,090		
Developer Contril	PW	20th Street ROW Planning & Design Phase	\$ 1,000,000	\$ 1,000,000		
Sidewalk Cap	PW	Sidewalk 91st Ave SE	\$ 604,000	\$ 604,000		
Subtotal Other Funds			\$ 1,604,000	\$ 1,604,000		

**City of Lake Stevens
Organizational Chart
2016 –Draft**



10/1/2015	2.00%	CITY OF LAKE STEVENS SALARY GRIDS (2016)-MONTHLY						
<i>Records Clerks</i>	1.00%	DRAFT						
<i>Sergeants</i>	3.50%							
<i>Officers</i>	4.00%							
Job Classification	Range	A	B	C	D	E	F	G
Receptionist/Cashier	5.00	3,057	3,194	3,331	3,470	3,607	3,744	3,882
Permit Specialist	10.00	3,918	4,098	4,279	4,459	4,639	4,820	5,000
Administrative Assistant	12.00	4,051	4,222	4,392	4,562	4,733	4,903	5,073
Building Inspector/Code Enforcement	20.00	4,799	5,013	5,225	5,438	5,651	5,864	6,077
Accountant	25.00	5,087	5,300	5,512	5,725	5,938	6,151	6,363
Police Admin. Supervisor	27.00	5,087	5,269	5,455	5,648	5,849	6,058	6,267
Engineering Technician	30.00	4,661	4,868	5,075	5,282	5,488	5,695	5,902
IT Specialist	36.00	4,317	4,489	4,662	4,836	5,008	5,181	5,354
Deputy Clerk	40.00	4,617	4,811	5,004	5,198	5,391	5,585	5,778
Associate Planner	45.00	4,867	5,133	5,399	5,665	5,930	6,197	6,462
Council	51.00	-	-	-	-	-	-	800
Mayor	52.00	-	-	-	-	-	-	2,000
Police Admin. Supervisor	53.00	4,882	5,067	5,253	5,438	5,623	5,810	5,995
Civil Engineer	54.00	5,644	5,868	6,092	6,315	6,539	6,763	6,986
Public Works Superintendent	55.00	5,763	6,024	6,285	6,547	6,808	7,070	7,331
Senior Planner	60.00	5,855	6,112	6,368	6,625	6,881	7,138	7,394
Senor Planning Lead	63.00	6,002	6,265	6,527	6,791	7,053	7,317	7,579
Building Official	65.00	6,579	6,845	7,109	7,374	7,638	7,902	8,167
Human Resources Director	70.00	6,535	6,802	7,070	7,338	7,605	7,873	8,140
IT Manager	75.00	6,805	7,076	7,345	7,616	7,886	8,156	8,426
Police Lieutenant	80.00	7,103	7,333	7,563	7,793	8,021	8,251	8,481
Economic Development Coordinator	83.00	6,800	7,083	7,366	7,650	7,934	8,217	8,500
Police Commander	85.00	7,689	7,940	8,191	8,443	8,694	8,945	9,196
Planning Director	90.00	8,591	8,957	9,322	9,688	10,053	10,420	10,785
Finance Director	95.00	8,637	9,007	9,375	9,744	10,113	10,482	10,850
Public Works Director	100.00	8,651	9,019	9,386	9,755	10,122	10,490	10,858
Police Chief	105.00	8,932	9,270	9,608	9,947	10,285	10,624	10,962
City Administrator	110.00	11,380	11,608	11,835	12,062	12,290	12,517	12,745
Crew Leader	CL	5,010	5,193	5,378	5,572	5,773	5,981	6,188
Police Officer (4%)	PO	5,200	5,399	5,605	5,816	6,036	6,267	6,513
Records Clerk (1%)	PRC	3,571	3,714	3,862	4,017	4,178	4,346	4,523
Police Sergeant (3.5%)	PS	6,805	6,981	7,163	7,349	7,540	7,736	7,936
Seasonal	S	2,081	2,123	2,164	2,206	2,247	2,290	2,330
Crew Worker I	TCWI	3,470	3,606	3,747	3,893	4,045	4,202	4,357
Crew Worker II	TCWII	4,287	4,437	4,594	4,755	4,920	5,093	5,274

10/2/2015 2016 Preliminary Budget - All Funds

No.	Fund Name	2015			2015 Ending/ 2016 Beginning Balance	2016		
		Beginning Balance	Estimated Revenues	Estimated Expenditures		Preliminary Budgeted Revenues	Preliminary Budgeted Expenditures	Preliminary Budgeted Ending Balance
001	General Fund	\$ 7,093,807	\$ 9,475,798	\$ 9,424,601	\$ 7,145,004	\$ 9,705,123	\$ 10,249,888	\$ 6,600,239
002	Reserve Fund	\$ 2,602,157	\$ 803,390	\$ -	\$ 3,405,547	\$ 803,100	\$ 8,050	\$ 4,200,597
101	Street	\$ 3,579,784	\$ 2,227,305	\$ 2,140,478	\$ 3,666,611	\$ 2,379,150	\$ 2,554,977	\$ 3,490,784
103	Street Reserve	\$ 1,524	\$ 2	\$ -	\$ 1,526	\$ 2	\$ -	\$ 1,528
111	Drug Seizure & Forfeiture Fund	\$ 32,866	\$ 2,239	\$ 7,300	\$ 27,805	\$ 10,050	\$ 1,000	\$ 36,855
112	Municipal Arts Fund	\$ 1,323	\$ 20,120	\$ 10,000	\$ 11,443	\$ 50	\$ 11,493	\$ -
206	Police Station LTGO 2004	\$ -	\$ 105,769	\$ 105,769	\$ -	\$ -	\$ -	\$ -
210	2008 Bonds	\$ -	\$ 359,299	\$ 359,299	\$ -	\$ 351,424	\$ 351,424	\$ -
212	2010 LTGO Bonds	\$ -	\$ 549,913	\$ 549,913	\$ -	\$ 74,166	\$ 74,166	\$ -
213	2015 LTGO Bonds	\$ -	\$ -	\$ -	\$ -	\$ 97,321	\$ 97,321	\$ -
301	Cap. Proj.-Dev. Contrib.	\$ 3,617,169	\$ 728,933	\$ 790,388	\$ 3,555,714	\$ 812,500	\$ 1,000,000	\$ 3,368,214
303	Cap. Imp.-REET	\$ 966,786	\$ 493,917	\$ 821,376	\$ 639,327	\$ 526,500	\$ 348,236	\$ 817,591
304	Cap. Improvements	\$ 1,995,882	\$ 487,327	\$ 92,344	\$ 2,390,865	\$ 527,000	\$ 74,164	\$ 2,843,701
305	Downtown Redevelopment	\$ 1,640	\$ 2	\$ 1,642	\$ -	\$ -	\$ -	\$ -
309	Sidewalk Capital Project	\$ 507,542	\$ 248,618	\$ 330,677	\$ 425,483	\$ 483,700	\$ 604,000	\$ 305,183
401	Sewer	\$ 269,425	\$ 1,387,657	\$ 1,381,476	\$ 275,606	\$ 1,391,226	\$ 1,393,954	\$ 272,878
410	Storm and Surface Water	\$ 1,569,469	\$ 1,611,284	\$ 1,284,697	\$ 1,896,056	\$ 1,549,403	\$ 1,518,567	\$ 1,926,892
501	Unemployment	\$ 109,747	\$ 100	\$ 6,929	\$ 102,918	\$ 200	\$ 30,000	\$ 73,118
510	Equipment Fund	\$ 90,258	\$ 272,331	\$ 147,483	\$ 215,106	\$ 152,317	\$ 226,565	\$ 140,858
520	Equipment Fund-Police	\$ 262,474	\$ 210,759	\$ 151,922	\$ 321,311	\$ 196,200	\$ 141,000	\$ 376,511
530	Equipment Fund-PW	\$ 276,353	\$ 144,687	\$ 252,146	\$ 168,894	\$ 336,180	\$ 255,730	\$ 249,344
540	Aerator Equipment Replacement	\$ 109,147	\$ 10,139	\$ -	\$ 119,286	\$ 10,175	\$ -	\$ 129,461
621	Refundable Deposits	\$ 2,121	\$ 50,000	\$ 49,921	\$ 2,200	\$ 51,000	\$ 53,200	\$ -
633	Treasurer's Trust	\$ 113	\$ 200,000	\$ 200,113	\$ -	\$ 200,000	\$ 200,000	\$ -
Total All Funds		\$ 23,089,587	\$ 19,389,589	\$ 18,108,474	\$ 24,370,702	\$ 19,656,787	\$ 19,193,735	\$ 24,833,754

GENERAL FUND	2015	2015	2016	2017	2018	2019	2020	2021	2022
Line Item Description	Amended Budget	Estimated Ending	Mayor Budget	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Estimated Beginning Cash Balance	\$ 7,093,807	\$ 7,093,807	\$ 7,145,004	\$ 6,600,238	\$ 5,648,727	\$ 4,515,167	\$ 3,185,578	\$ 1,698,183	\$ 130,007
Taxes	\$ 7,069,784	\$ 7,215,029	\$ 7,391,815	\$ 7,529,524	\$ 7,701,852	\$ 7,879,624	\$ 8,063,041	\$ 8,252,310	\$ 8,447,647
License & Fees	\$ 1,022,520	\$ 973,988	\$ 1,017,000	\$ 924,740	\$ 833,080	\$ 741,585	\$ 756,259	\$ 771,226	\$ 786,491
Intergovernmental & Grants	\$ 534,328	\$ 597,759	\$ 654,420	\$ 596,135	\$ 500,879	\$ 503,168	\$ 425,503	\$ 427,884	\$ 430,313
Charges for Services	\$ 393,223	\$ 457,754	\$ 420,435	\$ 410,598	\$ 417,806	\$ 425,245	\$ 432,921	\$ 440,841	\$ 449,011
Fines & Penalties	\$ 167,600	\$ 151,756	\$ 157,100	\$ 157,893	\$ 159,544	\$ 161,212	\$ 162,899	\$ 164,604	\$ 166,328
Miscellaneous	\$ 58,074	\$ 64,214	\$ 54,853	\$ 25,010	\$ 25,010	\$ 25,010	\$ 25,010	\$ 25,010	\$ 25,010
Other	\$ 6,191	\$ 15,297	\$ 9,500	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800
TOTAL REVENUES	\$ 9,251,720	\$ 9,475,798	\$ 9,705,123	\$ 9,644,700	\$ 9,638,970	\$ 9,736,644	\$ 9,866,433	\$ 10,082,675	\$ 10,305,601
TOTAL RESOURCES	\$ 16,345,527	\$ 16,569,605	\$ 16,850,127	\$ 16,244,938	\$ 15,287,697	\$ 14,251,812	\$ 13,052,011	\$ 11,780,858	\$ 10,435,608
Legislative & Executive	\$ 152,246	\$ 136,500	\$ 172,571	\$ 176,758	\$ 177,036	\$ 177,321	\$ 177,614	\$ 177,916	\$ 178,226
Administration	\$ 154,452	\$ 153,041	\$ 162,184	\$ 164,932	\$ 168,693	\$ 172,551	\$ 176,522	\$ 180,606	\$ 186,981
City Clerk	\$ 151,257	\$ 151,753	\$ 169,269	\$ 171,840	\$ 177,186	\$ 182,710	\$ 188,417	\$ 194,314	\$ 200,910
Finance	\$ 205,941	\$ 200,960	\$ 177,848	\$ 221,114	\$ 226,554	\$ 232,149	\$ 237,904	\$ 243,824	\$ 251,783
Human Resources	\$ 107,382	\$ 106,025	\$ 114,157	\$ 118,501	\$ 120,936	\$ 123,427	\$ 125,990	\$ 128,621	\$ 132,768
Information Technology	\$ 203,552	\$ 200,455	\$ 245,297	\$ 251,771	\$ 260,771	\$ 270,114	\$ 279,817	\$ 289,893	\$ 300,358
Planning & Building	\$ 1,187,608	\$ 1,072,397	\$ 1,124,504	\$ 1,327,227	\$ 1,363,252	\$ 1,400,568	\$ 1,439,222	\$ 1,479,262	\$ 1,527,609
Law Enforcement	\$ 5,405,405	\$ 5,170,120	\$ 5,737,983	\$ 5,622,308	\$ 5,775,043	\$ 5,932,834	\$ 6,095,853	\$ 6,264,275	\$ 6,438,284
Parks	\$ 132,683	\$ 112,435	\$ 564,000	\$ 321,889	\$ 134,968	\$ 138,985	\$ 143,145	\$ 147,453	\$ 151,916
Legal	\$ 347,000	\$ 399,213	\$ 364,000	\$ 377,729	\$ 388,305	\$ 399,178	\$ 410,355	\$ 421,845	\$ 433,657
Community Services	\$ 84,866	\$ 73,440	\$ 44,403	\$ 31,550	\$ 32,243	\$ 32,955	\$ 33,687	\$ 34,440	\$ 35,213
General Government	\$ 1,459,866	\$ 1,648,262	\$ 1,373,672	\$ 937,193	\$ 947,103	\$ 957,292	\$ 967,769	\$ 978,542	\$ 989,619
TOTAL EXPENDITURES	\$ 9,592,258	\$ 9,424,601	\$ 10,249,888	\$ 9,722,814	\$ 9,772,090	\$ 10,020,085	\$ 10,276,295	\$ 10,540,991	\$ 10,827,324
2016 Staffing Plan				\$ 349,897.00	\$ 360,393.91	\$ 371,205.73	\$ 382,341.90	\$ 393,812.16	\$ 405,626.52
2017 Staffing Plan				\$ 304,729.00	\$ 313,870.87	\$ 323,287.00	\$ 332,985.61	\$ 342,975.17	\$ 353,264.43
2018 Staffing Plan				\$ -	\$ 39,783.75	\$ 40,977.26	\$ 42,206.58	\$ 43,472.78	\$ 44,776.96
2019 Staffing Plan						\$ 15,696.00	\$ 16,166.88	\$ 16,651.89	\$ 17,151.44
2017 Other Staff Need				\$ 218,772.00	\$ 286,391.16	\$ 294,982.89	\$ 303,832.38	\$ 312,947.35	\$ 322,335.77
ENDING FUND BALANCE	\$ 6,753,269	\$ 7,145,004	\$ 6,600,238	\$ 5,648,727	\$ 4,515,167	\$ 3,185,578	\$ 1,698,183	\$ 130,007	(\$ 1,534,871)
10% Required Reserve	\$ 925,172	\$ 947,580	\$ 970,512	\$ 964,470	\$ 963,897	\$ 973,664	\$ 986,643	\$ 1,008,268	\$ 1,030,560
Excess & Capital Reserves	\$ 5,828,097	\$ 6,197,424	\$ 5,629,726	\$ 4,684,257	\$ 3,551,270	\$ 2,211,914	\$ 711,539	(\$ 878,260)	(\$ 2,565,431)
Total Reserve %	73%	75%	68%	59%	47%	33%	17%	1%	-15%
002 Reserve Ending Cash Balance	\$ 3,397,207	\$ 3,405,547	\$ 4,200,597	\$ 4,700,597	\$ 5,200,597	\$ 5,700,597	\$ 6,200,597	\$ 6,700,597	\$ 7,200,597
Total GF & 002	\$ 10,150,476	\$ 10,550,552	\$ 10,800,836	\$ 10,349,324	\$ 9,715,765	\$ 8,886,176	\$ 7,898,780	\$ 6,830,605	\$ 5,665,727

General Ledger					
Trial Balance by Fund and Department					
Period 01 - 13					
Fiscal Year 2015					
Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
General Fund Beginning Cash					
Real & Personal Property Tax	\$ 7,093,806.95	\$ 7,093,806.95	\$ 7,145,004		
Local Retail Sales-Use Tax	\$ (3,046,238.00)	\$ (3,046,238.00)	\$ 3,094,261		
Criminal Justice Sales-Use Tax	\$ (2,208,000.00)	\$ (2,400,000.00)	\$ 2,426,580		
Other Govt Utility - Electric	\$ (435,000.00)	\$ (403,736.00)	\$ 440,000		
Private Utility - Gas	\$ (380,000.00)	\$ (375,769.33)	\$ 390,000		
Private Utility - Telephone	\$ (390,000.00)	\$ (351,771.44)	\$ 400,000		
Franchise Fees	\$ (589,146.00)	\$ (615,221.33)	\$ 621,374		
Gambling Tx - Punch-Pull Tabs	\$ -	\$ -	\$ -		
Gambling Tx - Bingo & Raffles	\$ -	\$ -	\$ -		
Gambling Tx - Amuse Games	\$ (12,400.00)	\$ (16,398.67)	\$ 14,000		
Leasehold Excise Tax	\$ -	\$ -	\$ -		
	\$ (3,500.00)	\$ (113.33)	\$ 100		
	\$ (5,500.00)	\$ (5,781.33)	\$ 5,500		
Taxes	\$ (7,069,784.00)	\$ (7,215,029.44)	\$ 7,391,815	\$ -	\$ -
Bus. Lic - Health	\$ -	\$ -	\$ -		
Bus. Lic - Police & Protective	\$ -	\$ -	\$ -		
Bus. Lic - Prof & Occupations	\$ -	\$ -	\$ -		
Bus. Lic - Amusements	\$ -	\$ -	\$ -		
Franchise Fee - Cable	\$ (356,020.00)	\$ (365,190.67)	\$ 360,000		
Bus. Lic - Other	\$ (52,000.00)	\$ (46,129.33)	\$ 45,000		
Building Permits	\$ (600,000.00)	\$ (552,104.00)	\$ 600,000		
Animal Licenses	\$ (2,000.00)	\$ (1,418.67)	\$ 1,500		
Weapon License Permit - Local	\$ (9,500.00)	\$ (6,232.00)	\$ 7,500		
Other Non-Bus. Event Permits	\$ (3,000.00)	\$ (2,913.33)	\$ 3,000		
License & Fees	\$ (1,022,520.00)	\$ (973,988.00)	\$ 1,017,000	\$ -	\$ -
DOJ Fed Dir 16.607 BPV Grant	\$ (2,100.00)	\$ (2,730.00)	\$ 3,900		
Equitable Sharing - Fed Seize	\$ -	\$ (12,000.00)	\$ -		
DOJ Fed Ind 16.554 NCHIP	\$ -	\$ -	\$ -		
DOT Fed Ind 20.600 Hwy Safety	\$ -	\$ (2,580.00)	\$ -		
DOT Fed Ind 20.601 X52 DUI	\$ -	\$ -	\$ -		
DOT Fed Ind 20.602 Occ Prot	\$ -	\$ -	\$ -		
DOT Fed Ind 20.609 X52 Speed	\$ -	\$ -	\$ -		
Inactive - Equitable Sharing - Fed Seize	\$ -	\$ -	\$ -		
DHS Fed Ind 97.012 Boat Safety	\$ (15,320.00)	\$ (10,000.00)	\$ -		
DHS Fed Ind 97.012 MPOC	\$ -	\$ -	\$ -		
WA Parks-Rec - Boating Safety	\$ -	\$ -	\$ -		
WA TSC - Police	\$ -	\$ -	\$ -		
L&I Stay at Work Program	\$ -	\$ -	\$ -		
PUD Privilege Tax	\$ (90,000.00)	\$ (110,119.00)	\$ 110,000		
Vessel Registration Fees	\$ (11,486.00)	\$ (11,486.00)	\$ 11,300		
City-County Assistance	\$ (83,000.00)	\$ (83,000.00)	\$ 86,000		
Crim Jus - High Crime	\$ -	\$ -	\$ -		
Crim Jus - Violent Crimes-Pop	\$ (6,535.00)	\$ (7,736.00)	\$ 8,400		
Crim Jus - Special Programs	\$ (24,485.00)	\$ (28,368.00)	\$ 29,000		
Marijuana Enforcement	\$ -	\$ (8,209.00)	\$ 16,418		
DUI & Other Crim Jus Assist	\$ (5,200.00)	\$ (4,340.00)	\$ 5,200		
Liquor-Beer Excise Tax	\$ (42,000.00)	\$ (61,418.67)	\$ 130,000		
Liquor Control Board Profits	\$ (254,067.00)	\$ (255,637.96)	\$ 254,067		
Housing Authority Pay In Lieu	\$ (135.00)	\$ (134.57)	\$ 135		
ARRA DOJ Fed Dir - 16.804 IT	\$ -	\$ -	\$ -		
Intergovernmental & Grants	\$ (534,328.00)	\$ (597,759.20)	\$ 654,420	\$ -	\$ -
Accting Srv - ILA Lobbying	\$ -	\$ -	\$ -		
Sales of Maps-Publications	\$ -	\$ (40.00)	\$ 10		
Duplicating Srv	\$ (1,100.00)	\$ (1,113.33)	\$ 1,100		
Duplicating Srv - PRR	\$ (35.00)	\$ (394.67)	\$ 200		
Duplicating Srv - Laminate	\$ (1,500.00)	\$ (1,238.67)	\$ 1,500		
Election Candidate Filing Fee	\$ (200.00)	\$ -	\$ -		
Passports	\$ (60,000.00)	\$ (60,164.00)	\$ 60,000		
Passport Photos	\$ (15,000.00)	\$ (20,378.67)	\$ 15,000		
Civil Service Charges	\$ -	\$ (440.00)	\$ 300		
LE Services - Extra Duty	\$ (3,500.00)	\$ (10,772.00)	\$ 3,500		
LE Services - SRO	\$ (144,325.00)	\$ (144,325.00)	\$ 144,325		
LE - Fingerprinting	\$ (5,000.00)	\$ (3,606.67)	\$ 5,000		
Protective Inspections - Fire	\$ (500.00)	\$ (2,241.00)	\$ 1,500		
Information Srv- ILA	\$ (80,563.00)	\$ (81,691.70)	\$ 83,000		
Zoning and Subdivision Fees	\$ (75,000.00)	\$ (125,000.00)	\$ 100,000		
Zoning&Subdiv-Pymnt In-Lieu	\$ -	\$ -	\$ -		
Planning - Developer Reimburse	\$ (1,500.00)	\$ (400.00)	\$ -		
Reimb - Sno Isle Library	\$ (5,000.00)	\$ (5,948.77)	\$ 5,000		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
Boating Safety Class	\$ -	\$ -	\$ -		
Charges for Services	\$ (393,223.00)	\$ (457,754.47)	\$ 420,435	\$ -	\$ -
Mandatory Insurance-Admin Fee	\$ (100.00)	\$ (100.00)	\$ 100		
District Court	\$ (160,000.00)	\$ (144,265.33)	\$ 150,000		
Violations Bureau - Local	\$ (7,000.00)	\$ (7,390.67)	\$ 7,000		
Animal Impound Fees	\$ (500.00)	\$ -	\$ -		
Fines & Penalties	\$ (167,600.00)	\$ (151,756.00)	\$ 157,100	\$ -	\$ -
Investment Interest	\$ (6,000.00)	\$ (8,620.00)	\$ 6,000		
Real & Personal Prop Tax Int	\$ -	\$ (127.01)	\$ 200		
Sales & Use Tax Interest	\$ (500.00)	\$ (1,156.00)	\$ 500		
Leasehold Excise Tax Interest	\$ -	\$ (2.67)	\$ -		
Special Events - Rental Reimb	\$ (1,500.00)	\$ (1,587.00)	\$ 1,500		
Boat Launch Parking Fees	\$ (6,200.00)	\$ (7,500.00)	\$ 6,200		
Boat Launch Closure Fees	\$ -	\$ -	\$ -		
Facilities Rental - Short Term	\$ (8,000.00)	\$ (10,362.00)	\$ 8,000		
Lease LT - Lundeen House	\$ -	\$ -	\$ -		
Lease LT City Shop	\$ (24,459.00)	\$ (24,459.00)	\$ 26,143		
Lease (LT) WWTP Property	\$ (10.00)	\$ (10.00)	\$ 10		
Chamber Office - Other Charges	\$ (600.00)	\$ (600.00)	\$ 600		
Arts Commission Donation	\$ (4,780.00)	\$ (4,030.60)	\$ -		
Arts-Sidewalk Chalk	\$ (125.00)	\$ (40.00)	\$ -		
Donation-Police Dept	\$ -	\$ (500.00)	\$ -		
Private Grants - HR	\$ (200.00)	\$ (538.84)	\$ 200		
Sale of Scrap & Junk Property	\$ -	\$ (221.00)	\$ -		
Unclaimed Money & Property	\$ -	\$ (650.04)	\$ -		
Sale of Confiscated & Forfeite	\$ (2,000.00)	\$ (295.51)	\$ 1,800		
Misc Rev. Judgment-Settlement	\$ (2,500.00)	\$ (649.33)	\$ 2,500		
Employee Reimb Contrib- Guns	\$ -	\$ -	\$ -		
Cash Adjustments	\$ -	\$ -	\$ -		
Miscellaneous Revenue -Other	\$ (1,200.00)	\$ (2,865.00)	\$ 1,200		
Misc - Minor GL Corrections	\$ -	\$ -	\$ -		
Miscellaneous	\$ (58,074.00)	\$ (64,214.00)	\$ 54,853	\$ -	\$ -
Refundable Customer Deposits	\$ (200.00)	\$ -	\$ 200		
Seizure -State Remit Portion	\$ (100.00)	\$ (32.84)	\$ 200		
Refunds or Overpayments	\$ (100.00)	\$ (100.00)	\$ 100		
Sale of Capital - Pk Property	\$ -	\$ (5,231.00)	\$ -		
Insurance Recoveries - Capital	\$ -	\$ (1,000.00)	\$ -		
Interfund Transfer In	\$ -	\$ -	\$ -		
Insurance Recoveries - Non Cap	\$ (5,791.00)	\$ (8,933.13)	\$ 9,000		
Other	\$ (6,191.00)	\$ (15,296.97)	\$ 9,500.00	\$ -	\$ -
General Fund Revenues	\$ (9,251,720.00)	\$ (9,475,798.08)	\$ 9,705,122.55	\$ -	\$ -
Legislative - Salaries	\$ 67,200.00	\$ 57,150.00	\$ 76,800		
Legislative - Social Security	\$ 3,113.00	\$ 3,541.03	\$ 5,375		
Legislative - Workmans Compen	\$ 100.00	\$ 86.66	\$ 500		
Legislative - Operating Costs	\$ 4,300.00	\$ 4,300.00	\$ 300		
Legislative - Travel & Mtgs	\$ 2,000.00	\$ 3,597.77	\$ 3,250	\$ 4,250	
Legislative - Rentals	\$ 1,000.00	\$ 829.71	\$ 1,000		
Legislative - Prof. Developmen	\$ 1,200.00	\$ 750.00	\$ 1,200	\$ 1,300	
Legislative-C.C.Retreat	\$ 5,000.00	\$ 4,155.72	\$ 5,000		
Executive - Salaries	\$ 24,000.00	\$ 22,400.00	\$ 24,000		
Executive - Social Security	\$ 1,283.00	\$ 1,626.17	\$ 1,993		
Executive - Workmans Comp	\$ 100.00	\$ 94.68	\$ 103		
Executive - Supplies	\$ 100.00	\$ 61.18	\$ 100		
Executive - Communication	\$ 1,050.00	\$ 1,026.94	\$ 1,050		
Executive - Travel & Mtgs	\$ 1,000.00	\$ 1,000.00	\$ 1,000		
Executive - Miscellaneous	\$ 100.00	\$ 100.00	\$ 100		
Executive - Prof. Development	\$ 500.00	\$ 525.00	\$ 600		
Executive - Board Appreciation	\$ 200.00	\$ 200.00	\$ 200		
Legislative - Election Costs	\$ -	\$ -	\$ 10,000		
Legislative - Voter Reg Fees	\$ 40,000.00	\$ 35,055.14	\$ 40,000		
Legislative & Executive	\$ 152,246.00	\$ 136,500.01	\$ 172,571		
AD-Salaries	\$ 113,620.00	\$ 113,619.60	\$ 118,897		
AD-Benefits	\$ 17,282.00	\$ 16,715.90	\$ 18,417		
AD-Social Security	\$ 9,000.00	\$ 8,612.81	\$ 9,609		
AD-Retirement	\$ 11,000.00	\$ 10,531.22	\$ 11,611		
AD-Workmans Compensation	\$ 300.00	\$ 156.91	\$ 400		
AD-Office Supply	\$ 150.00	\$ 336.86	\$ 150		
AD-Professional Services	\$ -	\$ -	\$ -		
AD-Communications	\$ 1,250.00	\$ 1,210.26	\$ 1,250		
AD-Travel & Meetings	\$ 1,000.00	\$ 1,007.76	\$ 1,000		
AD-Repair & Maintenance	\$ -	\$ -	\$ -		
AD-Staff Development	\$ 600.00	\$ 600.00	\$ 600		
AD-Miscellaneous	\$ 250.00	\$ 250.00	\$ 250		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
Administration	\$ 154,452.00	\$ 153,041.31	\$ 162,184		
CC-Salaries	\$ 100,554.00	\$ 101,153.16	\$ 114,690		
CC-Overtime	\$ 2,000.00	\$ 3,246.91	\$ 2,060		
CC-Benefits	\$ 17,619.00	\$ 17,305.99	\$ 19,037		
CC-Social Security	\$ 9,000.00	\$ 8,986.94	\$ 9,932		
CC-Retirement	\$ 10,000.00	\$ 9,900.05	\$ 12,002		
CC-Workmans Compensation	\$ 500.00	\$ 393.60	\$ 414		
CC-Office Supply	\$ 1,750.00	\$ 1,205.38	\$ 1,550		
CC-Professional Services	\$ 7,000.00	\$ 7,000.00	\$ 7,000		
CC-Communications	\$ 750.00	\$ 476.70	\$ 500		
CC-Travel & Meetings	\$ 984.00	\$ 984.00	\$ 984		
CC-Repair & Maintenance	\$ -	\$ -	\$ -		
CC-Miscellaneous	\$ 200.00	\$ 200.00	\$ 200		
CC-Misc CC Fees DOL	\$ -	\$ -	\$ -		
CC-Staff Development	\$ 900.00	\$ 900.00	\$ 900		
City Clerk	\$ 151,257.00	\$ 151,752.73	\$ 169,269		
FI-Salaries	\$ 118,076.00	\$ 117,909.33	\$ 119,231		
FI-Overtime	\$ -	\$ 705.96	\$ -		
FI-Benefits	\$ 18,988.00	\$ 17,716.13	\$ 18,854		
FI-Social Security	\$ 9,000.00	\$ 9,030.82	\$ 9,837		
FI-Retirement	\$ 12,000.00	\$ 11,280.98	\$ 11,886		
FI-Workmans Comp	\$ 500.00	\$ 322.90	\$ 410		
FI-Office Supplies	\$ 2,050.00	\$ 588.55	\$ 2,700		
FI-Professional Service	\$ 30,000.00	\$ 30,000.00	\$ -		
FI-Advertising	\$ 200.00	\$ 154.15	\$ 200		
FI-Communications	\$ 400.00	\$ 380.06	\$ 400		
FI-Travel & Meetings	\$ 1,575.00	\$ 975.00	\$ 1,575		
FI-Insurance	\$ 127.00	\$ 209.14	\$ 130		
FI-Software Maint	\$ 10,000.00	\$ 9,553.00	\$ 10,000		
FI-Miscellaneous	\$ 300.00	\$ 300.00	\$ 300		
FI-Staff Development	\$ 1,225.00	\$ 625.00	\$ 1,325		
FI-Banking Services	\$ 1,500.00	\$ 1,209.39	\$ 1,000		
FI-Capital Outlay	\$ -	\$ -	\$ -		
Finance	\$ 205,941.00	\$ 200,960.41	\$ 177,848		
HR-Safety Program	\$ 1,250.00	\$ 1,250.00	\$ 1,250		
HR-Wellness Program	\$ 1,000.00	\$ 1,000.00	\$ 1,000		
HR-Salaries	\$ 76,613.00	\$ 76,612.53	\$ 78,145		
HR-Benefits	\$ 8,803.00	\$ 8,046.89	\$ 10,250		
HR-Soc Security	\$ 6,000.00	\$ 5,816.83	\$ 5,824		
HR-Retirement	\$ 7,400.00	\$ 7,271.64	\$ 6,756		
HR-Workmans Compensation	\$ 500.00	\$ 185.90	\$ 466		
HR-Office Supplies	\$ 350.00	\$ 350.00	\$ 350		
HR-Operating Cost	\$ 150.00	\$ 150.00	\$ 150		
HR-Professional Services	\$ 720.00	\$ 720.00	\$ 720		
<i>Applicant Tracking Software</i>	\$ -	\$ -	\$ 5,000		
HR-NA	\$ -	\$ -	\$ -		
HR-Communications	\$ 871.00	\$ 849.98	\$ 871		
HR-Travel & Meetings	\$ 900.00	\$ 900.00	\$ 400		
HR-Miscellaneous	\$ 500.00	\$ 546.00	\$ 600		
HR - Staff Development	\$ 625.00	\$ 625.00	\$ 425		
HR-Civil - Office Supply	\$ -	\$ -	\$ 250		
HR-Civil - Professional Srv	\$ 1,700.00	\$ 1,700.00	\$ 1,700		
Human Resources	\$ 107,382.00	\$ 106,024.76	\$ 114,157		
IT-Salaries	\$ 136,867.00	\$ 136,072.39	\$ 165,768		
IT-Overtime	\$ 1,500.00	\$ 1,292.74	\$ 1,500		
IT-Benefits	\$ 35,298.00	\$ 34,910.26	\$ 36,809		
IT-Soc Security	\$ 11,000.00	\$ 10,346.31	\$ 18,404		
IT-Retirement	\$ 14,000.00	\$ 13,042.27	\$ 16,932		
IT-Workmans Compensation	\$ 600.00	\$ 362.93	\$ 1,472		
IT-Office Supplies	\$ 600.00	\$ 600.00	\$ 500		
IT-Fuel	\$ 200.00	\$ 200.00	\$ 200		
IT-Professional Services	\$ -	\$ -	\$ -		
IT-Communications	\$ 1,987.00	\$ 2,128.34	\$ 1,987		
IT-Travel & Meetings	\$ 600.00	\$ 600.00	\$ 900		
IT-Repair & Maintenance	\$ 550.00	\$ 550.00	\$ 500		
IT-Miscellaneous	\$ 100.00	\$ 100.00	\$ 75		
IT-Staff Development	\$ 250.00	\$ 250.00	\$ 250		
Information Technology	\$ 203,552.00	\$ 200,455.25	\$ 245,297		
Pension and Other Benefits	\$ -	\$ -	\$ -		
PL-Salaries	\$ 385,932.00	\$ 308,712.56	\$ 379,983		
<i>Associate Planner Promotion</i>			\$ 3,000		
<i>Office Manager Position / AA</i>			\$ 85,000		
				\$ (85,000)	

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
<i>PK- Park & Recreation Coordinator (Sal/Benefit/Comm/clothing/vehicle/supplies/Activities budget)</i>	\$ -	\$ -	\$ -		\$ 84,000
PL-Overtime	\$ 500.00	\$ 362.45	\$ 500		
PL-Benefits	\$ 89,707.00	\$ 66,076.05	\$ 84,779		
PL-Social Security	\$ 30,000.00	\$ 26,552.28	\$ 29,234		
PL-Retirement	\$ 35,000.00	\$ 33,080.93	\$ 29,234		
PL-Workmans Comp	\$ 3,000.00	\$ 1,154.67	\$ 2,923		
PL-Office Supplies	\$ 2,300.00	\$ 1,451.19	\$ 2,800		
PL-Operating Costs	\$ 6,500.00	\$ 2,043.48	\$ 1,500		
<i>Counter Kiosk Computer 50%</i>					
PL-Small Tools	\$ 1,200.00	\$ 1,200.00	\$ 1,200		
PL-Professional Serv	\$ 4,000.00	\$ 3,662.78	\$ 4,930		
PL-CA-Developer Reimb	\$ 7,000.00	\$ 13,648.87	\$ 10,000		
PL-Software Maint.	\$ 5,430.00	\$ 5,430.00	\$ 7,250		
PL-Advertising	\$ 8,000.00	\$ 8,921.43	\$ 8,500		
PL-Communication	\$ 2,881.00	\$ 2,977.18	\$ 2,881		
PL-Travel & Mtgs	\$ 1,840.00	\$ 1,840.00	\$ 2,240		
PL-Repairs & Maint.	\$ 1,400.00	\$ 967.44	\$ 1,400		
PL-Miscellaneous	\$ 200.00	\$ 341.14	\$ 300		
PL-Staff Development	\$ 2,150.00	\$ 2,150.00	\$ 2,500		
PL-Printing and Bindin	\$ 1,000.00	\$ 1,000.00	\$ 1,000		
PL-UGA-RUTA	\$ -	\$ -	\$ -		
PL-Prof Serv-Hearing E	\$ 7,500.00	\$ 7,500.00	\$ 7,500		
PL-GIS Mapping	\$ -	\$ -	\$ -		
PL-Commision - Travel & Mtgs	\$ -	\$ -	\$ -		
PL-Commision - Misc	\$ 100.00	\$ 100.00	\$ 100		
PL-Economic Devel	\$ 250,000.00	\$ 250,000.00	\$ 108,500		
PB-Salaries	\$ 231,525.00	\$ 230,905.10	\$ 232,680		
PB-Overtime	\$ 100.00	\$ 163.44	\$ 100		
PB-Benefits	\$ 52,148.00	\$ 54,142.30	\$ 51,085		
PB-Social Security	\$ 16,500.00	\$ 14,928.46	\$ 23,000		
PB-Retirement	\$ 20,000.00	\$ 18,788.21	\$ 23,499		
PB-Workmans Comp	\$ 5,000.00	\$ 3,228.19	\$ 4,586		
PB-Office Supplies	\$ 2,200.00	\$ 1,225.99	\$ 1,700		
PB-Operating Cost	\$ 550.00	\$ 801.60	\$ 1,000		
<i>Counter Kiosk Computer 50%</i>					
PB-Fuel	\$ 1,200.00	\$ 1,896.43	\$ 1,800		
PB-Professional Srv	\$ 6,500.00	\$ 1,708.13	\$ 2,500		
PB-Advertising	\$ 500.00	\$ 500.00	\$ 500		
PB-Communication	\$ 1,175.00	\$ 1,241.59	\$ 1,200		
PB-Travel & Mtgs	\$ 800.00	\$ 800.00	\$ 800		
PB-Repair & Maintenance	\$ 1,200.00	\$ 600.33	\$ 1,200		
PB-Miscellaneous	\$ 670.00	\$ 394.29	\$ 300		
PB-Staff Development	\$ 1,900.00	\$ 1,900.00	\$ 1,300		
PL-Capital Outlay	\$ -	\$ -	\$ -		
PB-Capital Outlay	\$ -	\$ -	\$ -		
Planning & Building	\$ 1,187,608.00	\$ 1,072,396.51	\$ 1,124,504		
LE-Salaries	\$ 2,440,153.00	\$ 2,346,287.55	\$ 2,504,587		
<i>Records Clerk</i>			\$ 46,000	\$ (46,000)	
<i>Additional Sergeant FTE</i>			\$ 86,400		
<i>Additional Officer FTE(Sal/Ben/Equip/BLEA)</i>				\$ 150,000	
<i>Police Support Officer FTE</i>				\$ 83,000	
LE-Overtime	\$ 200,000.00	\$ 221,251.34	\$ 254,840		
LE-Salaries Extra Duty	\$ 10,000.00	\$ 10,000.00	\$ 10,000		
LE-Holiday Cashout	\$ -	\$ 20,111.19	\$ 66,000		
LE-Benefits	\$ 702,539.00	\$ 610,175.95	\$ 600,379		
<i>Records Clerk</i>			\$ 18,500	\$ (18,500)	
<i>Additional Sergeant FTE</i>			\$ 34,000		
LE-Social Security	\$ 200,000.00	\$ 189,191.98	\$ 207,027		
LE-Retirement	\$ 150,000.00	\$ 145,533.74	\$ 177,027		
LE-Workmans Compensation	\$ 55,000.00	\$ 48,523.59	\$ 50,703		
LE-Clothing	\$ 35,600.00	\$ 35,600.00	\$ 32,300		
<i>CBA Jackets (10)</i>			\$ 5,000		
<i>Additional Requested Personnel</i>			\$ 13,171	\$ (1,000)	
<i>SWAT Clothing and Gear (2)</i>					
LE-Office Supplies	\$ 21,350.00	\$ 21,745.85	\$ 16,500		
LE-Operating Costs	\$ 65,565.00	\$ 54,272.43	\$ 29,635		
<i>Regional Participation in Crime-Stoppers</i>			\$ 1,100		
<i>Swat Training Ammo</i>					
<i>Crime Scene Privacy Barriers (3)</i>			\$ 1,800		
<i>Narcan Replacement Kits</i>			\$ 4,800		
<i>Two-way Radio Replacement (structured)</i>			\$ 15,000		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
<i>MS Surface for FTO Program</i>			\$ 1,400		
<i>Bicycles (2) Force Perimeter with equipment (e.g., helmet, lights, etc.)</i>			\$ 1,760		
<i>Child Safety signs, Safe KiDS Snohomish County</i>			\$ 500		
<i>Comprehensive Emergency Management - Storage containers</i>			\$ 330		
<i>Comprehensive Emergency Management - 800 MHZ Radio system</i>			\$ 3,000		
<i>Comprehensive Emergency Management - Field Radio</i>			\$ 150		
<i>Comprehensive Emergency Management - Laptop Computer</i>			\$ 3,000		
<i>Fire Proof Cabinet-LT</i>			\$ 4,000		
LE- Ops NW Computers	\$ 10,000.00	\$ 10,000.00			
<i>CP-53 Computer (2) w/dock& dual wireless and 5 year protection plus</i>			\$ 7,000		
<i>Desktop Computers (2)</i>			\$ 2,400		
<i>New Records FTE computer</i>			\$ 1,200	\$ (1,200)	
LE-Donation Exp Helmets	\$ 1,000.00	\$ 578.84	\$ 500		
LE - Donation Exp - Other	\$ 12,650.00	\$ 12,650.00	\$ -		
LE-Fuel	\$ 83,769.00	\$ 58,419.03	\$ 83,769		
LE-Professional Services	\$ 44,900.00	\$ 24,048.74	\$ 39,260		
<i>Promotional Examinations</i>			\$ 4,150		
<i>Civic Plus Website hosting and migration</i>			\$ 3,450		
<i>Power DMS (Document Management System) For Accreditation</i>			\$ 1,950		
LE-Prof Serv-Lexipol	\$ 7,300.00	\$ 6,233.33	\$ 9,800		
LE-Professional Srv-Legal	\$ 20,000.00	\$ 23,187.21	\$ 20,000		
LE-Advertising	\$ 1,000.00	\$ 2,016.96	\$ 1,500		
LE-Communication	\$ 33,000.00	\$ 31,824.02	\$ 35,800		
LE-Travel & Meetings			\$ 2,000		
<i>LE-Travel & Meetings -Awards Banquet & Recognition</i>					
<i>LE-Travel & Meetings - SWAT Basic (2)</i>					
<i>LE-Travel & Meetings - Priority 1</i>	\$ 15,000.00	\$ 15,000.00	\$ 4,914		
<i>LE-Travel & Meetings - Priority 2</i>			\$ 11,811		
<i>LE-Travel & Meetings - Priority 3</i>					
<i>LE-Travel & Meetings - Priority 4</i>					
LE-Insurance	\$ 145,422.00	\$ 144,182.00	\$ 203,082		
LE- Equip Repair & Maintenance	\$ 93,691.00	\$ 120,085.41	\$ 84,900		
LE-Miscellaneous - Dues	\$ 2,000.00	\$ 2,000.00	\$ 5,015		
LE - Misc Investigations	\$ 5,000.00	\$ 5,556.10	\$ -		
<i>LE-Boating Salaries Local</i>	\$ 10,353.00	\$ 10,353.00	\$ 10,664		
<i>LE-Boating - Salaries Other</i>	\$ 15,721.00	\$ 15,721.00			
<i>LE- Boating Benefit Local</i>	\$ 4,193.00	\$ 4,193.00	\$ 4,319		
<i>LE-Boat Benefits Other</i>	\$ 5,064.00	\$ 5,064.00			
<i>LE-Boating Clothing</i>	\$ 500.00	\$ 500.00			
<i>LE-Boating Operating</i>	\$ 500.00	\$ 500.00			
<i>LE-Boating-Fuel</i>	\$ 1,200.00	\$ 1,200.00			
<i>LE-Boating-Travel</i>	\$ 1,500.00	\$ 1,500.00			
<i>LE-Boating Repair & Maint</i>	\$ 2,000.00	\$ 2,000.00			
LE-Investigations-Operating	\$ 4,600.00	\$ 4,600.00	\$ 1,700		
LE-Investigations Professional Srv	\$ -	\$ -	\$ 5,000		
LE - Crime Prevention Op Costs	\$ -	\$ -	\$ 1,650		
LE-Drug Task Force	\$ 7,500.00	\$ 7,500.00	\$ 8,000		
<i>LE - SWAT Assessment (Annual)</i>					
<i>LE-Staff Development - Priority 1</i>	\$ 15,137.00	\$ 15,137.00	\$ 2,830		
<i>LE-Staff Development - Priority 2</i>			\$ 6,935		
<i>LE-Staff Development - Priority 3</i>					
<i>LE-Staff Development - Priority 4</i>					
<i>LE-Staff Development - SWAT Basic (2)</i>					
LE - Staff Development - Range	\$ -	\$ -	\$ -		
LE - Staff Development - BLEA	\$ -	\$ -	\$ 3,063		
<i>LE - Staff Development - BLEA</i>			\$ 3,063		
<i>LE-Boating-Staff Development</i>	\$ -	\$ -			
LE-Utilities	\$ 13,800.00	\$ 13,677.63	\$ 16,000		
LE -Repair & Maint - Facilities	\$ -	\$ -	\$ 2,600		
<i>Interior Remodel</i>			\$ 6,000		
<i>Police facility carpet replacement</i>					
<i>Ballistic Protection Upgrade to PD</i>					
LE-Traffic Policing-Grants	\$ -	\$ -	\$ -		
LE-Evidence Room-Supplies	\$ -	\$ -	\$ 7,000		
LE-Evidence Room-Impound	\$ -	\$ -	\$ 4,000		
LE-Evidence Room-Alarm	\$ 2,000.00	\$ 773.43	\$ 2,000		
LE-Jail	\$ 300,000.00	\$ 271,213.74	\$ 300,000		
LE-Snopac Dispatch	\$ 395,798.00	\$ 395,798.00	\$ 392,150		
LE-Environmental-Animal Contro	\$ 20,000.00	\$ 11,313.48	\$ 15,000		
LE-Domestic Violence	\$ -	\$ -	\$ -		
LE-Seizure-Forfeit-State Remit	\$ 1,000.00	\$ 1,000.00	\$ 200		
LE-Capital Equipment	\$ 41,600.00	\$ 41,600.00	\$ -		
<i>EWIS - Early Warning and Intervention System (IAPro Software)</i>			\$ 8,400		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
<i>Standby Generator - Apportioned</i>			\$ 30,000		
LE-Transfers Out	\$ 8,000.00	\$ 8,000.00	\$ 8,000		
GG-Contrib Police Capital Fund	\$ 200,000.00	\$ 200,000.00	\$ 188,000		
Law Enforcement	\$ 5,405,405.00	\$ 5,170,119.56	\$ 5,737,983		
PK-Salaries	\$ 17,585.00	\$ 15,849.09	\$ 48,931		
<i>PK-Seasonal Salaries</i>	\$ 12,000.00	\$ 12,000.00	\$ 24,000		
<i>PK - Full Time Park Staff</i>			\$ 58,000		
<i>PK - Mechanic (1/2of position)</i>			\$ -	\$ 190,000	
PK-Overtime	\$ 2,000.00	\$ 1,372.41	\$ 3,900		
PK-Benefits	\$ 7,811.00	\$ 4,194.89	\$ 10,134		
<i>PK-Seasonal Benefits</i>	\$ 2,000.00	\$ 2,000.00	\$ 4,000		
PK-Social Security	\$ 500.00	\$ 1,147.06	\$ 3,495		
PK-Retirement	\$ 600.00	\$ 1,132.80	\$ 3,495		
PK-Workmans Compensation	\$ 100.00	\$ 305.26	\$ 349		
PK- Clothing - Boot Allowance	\$ 225.00	\$ 385.71	\$ 225		
PK-Operating Costs	\$ 16,800.00	\$ 9,895.78	\$ 10,000		
<i>Buoy decals</i>			\$ 650		
<i>Safety Buoys</i>			\$ 2,900		
PK-Ops-Clothing	\$ 2,600.00	\$ 2,600.00	\$ 500		
<i>Seasonal Clothing, safety gear, boots</i>			\$ 1,860		
PK-Eagle Ridge Pk-Ops	\$ 500.00	\$ 500.00	\$ 100		
<i>Lighting and Plant Establishment</i>			\$ 900		
PK-Lundeen-Op Costs	\$ 4,600.00	\$ 7,168.09	\$ 1,000		
<i>Park Restoration Plan - Restroom Painting</i>			\$ 800		
<i>Park Restoration Plan - Restroom Electric Ventilation Fan</i>			\$ 2,100		
<i>Park Restoration Plan - Replace Grills</i>			\$ 2,400		
<i>Park Restoration Plan - Irrigation System Repair</i>			\$ 25,000		
<i>Park Restoration Plan - ADA complianceplay area, lawn leveling, bark</i>			\$ 5,000		
<i>Park Restoration Plan - Aeration</i>			\$ 6,733		
<i>Park Restoration Plan - Fence repair/Replacement</i>			\$ 5,700		
<i>Park Restoration Plan - Swim Area Rope & Floats</i>			\$ 18,750		
<i>Park Restoration Plan - Refinish Tables</i>			\$ 1,200		
<i>Park Restoration Plan - Planter Beds Barking & Weed Control</i>			\$ 4,244		
<i>Park Restoration Plan - Tree Removal (Safety)</i>			\$ 25,000		
<i>Park Restoration Plan - Tree Planting</i>			\$ 6,000		
<i>Park Restoration Plan - Drainage work in lundeen park e side of park</i>			\$ 2,000		
<i>Park Restoration Plan - Additional Concrete Pads (3) and Tables</i>					
<i>Park Restoration Plan - Lawn Leveling & Top Soil</i>			\$ 91,476		
<i>Park Restoration Plan - Import Sand</i>			\$ 19,556		
<i>Park Restoration Plan - Relocation of Shower & Drainage System</i>			\$ 16,000		
<i>Park Restoration Plan - Removal and Repair of Paved Trails</i>					
<i>Park Restoration Plan - Tree Removal on Trails/Root Barriers</i>					
PK-North Cove Park Ops	\$ 1,200.00	\$ 1,200.00	\$ 100		
<i>bark, top soil, fence extention to protect veg. area</i>					
PK-Swim Beach Ops	\$ -	\$ -	\$ -		
<i>sand replacement, post & rail painting</i>					
PK - Boat Launch Expenses	\$ 400.00	\$ 450.00	\$ 400		
<i>barking all islands, paint for striping, replace signs</i>					
PK-Fuel Costs	\$ 500.00	\$ 502.64	\$ 500		
PK-Professional Services	\$ 500.00	\$ 4,311.36	\$ 500		
GIS Annual License			\$ 75		
Asset Management			\$ 800		
<i>Tree Trimming & removal</i>			\$ 3,500		
PK-Communication	\$ 1,920.00	\$ 1,626.65	\$ 1,900		
<i>Communication Charges for 2 Seasonals</i>			\$ 540		
PK-Travel & Meetings	\$ 200.00	\$ 200.00			
<i>PK-Travel & Meetings Priority 1</i>			\$ 100		
<i>PK-Travel & Meetings Priority 2</i>					
PK-Equipment Rental	\$ 3,000.00	\$ 2,856.67	\$ 3,000		
PK-Insurance	\$ 3,460.00	\$ 3,144.00	\$ 3,905		
PK-Utilities	\$ 10,000.00	\$ 9,266.37	\$ 11,500		
PK-Storm Drainage	\$ 2,432.00	\$ 2,432.00	\$ 2,432		
PK-Repair & Maintenance	\$ 16,000.00	\$ 2,144.31	\$ 6,000		
PK-Lundeen-Repair & Maint	\$ 1,200.00	\$ 1,200.00	\$ -		
PK-Miscellaneous	\$ 150.00	\$ 150.00	\$ 150		
PK-Staff Development	\$ 250.00	\$ 250.00	\$ -		
<i>PK-Staff Development Priority 1</i>			\$ 50		
<i>PK-Staff Development Priority 2</i>					
PK-Park Board-Miscellaneous	\$ 150.00	\$ 150.00	\$ 150		
PK-Capital Outlay	\$ 24,000.00	\$ 24,000.00	\$ -		
<i>North Cove Dock</i>			\$ 122,000		
<i>Boat Launch Dock</i>					
<i>Swim beach Dock</i>					

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
Parks	\$ 132,683.00	\$ 112,435.10	\$ 564,000		
LG-Professional Service	\$ 70,000.00	\$ 119,416.47	\$ 85,000		
PG-Prosecutor Fees	\$ 102,000.00	\$ 107,078.40	\$ 104,000		
LG-Travel & Meetings	\$ -	\$ -	\$ -		
LG-General Indigent Defense	\$ 175,000.00	\$ 172,718.57	\$ 175,000		
Legal	\$ 347,000.00	\$ 399,213.45	\$ 364,000		
CS-Visitor Center	\$ 750.00	\$ 750.00	\$ 800		
CS-Human Services	\$ -	\$ -	\$ -		
CS-Aging Services-Supplies	\$ 12,878.00	\$ 12,971.43	\$ 250		
CS-Aging Services-Utilities	\$ 1,500.00	\$ 1,500.00	\$ -		
CS-Aging Services R&M	\$ 11,739.00	\$ 12,430.03	\$ -		
CS-Special Event-Equip Rent	\$ 1,500.00	\$ 1,500.00	\$ 1,500		
CS-Library-Office & Operating	\$ 2,000.00	\$ 430.89	\$ 1,500		
CS-Library-Professional Svc	\$ -	\$ -	\$ -		
CS-Library-Utilities	\$ 7,000.00	\$ 5,615.90	\$ 7,000		
CS-Library Storm Drainage	\$ 563.00	\$ 563.00	\$ 563		
CS-Library-Repair & Maint.	\$ 500.00	\$ 2,715.96	\$ 1,000		
Library N. Service Door			\$ 3,500		
CS-Arts Commission	\$ 7,280.00	\$ 7,280.00	\$ 2,500		
Music Equipment for Music on the Lake			\$ 2,100		
CS-Community Activity-Aquafest	\$ 3,500.00	\$ 3,500.00	\$ 3,500		
CS-Historical-Communications	\$ 288.00	\$ 161.49	\$ 288		
CS-Historical-Utilities	\$ 830.00	\$ 526.34	\$ 830		
CS-Community Center-Ops	\$ 1,900.00	\$ 1,843.58	\$ 1,900		
CS-Community Center - Cleaning	\$ 1,200.00	\$ 1,182.86	\$ 1,200		
CS-Community Center - Comm	\$ 172.00	\$ 161.45	\$ 172		
CS-Community Center-Utilities	\$ 5,000.00	\$ 5,282.97	\$ 6,000		
CS-Community Center - R & M	\$ 700.00	\$ 700.00	\$ 700		
Community Center Restroom Door Replacement			\$ 8,500		
CS-Grimm House Expenses	\$ 20,566.00	\$ 14,324.01	\$ 600		
CS-Library - Capital Outlay	\$ 5,000.00	\$ -	\$ -		
CS-Community Center - Capital	\$ -	\$ -	\$ -		
Community Services	\$ 84,866.00	\$ 73,439.89	\$ 44,403		
GG-Advisory Srv-Lobbying-Hwy9	\$ -	\$ -	\$ -		
GG-Advisory Srv - Lobbying	\$ 62,000.00	\$ 60,580.84	\$ 63,860		
GG-Municipal Court Fees	\$ 100,000.00	\$ 72,138.62	\$ 100,000		
GG-Operating	\$ 12,000.00	\$ 12,972.96	\$ 12,000		
Lundeen House ADA Ramp (labor in house)			\$ 5,400		
GG-Fuel	\$ 200.00	\$ 200.00	\$ 200		
GG-Professional Service	\$ 15,550.00	\$ 43,778.79	\$ 6,550		
GG-Communication	\$ 4,000.00	\$ 3,435.63	\$ 4,000		
GG-Equipment Rental	\$ 1,625.00	\$ 1,535.74	\$ 1,625		
GG-Insurance	\$ 4,247.00	\$ 3,880.00	\$ 70,546		
GG-Utilities	\$ 16,816.00	\$ 14,230.75	\$ 20,000		
GG-Storm Drainage	\$ 3,198.00	\$ 3,198.00	\$ 3,198		
GG-Repair & Maintenance	\$ 3,000.00	\$ 5,461.27	\$ 5,000		
GG-Miscellaneous	\$ 2,400.00	\$ 1,189.68	\$ 1,600		
GG-Salaries Regular	\$ 20,794.00	\$ 19,799.97	\$ 25,332		
GG-Salaries Overtime	\$ 100.00	\$ 316.11	\$ 1,500		
GG-Benefits	\$ 6,863.00	\$ 5,543.59	\$ 7,063		
GG-Social Security	\$ 1,500.00	\$ 1,166.01	\$ 2,435		
GG-Retirement	\$ 1,700.00	\$ 1,466.67	\$ 2,435		
GG-Workers Compensation	\$ 500.00	\$ 223.94	\$ 244		
GG-Advertising	\$ 300.00	\$ 2,135.23	\$ 600		
GG-PRR - Print-Copy	\$ 100.00	\$ 100.00	\$ 100		
GG-PSRC	\$ 8,300.00	\$ 8,726.00	\$ 9,000		
GG-Chamber of Commerce	\$ -	\$ -	\$ -		
GG-Economic Alliance	\$ 4,000.00	\$ 3,000.00	\$ 3,000		
GG-Visitor Center	\$ 770.00	\$ 770.00	\$ 800		
GG-AWC	\$ 20,027.00	\$ 20,027.00	\$ 20,734		
GG-SnoCo Tomorrow	\$ 5,225.00	\$ 5,201.00	\$ 5,225		
GG-Excise Tax	\$ 2,500.00	\$ 2,060.01	\$ 2,500		
GG-WA Aerospace Partnership	\$ 1,000.00	\$ 1,000.00	\$ 1,000		
GG-Judgments & Settlements	\$ 110,000.00	\$ 110,000.00	\$ -		
GG-Protectective Insp Enforce	\$ 1,000.00	\$ 1,000.00	\$ 1,000		
GG-Emergency	\$ 33,670.00	\$ 33,670.00	\$ 35,000		
GG-Pollution Earthday Salaries	\$ 800.00	\$ -	\$ -		
GG-Pollution Earthday Benefits	\$ 400.00	\$ -	\$ -		
GG-Pollution Earthday Supplies	\$ 300.00	\$ -	\$ -		
GG-Air Pollution	\$ 16,441.00	\$ 16,441.00	\$ 19,500		
GG-Liquor Tax to SnoCo	\$ 6,000.00	\$ 5,514.65	\$ 6,500		
GG-Refunds	\$ 500.00	\$ 500.00	\$ 500		
GG-Contrib to Unemployment	\$ -	\$ -	\$ -		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
GG-Contrib to Treas Trust	\$ -	\$ -			
GG-Contrib to Equip Replace	\$ 153,000.00	\$ 153,000.00	\$ 123,000		
Transfer to PW Equip	\$ 19,040.00	\$ 6,815.14	\$ 12,225		
GG-Contrib to Muni Arts Fund	\$ 20,000.00	\$ 20,000.00			
GG-Trsfr to Cum Res Fund 002	\$ 800,000.00	\$ 800,000.00	\$ 800,000	\$ (300,000)	
GG-Trsfr to Library Annex Fund	\$ -	\$ -	\$ -		
General Government	\$ 1,459,866.00	\$ 1,648,261.83	\$ 1,373,672		
Total Expenditures	\$ 9,592,258.00	\$ 9,424,600.80	\$ 10,249,888	\$ (28,700)	\$ 84,000
General Fund Ending Cash	\$ 6,753,268.95	\$ 7,145,004.23	\$ 6,600,238		
				\$ 6,628,938	\$ 6,516,238
Contingency Fund Beginning Cash	\$ 2,602,157.29	\$ 2,602,157.29	\$ 3,405,547		
Investment Interest	\$ (3,000.00)	\$ 3,390.21	\$ 3,000		
Uncashed Checks	\$ (100.00)	\$ -	\$ 100		
Interfund Transfer In	\$ (800,000.00)	\$ 800,000.00	\$ 800,000		
Unclaimed Checks Paid	\$ 8,050.00	\$ -	\$ 8,050		
Contingency Fund Ending Cash	\$ 3,397,207.29	\$ 3,405,547.50	\$ 4,200,597		

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Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
Street Fund Beginning Cash	\$ 3,579,783.64	\$ 3,579,783.64	\$ 3,666,611		
Real & Personal Property Tax	\$ (1,184,648.00)	\$ (1,184,648.00)	\$ 1,203,324		
Other Govt Utility - Electric	\$ (380,000.00)	\$ (407,272.12)	\$ 488,727		
Other Non-Bus. ROW Permits	\$ (15,049.00)	\$ (29,328.00)	\$ 20,000		
DHS Fed Ind 97.036 Storm	\$ -	\$ -	\$ -		
WA State Grt - Storm	\$ -	\$ -	\$ -		
WA TSC - School Zone	\$ -	\$ -	\$ -		
WA TIB - Arterial Preservation	\$ -	\$ -	\$ -		
MVFT - City Streets	\$ (558,913.00)	\$ (587,330.54)	\$ 635,000		
MVFT - City Streets - New Legislation	\$ -	\$ (8,800.00)	\$ 17,600		
Street - PW Services	\$ (2,000.00)	\$ -	\$ 1,500		
Street Repair Reimb - PUD	\$ -	\$ -	\$ -		
Street - Plan Checking Service	\$ -	\$ -	\$ -		
Investment Interest	\$ (3,341.00)	\$ (4,297.25)	\$ 4,000		
Street Op Special Assessment	\$ (500.00)	\$ (3,483.43)	\$ 3,000		
Sale of Scrap & Junk Property	\$ -	\$ -	\$ -		
Misc Rev. Judgment-Settlement	\$ (500.00)	\$ (257.14)	\$ 500		
Miscellaneous Revenue - Other	\$ (500.00)	\$ (1,431.43)	\$ 500		
Insurance Recoveries - Capital	\$ (5,000.00)	\$ (57.86)	\$ -		
Interfund Transfer In	\$ -	\$ -	\$ -		
Insurance Recoveries - Non Cap	\$ (5,000.00)	\$ (399.45)	\$ 5,000		
Street Fund Revenues	\$ (2,155,451.00)	\$ 2,227,305.21	\$ 2,379,150	\$ -	\$ -
ST-Safety Program	\$ 2,100.00	\$ 2,100.00	\$ 2,100		
ST-Salaries	\$ 657,058.00	\$ 606,995.74	\$ 636,998		
<i>PK - Mechanic (1/4 of position) sal/Ben only</i>				\$ 95,000	
ST-Overtime	\$ 20,000.00	\$ 37,240.65	\$ 32,000		
ST-Benefits	\$ 179,202.00	\$ 153,653.26	\$ 164,693		
ST-Social Security	\$ 55,000.00	\$ 52,482.84	\$ 53,470		
ST-Retirement	\$ 65,000.00	\$ 66,334.13	\$ 56,791		
ST-Workmans Compensation	\$ 10,000.00	\$ 9,942.70	\$ 9,000		
ST-Boot - Clothing Allowance	\$ 2,860.00	\$ 3,317.50	\$ 4,500		
ST-Fuel	\$ 15,000.00	\$ 7,627.12	\$ 15,000		
<i>ST-Overlays</i>	\$ 439,000.00	\$ 439,000.00	\$ 400,000		
ST-Advertising	\$ 3,000.00	\$ 873.63	\$ 3,000		
ST-Professional Service	\$ 45,000.00	\$ 45,000.00	\$ 24,000		
<i>Pavement Condition Survey</i>			\$ 60,000		
ST-Rentals-Leases	\$ 1,300.00	\$ 252.09	\$ 500		
ST-Repair & Maintenance	\$ 51,400.00	\$ 30,172.15	\$ 50,000		
ST-Miscellaneous	\$ 1,000.00	\$ 1,201.71	\$ 1,000		
ST-Staff Development	\$ 1,058.00	\$ 407.14	\$ 150		
<i>ST-Staff Development Priority 1</i>			\$ 150		
<i>ST-Staff Development Priority 2</i>					
<i>ST-Staff Development Priority 3</i>					
ST-Storm Drainage	\$ 2,455.00	\$ 2,455.00	\$ 2,455		
ST - SWM Debt Srv Chrg	\$ 6,608.00	\$ 6,607.56	\$ 6,608		
<i>ST-Sidewalk Repair Supply</i>	\$ 9,000.00	\$ 9,000.00	\$ 25,000		
ST-Lighting - Utilities	\$ 158,910.00	\$ 140,176.82	\$ 160,000		
ST-Lighting - R&M	\$ 2,000.00	\$ -	\$ 2,000		
ST-Traffic Control - Supply	\$ 76,000.00	\$ 76,000.00	\$ 66,000		
<i>Hand-held Traffic Data Device</i>			\$ 2,500		
ST-Traffic Control -Utility	\$ 2,000.00	\$ 2,334.53	\$ 3,000		
ST-Traffic Control - R&M	\$ 12,000.00	\$ 16,594.25	\$ 14,000		
ST-Traf Control - Guardrail	\$ 3,000.00	\$ 3,000.00	\$ 3,000		
ST-Snow & Ice - Sply	\$ 12,000.00	\$ 12,000.00	\$ 12,000		
ST-Street Cleaning	\$ 20,000.00	\$ 20,000.00	\$ 20,000		
ST-Roadside - Supply	\$ 3,000.00	\$ 3,000.00	\$ 2,500		
ST-Clothing	\$ 1,160.00	\$ 2,858.11	\$ 1,500		
<i>Steel Toed Boots for Tech Staff Split with Storm</i>			\$ 300		
ST-Roundabout Landscape	\$ 4,000.00	\$ 4,000.00	\$ -		
ST-Prof Srv - Legal	\$ 2,750.00	\$ 2,750.00	\$ 5,000		
<i>ST-Software Maint & Support</i>	\$ 1,200.00	\$ 1,200.00	\$ 4,300		
ST-Communications	\$ 3,860.00	\$ 3,669.14	\$ 3,860		
ST-Travel & Meetings	\$ 980.00	\$ 641.45	\$ -		
<i>ST-Travel & Meetings Priority 1</i>			\$ 250		
<i>ST-Travel & Meetings Priority 2</i>			\$ 200		
<i>ST-Travel & Meetings Priority 3</i>					
<i>ST-Travel & Meetings Priority 4</i>					
ST-Insurance	\$ 51,055.00	\$ 50,172.00	\$ 10,367		
ST-Utilities	\$ 2,432.00	\$ 3,466.51	\$ 2,700		
ST-Facilities R&M	\$ -	\$ -	\$ -		
ST-Prof Srv - Engineering	\$ 7,000.00	\$ 24,381.63	\$ 20,000		
ST-Prof Svc-GMA Traffic Plan	\$ -	\$ -	\$ -		
ST-Traf Study-20th SE	\$ -	\$ -	\$ -		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
ST-Hwy 9/304 Circulation Study	\$ -	\$ -	\$ -		
ST-Office Supplies	\$ 2,250.00	\$ 389.07	\$ 2,250		
ST-Operating Cost	\$ 47,800.00	\$ 56,153.47	\$ 30,000		
<i>Flammable safety cabinet split with Storm</i>		\$ -	\$ 1,000		
<i>2 New PC's Split with Storm</i>		\$ -	\$ 1,200		
2010 PWTF Loan Principal Pymt	\$ 634.00	\$ 633.95	\$ 634		
2010 PWTF Loan Int Pymt	\$ 304.00	\$ 278.94	\$ 286		
<i>ST-Capital Purchases</i>	\$ -	\$ -	\$ 450,000		
ST-Sidewalk Capital Project	\$ -	\$ -			
ST-36th Street Bridge Repair	\$ -	\$ -			
ST - Cap - Grade Road	\$ 100,000.00	\$ 100,000.00			
ST-Cap Proj-Mini Roundabouts	\$ -	\$ -			
ST-Traffic Control-Capital	\$ -	\$ -			
ST-Transfer Out	\$ -	\$ -			
ST-Street Fund-Contr Computer	\$ 58,500.00	\$ 58,500.00	\$ 12,000		
ST-Transfer Out to Street Rsrv	\$ -	\$ -			
ST-Contribution To Equip Fund	\$ 95,480.00	\$ 83,615.00	\$ 176,865		
ST-Trsfr-Sidewalk CapProj Fund	\$ -	\$ -			\$ 500,000
ST-Contrib To Unemployment	\$ -	\$ -			
ST-Transfer Out-PWTF Loan Fund	\$ -	\$ -			
ST-Contribution-Municipal Arts	\$ -	\$ -			
Street Expenditures	\$ 2,234,356.00	\$ 2,140,478.11	\$ 2,554,977	\$ 95,000	\$ 500,000
Street Fund Ending Cash	\$ 3,500,878.64	\$ 3,666,610.74	\$ 3,490,784	\$ 3,395,784	\$ 2,990,784
Street Reserve Beginning Cash	\$ 1,524.00	\$ 1,524.00	\$ 1,526		
Investment Interest	\$ (2.00)	\$ (2.00)	\$ 2.00		
Interfund Transfer In	\$ -	\$ -	\$ 0.00		
Street Reserve Fund	\$ (2.00)	\$ (2.00)	\$ 2.00		
Transfer Out	\$ -	\$ -	\$ 0.00		
Street Reserve Fund	\$ -	\$ -	\$ 0.00		
Street Reserve Fund Ending Cash	\$ 1,526.00	\$ 1,526.00	\$ 1,528.00		
Drug Seizure Fund Beginning Cash	\$ 32,866.00	\$ 32,866.00	\$ 27,805		
Investment Interest	\$ (5.00)	\$ (38.55)	\$ 50		
Confiscated & Forfeited Prop	\$ (2,000.00)	\$ (2,000.00)	\$ 9,000		
State Remittance Portion	\$ (200.00)	\$ (200.00)	\$ 1,000		
Drug Seizure & Forfeiture Fund Revenues	\$ (2,205.00)	\$ -2,238.55	\$ 10,050		
Drug Seize - Op Supplies	\$ 5,600.00	\$ 5,600.00	\$ -		
Drug Seize - Misc Exp	\$ -	\$ -	\$ -		
Disbursement to State	\$ 1,700.00	\$ 1,700.00	\$ 1,000		
Drug - Capital Outlay	\$ -	\$ -	\$ -		
Drug Seizure & Forfeiture Fund Expenditures	\$ 7,300.00	\$ 7,300.00	\$ 1,000		
Drug Seizure Fund Ending Cash	\$ 27,771.00	\$ 27,804.55	\$ 36,854.55		
Art Fund Beginning Cash	\$ 1,323.00	\$ 1,323.00	\$ 11,443		
Investment Interest	\$ (120.00)	\$ (120.00)	\$ 50		
Interfund Transfer In	\$ (20,000.00)	\$ (20,000.00)	\$ -		
Art - Public Art Acquisition	\$ (20,120.00)	\$ (20,120.00)	\$ 50		
Art - Public Art Acquisition	\$ 21,443.00	\$ 10,000.00	\$ 11,493		
Art - Public Art Acquisition	\$ 21,443.00	\$ 10,000.00	\$ 11,493		
Art Fund Ending Cash	\$ -	\$ 11,443.00	\$ -		
Developer Contribution Fund Beginning Cash	\$ 3,617,169.00	\$ 3,617,169.00	\$ 3,555,714		
Local Trans. Act -Impact Fees	\$ -	\$ -	\$ -		
Traffic Mitigation - GMA Cnty	\$ (200,000.00)	\$ (277,184.03)	\$ 100,000		
Traffic Mitigation - TIZ 1	\$ (10,000.00)	\$ (5,813.65)	\$ 10,000		
Traffic Mitigation - TIZ 2-3	\$ -	\$ (236,563.48)	\$ 400,000		
Traffic Mitigation - SEPA	\$ -	\$ -	\$ -		
Park Mitigation - SEPA	\$ (100,000.00)	\$ (205,633.84)	\$ 300,000		
Investment Interest	\$ (1,500.00)	\$ (3,738.47)	\$ 2,500		
WSDOT Traffic Mitigation	\$ (3,000.00)	\$ -	\$ -		
Interfund Transfer In	\$ -	\$ -	\$ -		
Developer Contribution Fund	\$ (314,500.00)	\$ (728,933.46)	\$ 812,500		
Park Mitigation Funds Exp	\$ 190,388.00	\$ 190,388.00	\$ -		
Tree Mitigation Expenditures	\$ -	\$ -	\$ -		
Park - Cap Parking Lot	\$ -	\$ -	\$ -		
Developer Contribution Fund	\$ 190,388.00	\$ 190,388.00	\$ -		
Street Op - Planning -Design	\$ 600,000.00	\$ 600,000.00	\$ 1,000,000		
Street Op- Pln&Dsg - 204-91st	\$ -	\$ -	\$ -		
Developer Contribution Fund	\$ 600,000.00	\$ 600,000.00	\$ 1,000,000		
Developer Contribution Fund Ending Cash	\$ 3,141,281.00	\$ 3,555,714.46	\$ 3,368,214.46		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
REET I Fund Beginning Cash	\$ 966,786.00	\$ 966,786.00	\$ 639,327		
REET 1-1st Quarter Percent	\$ (400,000.00)	\$ (491,054.95)	\$525,000.00		
Investment Interest	\$ (1,000.00)	\$ (1,221.62)	\$1,500.00		
Transfer In	\$ (1,640.00)	\$ (1,640.00)	\$0.00		
REET I	\$ (402,640.00)	\$ (493,916.57)	\$ 526,500.00		
Transfer to Police St Debt Fnd	\$ 102,532.00	\$ 102,532.00	\$104,994.00		
transfer to 210 for 2008 bonds	\$ 220,478.00	\$ 220,478.00	\$220,623.00		
Transfer to 212 for 2010 Bonds	\$ 475,748.00	\$ 475,748.00	\$0.00		
800 MHZ Capital Debt Principal	\$ 15,549.00	\$ 15,549.00	\$16,404.00		
800 MHZ Capital Debt Interest	\$ 7,069.00	\$ 7,069.00	\$6,215.00		
REET I	\$ 821,376.00	\$ 821,376.00	\$ 348,236.00		
REET I Fund Ending Cash	\$ 548,050.00	\$ 639,326.57	\$ 817,590.57		
REET II Fund Beginning Cash	\$ 1,995,885.00	\$ 1,995,885.00	\$ 2,390,868		
REET 2- 2nd Quarter Percent	\$ (400,000.00)	\$ (484,845.17)	\$525,000.00		
Investment Interest	\$ (1,000.00)	\$ (2,481.81)	\$2,000.00		
REET II	\$ (401,000.00)	\$ (487,326.98)	\$527,000.00		
REET - O&M Overlay	\$ -	\$ -	\$0.00		
Capital - SWM Drainage Improve	\$ 18,180.00	\$ 18,180.00	\$0.00		
Capital - Trans - Land Improve	\$ -	\$ -	\$0.00		
Transfer Out	\$ -	\$ -	\$0.00		
Transfer to 212 for 2010A Bond	\$ 74,164.00	\$ 74,164.00	\$74,166.00		
REET II	\$ 92,344.00	\$ 92,344.00	\$74,166.00		
REET II Fund Ending Cash	\$ 2,304,541.00	\$ 2,390,867.98	\$ 2,843,701.98		
Sidewalk Capital Project Fund Beginning Cash	\$ 507,542.00	\$ 507,542.00	\$ 425,482		
WA TIB - Sidewalk	\$ (310,000.00)	\$ (248,008.00)	\$483,200.00		
Investment Interest	\$ (500.00)	\$ (609.50)	\$500.00		
Interfund Transfer In	\$ -	\$ -	\$0.00		\$ 500,000
Sidewalk Capital Project Fund	\$ (310,500.00)	\$ (248,617.50)	\$483,700.00		\$ 500,000
Sidewalk Construction	\$ 533,446.00	\$ 330,677.00	\$604,000.00		
Sidewalk Capital Project Fund	\$ 533,446.00	\$ 330,677.00	\$604,000.00		
Sidewalk Capital Project Fund Ending Cash	\$ 284,596.00	\$ 425,482.50	\$ 305,182.50		\$ 805,182
Sewer Fund Beginning Cash	\$ 269,425.00	\$ 269,425.00	\$ 275,606		
Sewer Utility Agreement	\$ (77,040.00)	\$ (77,040.00)	\$75,000.00		
Investment Interest	\$ (350.00)	\$ (327.10)	\$350.00		
Lease LT - WWTP Property	\$ (10.00)	\$ -	\$0.00		
Sewer District reimbursement	\$ (1,310,290.00)	\$ (1,310,290.00)	\$1,315,876.00		
Sewer Fund	\$ (1,387,690.00)	\$ (1,387,657.10)	\$1,391,226.00		
SE-Salaries	\$ 48,000.00	\$ 44,666.85	\$57,566.00		
SE-Benefits	\$ 11,400.00	\$ 8,364.87	\$10,156.00		
SE-Social Security	\$ 3,500.00	\$ 3,305.86	\$5,078.00		
SE-Retirement	\$ 4,500.00	\$ 4,186.29	\$4,672.00		
SE-Workmans Comp	\$ 600.00	\$ 379.37	\$406.00		
SE-Operating Cost	\$ -	\$ -	\$0.00		
SE-Professional Service	\$ -	\$ -	\$0.00		
SE-Travel & Meetings	\$ 200.00	\$ 104.88	\$200.00		
SE-Storm Drainage	\$ 10,178.00	\$ 10,178.00	\$10,178.00		
PWTF 2002 - Principal	\$ 85,691.00	\$ 85,691.00	\$85,692.00		
PWTF 2005 - Principal	\$ 52,632.00	\$ 52,632.00	\$52,632.00		
PWTF 2006 - Principal	\$ 409,539.00	\$ 409,539.00	\$409,540.00		
PWTF 2008 - Principal	\$ 553,180.00	\$ 553,180.00	\$553,180.00		
PWTF 2002 - Interest	\$ 3,428.00	\$ 3,428.00	\$3,000.00		
PWTF 2005 - Interest	\$ 11,579.00	\$ 11,579.00	\$10,527.00		
PWTF 2006 - Interest	\$ 24,572.00	\$ 24,572.00	\$22,525.00		
PWTF 2008 - Interest	\$ 38,723.00	\$ 38,723.00	\$35,957.00		
SE-Trmf 2008 Debt Serv OM	\$ 130,946.00	\$ 130,946.00	\$132,645.00		
SE-Contribution to ES	\$ -	\$ -	\$0.00		
Sewer Fund	\$ 1,388,668.00	\$ 1,381,476.12	\$1,393,954.00		
Sewer Fund Ending Cash	\$ 268,447.00	\$ 275,605.98	\$ 272,877.98		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
Storm & Surface Fund Water Beginning Cash	\$ 1,569,468.77	\$ 1,569,468.77	\$ 1,896,056		
WA DOE - LID - G1100280	\$ -	\$ (46,526.22)	\$ -		
WA DOE - Milfoil G1300127	\$ -	\$ (17,644.38)	\$ -		
WA DOE - Capacity G1400295	\$ (50,000.00)	\$ (47,305.20)	\$ 25,000		
Storm Drainage Charges	\$ (1,478,140.00)	\$ (1,478,140.00)	\$ 1,507,703		
SnoCo Aerator Contrib	\$ (200.00)	\$ (230.36)	\$ 200		
SnoCo Weed Abate Contrib.	\$ (15,088.00)	\$ (10,219.97)	\$ 15,000		
Remediation - Clean Up	\$ -	\$ -	\$ -		
Investment Interest	\$ (1,315.00)	\$ (1,763.52)	\$ 1,500		
Sale of Scrap & Junk Property	\$ -	\$ -	\$ -		
Judgements/Settlements	\$ -	\$ -	\$ -		
Storm Misc Revenues	\$ -	\$ (9,454.11)	\$ -		
Interfund Transfer In	\$ -	\$ -	\$ -		
Storm & Surface Water Fund Revenues	\$ (1,544,743.00)	\$ 1,611,283.76	\$ 1,549,403		
SW-Safety Program	\$ 2,100.00	\$ 2,100.00	\$ 2,100		
SW-Salaries	\$ 566,545.00	\$ 516,422.47	\$ 573,015	\$ 95,000	
<i>PK - Mechanic (1/4 of position) sal/Ben only</i>					
SW-Overtime	\$ 2,500.00	\$ 724.56	\$ 1,300		
SW-Benefits	\$ 176,280.00	\$ 131,865.31	\$ 150,449		
SW-Social Security	\$ 40,000.00	\$ 33,642.22	\$ 48,067		
SW-Retirement	\$ 50,000.00	\$ 42,145.68	\$ 51,879		
SW-Medical Insurance	\$ -	\$ -	\$ -		
SW-Workmans Compensation	\$ 10,000.00	\$ 7,630.11	\$ 9,000		
SW Clothing-Boot Allowance	\$ 2,860.00	\$ 3,317.50	\$ 4,500		
SW-Clothing	\$ 1,160.00	\$ 2,760.55	\$ 1,500		
<i>Steel Toed Boots for Tech Staff Split with Street</i>			\$ 300		
SW-Office Supplies	\$ 2,250.00	\$ 582.00	\$ 2,000		
SW-Operating Costs	\$ 46,600.00	\$ 19,924.73	\$ 30,000		
<i>Flammable safety cabinet split with Street</i>			\$ 1,000		
<i>2 New PC's Split with Street</i>			\$ 1,200		
SW-Fuel	\$ 15,000.00	\$ 7,081.29	\$ 15,000		
SW-Small Tools	\$ -	\$ -	\$ -		
SW-Professional Services	\$ 12,500.00	\$ 11,750.81	\$ 12,500		
<i>SW-Milfoil Treatment</i>	\$ 45,000.00	\$ 45,000.00	\$ 45,200		
SW-Street Cleaning	\$ 20,000.00	\$ 20,000.00	\$ 20,000		
SW-Software Maint & Support	\$ 1,200.00	\$ 1,200.00	\$ 3,575		
SW-Advertising	\$ 1,200.00	\$ 740.55	\$ 750		
SW-Prof Srv Legal	\$ -	\$ 397.80	\$ -		
SW-Communications	\$ 3,558.00	\$ 4,239.10	\$ 4,000		
SW-Travel & Meetings	\$ 600.00	\$ 100.00	\$ -		
<i>SW-Travel & Meetings Priority 1</i>			\$ 150		
<i>SW-Travel & Meetings Priority 2</i>			\$ 150		
<i>SW-Travel & Meetings Priority 4</i>					
SW-Excise Taxes	\$ 26,045.00	\$ 18,982.25	\$ 25,000		
SW-Equipment Rental	\$ 2,500.00	\$ 2,500.00	\$ 2,500		
SW-Rentals-Leases	\$ 100.00	\$ -	\$ -		
SW-Insurance	\$ 59,112.00	\$ 58,160.00	\$ 7,682		
SW-Utilities	\$ 2,026.00	\$ 2,592.96	\$ 2,400		
SW-Drainage	\$ 2,455.00	\$ 2,455.00	\$ 2,455		
SW-Repairs & Maintenance	\$ 51,400.00	\$ 42,364.04	\$ 50,000		
SW-Miscellaneous	\$ 300.00	\$ 258.86	\$ 300		
SW-Staff Development	\$ 300.00	\$ 150.00	\$ -		
<i>SW-Staff Development Priority 1</i>			\$ 700		
<i>SW-Staff Development Priority 2</i>					
SW-Customer Billing	\$ 34,000.00	\$ 32,605.16	\$ 34,000		
SW-DOE Annual Permit	\$ 35,000.00	\$ 35,000.00	\$ 36,000		
<i>SW-Water/Soil-Contract R&M Op</i>	\$ 100,000.00	\$ 95,513.70	\$ 105,400		
SW-Aerator Monitors	\$ 10,000.00	\$ 10,342.68	\$ 20,000		
DOE G1400295 - Capacity Exp	\$ 40,000.00	\$ 24,402.51	\$ 25,000		
SW-Parkway Crossing Det Pond	\$ 10,700.00	\$ 10,700.00	\$ 10,700		
SW-Storm Drainage - Cap Proj	\$ 20,000.00	\$ -	\$ -		
<i>Jake Place Pond Fencing</i>			\$ 25,000		
<i>Roll forward Decant Facility</i>					
<i>Mandolin Storm Pond</i>			\$ 23,000		
SW-Lundeen Creek Restor	\$ -	\$ -	\$ -		
SW-Contribution Cap Equip Fund	\$ 41,480.00	\$ 29,615.00	\$ 146,865		
SW-Contr Computer Equip	\$ 58,500.00	\$ 58,500.00	\$ 15,000		
SW-Contrib To Unemployment	\$ -	\$ -	\$ -		
SW-Transfer to Aerator Equip	\$ 8,930.00	\$ 8,930.00	\$ 8,930		
Storm & Surface Water Fund Expenditures	\$ 1,502,415.00	\$ 1,284,696.84	\$ 1,518,567	\$ 95,000	\$ -
Storm & Surface Fund Water Beginning Cash	\$ 1,611,796.77	\$ 1,896,055.69	\$ 1,926,891	\$ 1,831,891	\$ 1,926,891

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
Unemployment Fund Beginning Cash	\$ 109,746.76	\$ 109,746.76	\$ 102,917		
Investment Interest	\$ -	\$ 100.00	\$ 200		
Payment to Claimants	\$ 30,000.00	\$ 6,929.33	\$ 30,000		
Unemployment Fund Ending Cash	\$ 79,746.76	\$ 102,917.43	\$ 73,117		
Capital - IT Fund Beginning Cash	\$ 90,258.02	\$ 90,258.02	\$ 215,106		
Information Srv - Shared Exp	\$ (2,217.00)	\$ (2,101.28)	\$ 2,217		
Investment Interest	\$ (100.00)	\$ (161.49)	\$ 100		
Sale of Scrap & Junk Property	\$ -	\$ (68.00)	\$ -		
Contributed Capital-Computer	\$ (270,000.00)	\$ (270,000.00)	\$ 150,000		
Capital - IT Revenues	\$ (272,317.00)	\$ 272,330.77	\$ 152,317		
Purchase Computer Equipment	\$ 38,758.00	\$ 38,758.00	\$ -		
MDT Replacement Computer, and docking stations. (3)			\$ 12,000		
Computer Replacement (10)			\$ 12,000		
Upgrade SQL Server License			\$ 2,515		
2 Fax Boards- (PL & CH) Dependent on Phone System Upgrade			\$ 1,300		
License Renewal - Annual Maint	\$ 18,625.00	\$ 18,625.00	\$ -		
.GOV Domain Name Renewal			\$ 200		
AppAssure Backup Renewal			\$ 2,500		
Firewall Security Bundle Renewal (City Shop, Evidence, Fairweather, City Main)			\$ 3,000		
Fiber Lease for Police to Snopac (New World)			\$ 7,500		
Website Annual Renewal			\$ 5,000		
Barracuda Subscription Renewal			\$ 4,500		
Dell Kace Patch Management Renewal			\$ 2,000		
Trend Mirco Antivirus Renewal			\$ 2,250		
ILA w/County for Fiber to Snopac			\$ 600		
Meraki Cloud Management Renewal (3 Wireless AP's)			\$ 300		
3 Year GoDaddy SSL Certificate Renewal			\$ 900		
Dell Cloud Disaster Recovery Subscription			\$ 9,000		
Smarsh Yearly Cost (Email, SMS, Social Media, Website)			\$ 11,000		
Capital - Purch Computer Equip	\$ 240,100.00	\$ 90,100.00	\$ -		
Roll forward Enterprise Content Management (Placeholder)			\$ 150,000		
Phone System Upgrade			\$ 11,000		
Hardware & Software for Back up Site this is an alternative to the Dell Cloud Backup. Also we would need to determine cost for location to house this.			\$ 11,000		
Capital - IT Expenditures	\$ 297,483.00	\$ 147,483.00	\$ 226,565		
Capital - IT Fund Ending Cash	\$ 65,092.02	\$ 215,105.79	\$ 140,858		
Capital - LE Fund Beginning Cash	\$ 262,473.94	\$ 262,473.94	\$ 321,311		
Investment Interest	\$ (200.00)	\$ (345.27)	\$ 200		
Sale of Capital Assets	\$ -	\$ (2,413.51)	\$ -		
Insurance Recoveries - Capital	\$ (200.00)	\$ -	\$ -		
Equipment - Police - Contribution	\$ (200,000.00)	\$ (200,000.00)	\$ 188,000		
Equip - Police Boat - Contr	\$ (8,000.00)	\$ (8,000.00)	\$ 8,000		
Capital - Law Enforcement Revenues	\$ (208,400.00)	\$ 210,758.78	\$ 196,200		
Capital Equipment	\$ 151,922.00	\$ 151,922.00	\$ -		
Replacement vehicles (3)			\$ 141,000		
Additional Vehicle for new Officer			\$ 47,000		
Capital - Law Enforcement Expenditures	\$ 151,922.00	\$ 151,922.00	\$ 141,000		
Capital - LE Fund Ending Cash	\$ 318,951.94	\$ 321,310.72	\$ 376,511	\$ 47,000	\$ -
Capital - PW Fund Beginning Cash	\$ 276,352.77	\$ 276,352.77	\$ 168,894		
Investment Interest	\$ (225.00)	\$ (319.49)	\$ 225		
Sale of Scrap & Junk Property	\$ -	\$ (5,822.55)	\$ -		
Sale of Capital Equipment	\$ (18,500.00)	\$ (18,500.00)	\$ -		
Interfund Transfer In	\$ (156,000.00)	\$ (120,045.00)	\$ 335,955		
Capital - Public Works Revenues	\$ (174,725.00)	\$ 144,687.04	\$ 336,180		
Purchase Of Capital Equipment	\$ 288,101.00	\$ 252,146.00	\$ 35,730		
Truck Mount Boom Mower (st/sw)			\$ 220,000		
Sander Box			\$ 220,000		
Capital - Public Works Expenditures	\$ 288,101.00	\$ 252,146.00	\$ 255,730		
Capital - PW Fund Ending Cash	\$ 162,976.77	\$ 168,893.81	\$ 249,344		
Aerator Equipment Fund Beginning Cash	\$ 109,147.00	\$ 109,147.00	\$ 119,286		
SnoCo Aerator Contrib	\$ (1,070.00)	\$ (1,070.00)	\$ 1,070		
Investment Interest	\$ (175.00)	\$ (139.39)	\$ 175		
Interfund Transfer In	\$ (8,930.00)	\$ (8,930.00)	\$ 8,930		
Aerator Equip Replacement Fund	\$ (10,175.00)	\$ (10,139.39)	\$ 10,175		
Aerator Equipment Fund Ending Cash	\$ 119,322.00	\$ 119,286.39	\$ 129,461.39		

Description	2015 Current Budget	Estimated Ending	Executive Budget	Subcommittee Add/ (Delete) LOW/ TAGEANT	Subcommittee Add/ (Delete) QUIGLEY
Contractor Deposit Fund Beginning Cash	\$ 2,121.00	\$ 2,121.00	\$ 2,200		
Retainage -Public Bldg Maint	\$ (1,000.00)	\$ (1,000.00)	\$1,000.00		
Retainage - Street Project	\$ (49,000.00)	\$ (49,000.00)	\$50,000.00		
Contractor Deposits	\$ (50,000.00)	\$ (50,000.00)	\$51,000.00		
Public Bldg Maint Retain Reimb	\$ 2,500.00	\$ 300.00	\$3,200.00		
Contractor Deposits	\$ 2,500.00	\$ 300.00	\$3,200.00		
Street Project Retainage Reimb	\$ 49,621.00	\$ 49,621.00	\$50,000.00		
Contractor Deposits	\$ 49,621.00	\$ 49,621.00	\$50,000.00		
Contractor Deposit Fund Ending Cash	\$ -	\$ 2,200.00	\$ -		
Treasurers Trust Fund Beginning Cash	\$ 113.00	\$ 113.00	\$ -		
District Court	\$ (145,000.00)	\$ (145,000.00)	\$ 145,000		
Gun Permit Fees	\$ (15,000.00)	\$ (15,000.00)	\$ 15,000		
St. Bldg Permit Fee Non-Rev	\$ (3,000.00)	\$ (3,000.00)	\$ 3,000		
Leasehold Excise Tax Receipts	\$ (4,500.00)	\$ (4,500.00)	\$ 4,500		
Violations Bureau-Local St	\$ (25,000.00)	\$ (25,000.00)	\$ 25,000		
Mandatory Ins.-Admin Cost Cnty	\$ (500.00)	\$ (500.00)	\$ 500		
Fire Department Fees	\$ (7,000.00)	\$ (7,000.00)	\$ 7,000		
Interfund Transfer In	\$ -	\$ -	\$ -		
Treasurer's Trust Fund	\$ (200,000.00)	\$ (200,000.00)	\$ 200,000		
Building - State Bl	\$ 2,000.00	\$ 2,000.00	\$ 2,000		
Treasurer's Trust Fund	\$ 2,000.00	\$ 2,000.00	\$ 2,000		
Gun Permit - State Remittance	\$ 10,000.00	\$ 10,000.00	\$ 10,000		
Crime Victims Compensation	\$ 3,000.00	\$ 3,000.00	\$ 3,000		
Public Safety And Ed. 1986	\$ 68,156.00	\$ 68,156.00	\$ 68,156		
Public Safety And Education	\$ 55,000.00	\$ 55,000.00	\$ 55,000		
Judicial Information System-Ci	\$ 26,957.00	\$ 26,957.00	\$ 26,844		
Gun Permit - FBI Remittance	\$ 4,000.00	\$ 4,000.00	\$ 4,000		
Crime Laboratory Analysis Fee	\$ 500.00	\$ 500.00	\$ 500		
Trauma Care	\$ 5,000.00	\$ 5,000.00	\$ 5,000		
School Zone Safety	\$ 1,000.00	\$ 1,000.00	\$ 1,000		
Public Safety Ed #3	\$ 3,000.00	\$ 3,000.00	\$ 3,000		
Auto Theft Prevention	\$ 6,000.00	\$ 6,000.00	\$ 6,000		
HWY Safety Act	\$ 1,000.00	\$ 1,000.00	\$ 1,000		
Death Inv Acct	\$ 1,500.00	\$ 1,500.00	\$ 1,500		
WSP Highway Acct	\$ 2,000.00	\$ 2,000.00	\$ 2,000		
Treasurer's Trust Fund	\$ 187,113.00	\$ 187,113.00	\$ 187,000		
Leasehold Excise Tax Remit	\$ 4,500.00	\$ 4,500.00	\$ 4,500		
Fire Dept Fee Remittance	\$ 6,500.00	\$ 6,500.00	\$ 6,500		
Treasurer's Trust Fund	\$ 11,000.00	\$ 11,000.00	\$ 11,000		
Expenditures	\$ 200,113.00	\$ 200,113.00	\$ 200,000.00		
Contractor Deposit Fund Ending Cash	\$ -	\$ -	\$ -		