**CITY OF COVINGTON**
**CITY COUNCIL REGULAR MEETING AGENDA**
**www.covingtonwa.gov**

**Tuesday, April 26, 2016** | **City Council Chambers**
**7:00 p.m.** | **16720 SE 271st Street, Suite 100, Covington**

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**CALL CITY COUNCIL REGULAR MEETING TO ORDER**

**ROLL CALL/PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMUNICATION**

- National Aquatics Month Proclamation – May 2016 (Laura Morrissey)
- Arbor Day Proclamation (Laura Morrissey)
- Annual Update from King County Councilmember Reagan Dunn (15 minutes)
- Green River Coalition Report on Covington Community Park Project – Greg Wingard (15 minutes)

**PUBLIC COMMENT** Speakers will state their name, address, and organization. Comments are directed to the City Council, not the audience or staff. Comments are not intended for conversation or debate and are limited to no more than four minutes per speaker. Speakers may request additional time on a future agenda as time allows.*

**APPROVE CONSENT AGENDA**

C-1. Minutes: March 22, 2016 Special Meeting - Study Session Minutes (Scott)
C-2. Vouchers (Hendrickson)
C-3. Adopt Resolution Approving Maple Hills Phase II Final Plat (Hart)
C-4. Adopt Resolution Declaring One Mower as Surplus Property and Authorize Purchase of a Replacement Mower (Junkin)
C-5. Authorize the City Manager to Execute Annual Agreement with James G. Murphy Co. to Surplus Used Vehicles and Equipment through a Public Auction (Junkin)

**REPORTS OF COMMISSIONS**

- Human Services Chair Fran McGregor: April 14 meeting.
- Parks & Recreation Chair Laura Morrissey: April 20 meeting.
- Arts Chair Lesli Cohan: April 14 special meeting.
- PRePAC Chair Jennifer Harjehausen: March 23 meeting.
- Planning Chair Bill Judd: April 7 and April 21 meetings.
- Economic Development Council Co-Chair Jeff Wagner: March 24 meeting.

**NEW BUSINESS**

1. Discuss First Draft of Council Code of Ethics & Revisions to Rules of Procedure (Springer)
2. Discuss Low Income and Disabled Discounts in the Mandatory Solid Waste Collection Service (Mhoon)
3. Ratings Presentation for Standard & Poors (Hendrickson/Bolli)

**COUNCIL/STAFF COMMENTS -** Future Agenda Topics

**PUBLIC COMMENT** *See Guidelines on Public Comments above in First Public Comment Section

**EXECUTIVE SESSION – if needed**

**ADJOURN**

**Americans with Disabilities Act – reasonable accommodations provided upon request a minimum of 24 hours in advance (253-480-2400).**

# Consent Agenda Item C-1

Covington City Council Meeting
Date: April 26, 2016

SUBJECT: APPROVAL OF MINUTES: MARCH 22, 2016 CITY COUNCIL SPECIAL MEETING – STUDY SESSION MINUTES

RECOMMENDED BY: Sharon G. Scott, City Clerk

ATTACHMENT(S): Proposed Minutes

PREPARED BY: Joan Michaud, Senior Deputy City Clerk

EXPLANATION:

ALTERNATIVES:

FISCAL IMPACT:

CITY COUNCIL ACTION: _____Ordinance _____ Resolution __X__ Motion _____ Other

**Councilmember _____ moves, Councilmember _____ seconds, to approve the March 22, 2016 City Council Special Meeting – Study Session Minutes.**

**City of Covington**
**City Council Special Meeting - Study Session Minutes**
**Tuesday, March 22, 2016**

The Special Meeting Study Session was called to order in the City Council Chambers, 16720 SE 271st Street, Suite 100, Covington, Washington, Tuesday, March 22, 2016, at 6:02 p.m., with Mayor Wagner presiding.

**COUNCILMEMBERS PRESENT:**
Jeff Wagner, Joe Cimaomo (arrived @ 6:55 p.m.), Margaret Harto, Mark Lanza (left @ 6:52 p.m.), Marlla Mhoon, Jim Scott, and Sean Smith.

**STAFF PRESENT:**
Regan Bolli, City Manager; Richard Hart, Community Development Director; Ethan Newton, Parks & Recreation Director; Sara Springer, City Attorney; Brian Bykonen, Associate Planner/Code Enforcement Officer; Salina Lyons, Principal Planner; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Wagner called the study session to order.

**APPROVAL OF AGENDA:**
**Council Action: Councilmember Mhoon moved and Councilmember Scott seconded to approve the agenda. Vote: 6-0. Motion carried.**

**ITEMS FOR DISCUSSION:**
1. Sign Code Policies.

Community Development Director Richard Hart and City Attorney Sara Springer gave the staff report on this item.

Councilmembers provided comments and asked questions related to the policy recommendations on residential temporary signs, and Mr. Hart and Ms. Springer provided responses.

**ADJOURNMENT:**
There being no further business, the meeting was adjourned at 6:55 p.m.

| Prepared by: | Submitted by: |
|---|---|
| _____ | _____ |
| Joan Michaud<br>Senior Deputy City Clerk | Sharon Scott<br>City Clerk |

# Consent Agenda Item C-2

Covington City Council Meeting
Date: April 26, 2016

SUBJECT: APPROVAL OF VOUCHERS

RECOMMENDED BY: Rob Hendrickson, Finance Director

ATTACHMENT(S): Vouchers: Vouchers #33942-33997, including ACH payments and electronic fund transfers in the amount of $98,892.05, dated April 15, 2016; Vouchers #33998-34043, including ACH payments and electronic fund transfers in the amount of $1,088.50, dated April 19, 2016; Paylocity Payroll Checks #1005097201-1005097217 inclusive, plus employee direct deposits in the amount of $173,620.24, dated April 8, 2016; and Paylocity Payroll Checks #1005154549-1005154568 inclusive, plus employee direct deposits in the amount of $184,046.15, dated April 22, 2016.

PREPARED BY: Joan Michaud, Senior Deputy City Clerk

EXPLANATION: Not applicable.

ALTERNATIVES: Not applicable.

FISCAL IMPACT: Not applicable.

CITY COUNCIL ACTION: _____Ordinance _____ Resolution __X__ Motion _____Other

**Councilmember _____ moves, Councilmember _____ seconds, to approve for payment Vouchers #33942-33997, including ACH payments and electronic fund transfers in the amount of $98,892.05, dated April 15, 2016; Vouchers #33998-34043, including ACH payments and electronic fund transfers in the amount of $1,088.50, dated April 19, 2016; Paylocity Payroll Checks #1005097201-1005097217 inclusive, plus employee direct deposits in the amount of $173,620.24, dated April 8, 2016; and Paylocity Payroll Checks #1005154549-1005154568 inclusive, plus employee direct deposits in the amount of $184,046.15, dated April 22, 2016.**

April 15, 2016

City of Covington

City of Covington

City of Covington
Voucher/Check Register

Check #33942 through Check #33997, including ACH payments and electronic fund transfers

In the Amount of $98,892.05

We, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against the City of Covington, Washington, County of King, and that we are authorized to authenticate and certify said claims per the attached register.

| | |
|---|---|
| Cassandra Parker<br>Senior Accountant | Mark Lanza<br>City Councilmember |
| Jeff Wagner<br>Mayor | Marlla Mhoon<br>City Councilmember |

Council Meeting Date Approved _____

# Accounts Payable

## Checks by Date - Detail by Check Date

User: scles
Printed: 4/14/2016 1:15 PM

| Check No | Vendor No / Invoice No | Vendor Name / Description | Check Date / Reference | Check Amount |
|---|---|---|---|---|
| ACH | 0771 | David Evans & Associates, Inc. | 04/15/2016 | |
| | 373304 | Traffic Concurrency; Covington Elementary Sch | | 7,428.00 |
| | | | Total for this ACH Check for Vendor 0771: | 7,428.00 |
| ACH | 0925 | Jeff Wagner | 04/15/2016 | |
| | 0925-4 | Wagner; GMPC meeting, mileage | | 30.13 |
| | | | Total for this ACH Check for Vendor 0925: | 30.13 |
| ACH | 0973 | Public Finance Inc. | 04/15/2016 | |
| | 0001906 | LID administration; 2nd Quarter 2016 | | 123.95 |
| | | | Total for this ACH Check for Vendor 0973: | 123.95 |
| ACH | 1091 | Complete Office Solutions | 04/15/2016 | |
| | 1346281-0 | Scott; office chair | | 493.04 |
| | | | Total for this ACH Check for Vendor 1091: | 493.04 |
| ACH | 1408 | Washington Workwear Stores Inc. | 04/15/2016 | |
| | 2289 | Seasonals; safety glasses, gloves, hard hat liners | | 5.84 |
| | 2289 | Seasonals; safety glasses, gloves, hard hat liners | | 8.77 |
| | 2299 | Safety glasses | | 43.40 |
| | | | Total for this ACH Check for Vendor 1408: | 58.01 |
| ACH | 1622 | Law Offices of Thomas R Hargan, PLLC | 04/15/2016 | |
| | 16-CV03 | Prosecution services through 3/31/16 | | 4,540.87 |
| | | | Total for this ACH Check for Vendor 1622: | 4,540.87 |
| ACH | 1705 | Alpine Products, Inc. | 04/15/2016 | |
| | TM-156359 | Road signs | | 515.75 |
| | | | Total for this ACH Check for Vendor 1705: | 515.75 |
| ACH | 1828 | Kathleen Kirshenbaum | 04/15/2016 | |
| | 1828-4 | Kirshenbaum; defender screenings mileage,12/2 | | 48.12 |
| | | | Total for this ACH Check for Vendor 1828: | 48.12 |
| ACH | 1901 | Modern Building Systems, Inc. | 04/15/2016 | |
| | 0015070-IN | Maint shop; building lease property tax | | 30.87 |
| | 0015070-IN | Maint shop; building lease property tax | | 30.87 |
| | 0015070-IN | Maint shop; building lease property tax | | 41.17 |
| | | | Total for this ACH Check for Vendor 1901: | 102.91 |
| ACH | 2223 | ARC Imaging Resources | 04/15/2016 | |
| | A24198 | Plotter/scanner; usage, 2/9-3/9/16 | | 46.87 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | | | Total for this ACH Check for Vendor 2223: | 46.87 |
| ACH | 2250 | SBS Legal Services | 04/15/2016 | |
| | C065 | Legal services, March | | 8,190.00 |
| | | | Total for this ACH Check for Vendor 2250: | 8,190.00 |
| ACH | 2262 | Voyager Fleet Systems Inc. | 04/15/2016 | |
| | 869285460613 | Vehicle fuel | | 679.78 |
| | | | Total for this ACH Check for Vendor 2262: | 679.78 |
| ACH | 2461 | Tri-Tec Communications, Inc. | 04/15/2016 | |
| | 616145 | Telephone site services; 3/18/16 | | 278.02 |
| | | | Total for this ACH Check for Vendor 2461: | 278.02 |
| ACH | 2555 | NuCO2 LLC | 04/15/2016 | |
| | 48356750 | Aquatics; CO2 for pH control | | 108.78 |
| | 48381725 | Aquatics; carbonizer rental property tax | | 51.14 |
| | | | Total for this ACH Check for Vendor 2555: | 159.92 |
| ACH | 2747 | Bob Lindskov | 04/15/2016 | |
| | 2747-4 | Lindskov; King County meeting, mileage/parkin | | 16.82 |
| | 2747-4 | Lindskov; King County meeting, mileage/parkin | | 25.23 |
| | | | Total for this ACH Check for Vendor 2747: | 42.05 |
| ACH | 2855 | Regan Bolli | 04/15/2016 | |
| | 16-04 | Bolli; 2016 flexible spending | | 124.00 |
| | 2855-4 | Bolli; NW Regional Management, hotel/mileage | | 851.61 |
| | | | Total for this ACH Check for Vendor 2855: | 975.61 |
| 58 | 1917 | US Bank National Association | 04/15/2016 | |
| | 1917-03-2016 | Credit card fees for March transactions | | 25.94 |
| | 1917-03-2016 | Credit card fees for March transactions | | 159.47 |
| | | | Total for Check Number 58: | 185.41 |
| 59 | 2783 | WA State Dept of Revenue | 04/15/2016 | |
| | 2783-03-2016 | Use Tax March 2016 | | 5.76 |
| | 2783-03-2016 | Business and Occupation Tax March 2016 | | 1,476.29 |
| | 2783-03-2016 | Use Tax March 2016 | | 382.14 |
| | 2783-03-2016 | Business and Occupation Tax March 2016 | | 173.23 |
| | 2783-03-2016 | Sales Tax March 2016 | | 18.61 |
| | 2783-03-2016 | Use Tax March 2016 | | 8.65 |
| | 2783-03-2016 | Business and Occupation Tax March 2016 | | 801.95 |
| | 2783-03-2016 | Sales Tax March 2016 | | 1,063.32 |
| | 2783-03-2016 | Use Tax March 2016 | | 92.88 |
| | | | Total for Check Number 59: | 4,022.83 |
| 33942 | 2625 | ACCIS | 04/15/2016 | |
| | 1812603-9144454 | Morrissey; ACCIS spring conference, registratio | | 225.00 |
| | | | Total for Check Number 33942: | 225.00 |
| 33943 | 0955 | American Red Cross | 04/15/2016 | |
| | 10438716 | Lifeguarding classes; 2/19 | | 280.00 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | 10440258 | Lifeguarding classes; 3/22 | | 81.00 |
| | | | Total for Check Number 33943: | 361.00 |
| 33944 | 2856 | Baden Sports Inc. | 04/15/2016 | |
| | PSI484992 | Baseballs | | 177.67 |
| | | | Total for Check Number 33944: | 177.67 |
| 33945 | 0499 | Bank of America | 04/15/2016 | |
| | 0405-4 | Aquatics; rubber duckies w/city logo | | 411.54 |
| | 0405-4 | WRPA Aquatics Network meeting: refreshments | | 25.11 |
| | 0405-4 | Aquatics; hex bits, use tax | | -0.61 |
| | 0405-4 | Aquatics; hex bits | | 7.74 |
| | 0405-4 | Aquatics; rubber duckies w/city logo, use tax | | -32.59 |
| | 2923-4 | Classified ads; maintenance worker | | 295.00 |
| | 3331-4 | Personal purchase; reimbursed | | 16.29 |
| | 3331-4 | Mhoon; SCA networking dinner | | 45.00 |
| | 3331-4 | Harto; SCA networking dinner | | 45.00 |
| | 3331-4 | CM Scott; chamber luncheon | | 20.00 |
| | 3331-4 | Bolli; For the Love of Cities training forum | | 40.00 |
| | 3639-4 | Aquatics; supplies for staff display boards | | 46.43 |
| | 3639-4 | Maint shop; chain hoist, retractable extension co | | -14.44 |
| | 3639-4 | Daddy Daughter Dance; decorations, supplies | | 89.51 |
| | 3639-4 | Maint shop; chain hoist, retractable extension co | | -10.84 |
| | 3639-4 | Maint shop; chain hoist, retractable extension co | | 182.43 |
| | 3639-4 | Maint shop; chain hoist, retractable extension co | | 136.83 |
| | 3639-4 | Maint shop; chain hoist, retractable extension co | | 136.83 |
| | 3639-4 | Maint shop; chain hoist, retractable extension co | | -10.84 |
| | 5700-4 | Junkin; PNW turf training, parking | | 7.00 |
| | 6093-4 | NPWW poster | | 14.12 |
| | 6093-4 | NPWW poster, use tax | | -1.12 |
| | 6093-4 | NPWW poster, use tax | | -1.12 |
| | 6093-4 | NPWW poster | | 14.12 |
| | 6668-4 | Patterson; WFEA annual conference, hotel | | 230.04 |
| | 6686-4 | Parker; PSFOA luncheon | | 25.00 |
| | 6686-4 | Beaufrere; PSFOA luncheon | | 25.00 |
| | 6686-4 | Finance retreat; lunch | | 63.27 |
| | 6686-4 | Meyers; ICC Institute, hotel | | 922.62 |
| | 7314-4 | Hart; PAW conference, registration | | 231.00 |
| | 7314-4 | Hart; PAW conference, registration | | 99.00 |
| | 7314-4 | Newton; wireless keyboard | | 76.01 |
| | 7314-4 | Officer Job; NW Trackers, registration | | 380.00 |
| | 7314-4 | Skate Park Design outreach; candy | | 11.06 |
| | 8754-4 | City event collection bin supplies | | 37.12 |
| | 8754-4 | Slate; WFEA annual conference, hotel | | 345.06 |
| | 9148-4 | SSL certificates | | 69.99 |
| | 9148-4 | Thompson; monitor, use tax | | -14.41 |
| | 9148-4 | Patching software | | 260.64 |
| | 9148-4 | Patching software, use tax | | -20.64 |
| | 9148-4 | SDHC flash card, use tax | | -0.91 |
| | 9148-4 | Memory card readers, video adapter converters, | | -10.24 |
| | 9148-4 | Computer cables, use tax | | -4.30 |
| | 9148-4 | Memory card readers, video adapter converters | | 129.29 |
| | 9148-4 | Surge suppressors | | 42.32 |
| | 9148-4 | SDHC flash card | | 11.49 |
| | 9148-4 | Surge suppressors, use tax | | -3.35 |
| | 9148-4 | Thompson; monitor | | 181.99 |
| | 9148-4 | Computer cables | | 54.27 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | | | Total for Check Number 33945: | 4,602.71 |
| 33946 | 2368 | Best Parking Lot Cleaning Inc. | 04/15/2016 | |
| | 145188 | MV Street cleaning; March | | 7,503.48 |
| | 145189 | Street cleaning; March | | 3,795.87 |
| | | | Total for Check Number 33946: | 11,299.35 |
| 33947 | 2516 | Bob's Heating & Air Conditioning, Inc. | 04/15/2016 | |
| | 158450 | Minor housing repair; #LEMK-01-15 | | 3,310.13 |
| | | | Total for Check Number 33947: | 3,310.13 |
| 33948 | 3085 | Business Management Daily | 04/15/2016 | |
| | REN1R03 | Payroll Legal Alert; annual subscription | | 147.00 |
| | | | Total for Check Number 33948: | 147.00 |
| 33949 | 0026 | C&B Awards | 04/15/2016 | |
| | 2760 | Spring Break Soccer Camp; t shirts | | 170.56 |
| | | | Total for Check Number 33949: | 170.56 |
| 33950 | 1997 | Capital One Commercial | 04/15/2016 | |
| | 065518 | Solid Waste Open House; refreshments | | 19.38 |
| | | | Total for Check Number 33950: | 19.38 |
| 33951 | 0366 | City of Covington | 04/15/2016 | |
| | 0366-4 | SWM utility tax; March | | 7,873.56 |
| | | | Total for Check Number 33951: | 7,873.56 |
| 33952 | 0219 | City of Maple Valley | 04/15/2016 | |
| | INV02599 | Building inspector services; January | | 3,412.50 |
| | INV02602 | Building inspector services; February | | 4,068.75 |
| | | | Total for Check Number 33952: | 7,481.25 |
| 33953 | 1126 | Comcast | 04/15/2016 | |
| | 849834012065071 | Maint shop; internet/installation, 3/30-4/29/16 | | 67.54 |
| | 849834012065071 | Maint shop; internet/installation, 3/30-4/29/16 | | 90.06 |
| | 849834012065071 | Maint shop; internet/installation, 3/30-4/29/16 | | 67.54 |
| | | | Total for Check Number 33953: | 225.14 |
| 33954 | 0184 | Cordi & Bejarano | 04/15/2016 | |
| | 162 | Public defender services; March | | 4,000.00 |
| | | | Total for Check Number 33954: | 4,000.00 |
| 33955 | 1983 | De Lage Landen Financial Srvcs | 04/15/2016 | |
| | 49746556 | Aquatics; copiers' lease, 4/1-4/30/16 | | 104.41 |
| | | | Total for Check Number 33955: | 104.41 |
| 33956 | 0699 | Department of Licensing | 04/15/2016 | |
| | 0699-4 | Drivers abstracts; annual | | 455.00 |
| | | | Total for Check Number 33956: | 455.00 |
| 33957 | 0699 | Department of Licensing | 04/15/2016 | |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | 0699-4 | Drivers abstracts | | 65.00 |
| | | | Total for Check Number 33957: | 65.00 |
| 33958 | 1875 | FirstChoice | 04/15/2016 | |
| | 137209 | Coffee service | | 192.63 |
| | | | Total for Check Number 33958: | 192.63 |
| 33959 | 2078 | Girard Resources & Recycling, LLC | 04/15/2016 | |
| | 32837 | Clear rock | | 46.43 |
| | | | Total for Check Number 33959: | 46.43 |
| 33960 | 2045 | Goodbye Graffiti Seattle | 04/15/2016 | |
| | 24555 | Everclean program; April, May & June | | 1,298.69 |
| | | | Total for Check Number 33960: | 1,298.69 |
| 33961 | 2553 | Gordon Thomas Honeywell Governmental | 04/15/2016 | |
| | Mar 16 1123 | Governmental Affairs services, March | | 2,300.00 |
| | | | Total for Check Number 33961: | 2,300.00 |
| 33962 | 1770 | Richard Hart | 04/15/2016 | |
| | 1770-4 | Hart; APA conference, hotel, per diem, taxi | | 304.90 |
| | 1770-4 | Hart; APA conference, hotel, per diem, taxi | | 711.44 |
| | | | Total for Check Number 33962: | 1,016.34 |
| 33963 | 0867 | Home Depot Credit Services | 04/15/2016 | |
| | 2015442 | Maint shop; downspouts | | 14.90 |
| | 2015442 | Maint shop; downspouts | | 11.17 |
| | 2015442 | Maint shop; downspouts | | 11.17 |
| | 2021455 | #3384; hex nipple | | 1.18 |
| | 2021455 | #3384; hex nipple | | 0.88 |
| | 2021455 | #3384; hex nipple | | 0.89 |
| | 2570681 | Padlocks | | 32.51 |
| | 4563120 | #3252; spare keys | | 4.06 |
| | 4590660 | Basketball; blue tape | | 38.59 |
| | 5060226 | Maint shop; batteries | | 21.03 |
| | 5060226 | Maint shop; batteries | | 15.77 |
| | 5060226 | Maint shop; batteries | | 15.77 |
| | 5591218 | Tree lighting; zip ties | | 28.20 |
| | 5591777 | Maint shop; respirators, chemical impact goggle: | | 19.09 |
| | 5591777 | Maint shop; respirators, chemical impact goggle: | | 14.32 |
| | 5591777 | Maint shop; respirators, chemical impact goggle: | | 14.31 |
| | 56562577 | Soccer; tape for A boards | | 32.55 |
| | 7014915 | Maint shop; shop vac filters | | 14.97 |
| | 7014915 | Maint shop; shop vac filters | | 19.95 |
| | 7014915 | Maint shop; shop vac filters | | 14.97 |
| | 9014688 | Padlock | | 8.46 |
| | 9562889 | Baseball; locking cables, tote | | 48.66 |
| | 9570801 | Tree lighting; power cord fuses | | 22.72 |
| | | | Total for Check Number 33963: | 406.12 |
| 33964 | 1722 | Honey Bucket | 04/15/2016 | |
| | 2-1608028 | Cedar Heights; portable toilet rental, 3/28-4/24/1 | | 117.50 |
| | 2-1608029 | Covington Elem; portable toilet rental, 3/28-4/24 | | 117.50 |
| | 2-1608030 | Jenkins Creek; portable toilet rental, 3/28-4/24/1 | | 117.50 |
| | 2-1608031 | Mattson; portable toilet rental, 3/28-4/24/16 | | 117.50 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | 2-1608032 | Kentwood; portable toilet rental, 3/28-4/24/16 | | 117.50 |
| | | | Total for Check Number 33964: | 587.50 |
| 33965 | 3083 | IACP | 04/15/2016 | |
| | 3083-4 | McCurdy; IACP membership | | 150.00 |
| | | | Total for Check Number 33965: | 150.00 |
| 33966 | 3038 | IBS, Inc. | 04/15/2016 | |
| | 611710-2 | Maint shop; re-threading tool | | 21.27 |
| | 611710-2 | Maint shop; re-threading tool | | 21.26 |
| | 611710-2 | Maint shop; re-threading tool | | 28.35 |
| | | | Total for Check Number 33966: | 70.88 |
| 33967 | 1701 | Johnsons Home & Garden | 04/15/2016 | |
| | 403188 | Cord wheels, line punch, lock, nuts/bolts | | 47.74 |
| | | | Total for Check Number 33967: | 47.74 |
| 33968 | 0385 | Kent School #415 | 04/15/2016 | |
| | 1600002219 | Basketball; gym rental, 2/27, 3/5 | | 1,109.07 |
| | | | Total for Check Number 33968: | 1,109.07 |
| 33969 | 0204 | King County Pet Licensing | 04/15/2016 | |
| | 0204-4 | Pet license remittance; March | | 330.00 |
| | | | Total for Check Number 33969: | 330.00 |
| 33970 | 1111 | King County Treasury | 04/15/2016 | |
| | 001190-0250-05 | Noxious Weed, King CD 2016 | | 11.00 |
| | 001190-0260-03 | Noxious Weed, King CD 2016 | | 11.48 |
| | 005030-0400-09 | Noxious Weed, King CD 2016 | | 10.90 |
| | 020003-0070-00 | Noxious Weed, King CD 2016 | | 10.89 |
| | 085100-0190-00 | Noxious Weed, King CD 2016 | | 12.63 |
| | 127400-0290-06 | Noxious Weed, King CD 2016 | | 12.17 |
| | 127400-0300-04 | Noxious Weed, King CD 2016 | | 12.16 |
| | 151590-0280-08 | Noxious Weed, King CD 2016 | | 11.25 |
| | 151591-0430-06 | Noxious Weed, King CD 2016 | | 10.95 |
| | 151591-0440-04 | Noxious Weed, King CD 2016 | | 10.90 |
| | 151592-0350-01 | Noxious Weed, King CD 2016 | | 10.93 |
| | 176065-1120-03 | Noxious Weed, King CD 2016 | | 11.14 |
| | 176065-1130-01 | Noxious Weed, King CD 2016 | | 12.11 |
| | 176065-1140-09 | Noxious Weed, King CD 2016 | | 12.12 |
| | 179620-0030-06 | Noxious Weed, King CD 2016 | | 10.91 |
| | 179620-0620-02 | Noxious Weed, King CD 2016 | | 12.36 |
| | 179620-0630-00 | Noxious Weed, King CD 2016 | | 12.30 |
| | 179620-0640-08 | Noxious Weed, King CD 2016 | | 12.27 |
| | 179631-0090-00 | Noxious Weed, King CD 2016 | | 12.49 |
| | 179631-0100-08 | Noxious Weed, King CD 2016 | | 14.60 |
| | 179631-0120-04 | Noxious Weed, King CD 2016 | | 12.43 |
| | 179631-0130-02 | Noxious Weed, King CD 2016 | | 12.24 |
| | 179632-0090-09 | Noxious Weed, King CD 2016 | | 12.62 |
| | 179632-0100-07 | Noxious Weed, King CD 2016 | | 10.87 |
| | 179635-1150-01 | Noxious Weed, King CD 2016 | | 12.39 |
| | 179636-1270-05 | Noxious Weed, King CD 2016 | | 11.09 |
| | 179638-1190-00 | Noxious Weed, King CD 2016 | | 11.00 |
| | 179638-1200-08 | Noxious Weed, King CD 2016 | | 10.90 |
| | 179639-0270-04 | Noxious Weed, King CD 2016 | | 10.94 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | 179639-0280-02 | Noxious Weed, King CD 2016 | | 10.88 |
| | 179639-0290-00 | Noxious Weed, King CD 2016 | | 10.92 |
| | 179642-0140-07 | Noxious Weed, King CD 2016 | | 10.93 |
| | 179670-0260-06 | Noxious Weed, King CD 2016 | | 12.32 |
| | 179670-0270-04 | Noxious Weed, King CD 2016 | | 10.99 |
| | 179670-0280-02 | Noxious Weed, King CD 2016 | | 10.93 |
| | 182206-9168-07 | Noxious Weed, King CD, SWM, Fire 2016 | | 4,042.46 |
| | 184310-0710-08 | Noxious Weed, King CD 2016 | | 10.96 |
| | 202206-9014-09 | Noxious Weed, King CD, SWM 2016 | | 190.31 |
| | 212206-9186-00 | Noxious Weed, King CD 2016 | | 13.71 |
| | 228670-0110-03 | Noxious Weed, King CD 2016 | | 10.91 |
| | 232980-0690-08 | Noxious Weed, King CD 2016 | | 10.98 |
| | 232980-0700-06 | Noxious Weed, King CD 2016 | | 11.16 |
| | 232980-0710-04 | Noxious Weed, King CD 2016 | | 11.34 |
| | 232980-0720-02 | Noxious Weed, King CD 2016 | | 10.98 |
| | 242205-9001-01 | Noxious Weed, King CD, SWM 2016 | | 205.52 |
| | 242205-9020-08 | Noxious Weed, King CD, SWM 2016 | | 206.69 |
| | 242205-9030-06 | Noxious Weed, King CD, SWM 2016 | | 488.13 |
| | 242205-9037-09 | Noxious Weed, King CD 2016 | | 10.96 |
| | 242205-9039-07 | Noxious Weed, King CD 2016 | | 12.75 |
| | 242205-9047-07 | Noxious Weed, King CD 2016 | | 11.02 |
| | 242205-9085-00 | Noxious Weed, King CD, SWM 2016 | | 205.17 |
| | 242205-9102-09 | Noxious Weed, King CD, SWM, Fire 2016 | | 1,542.84 |
| | 242205-9128-09 | Noxious Weed, King CD, SWM 2016 | | 1,064.15 |
| | 242205-9182-02 | Noxious Weed, King CD, SWM 2016 | | 207.46 |
| | 252205-9272-02 | Noxious Weed, King CD 2016 | | 12.13 |
| | 252205-9276-08 | Noxious Weed, King CD 2016 | | 11.03 |
| | 259178-0190-08 | Noxious Weed, King CD 2016 | | 10.95 |
| | 262175-0620-05 | Noxious Weed, King CD 2016 | | 11.55 |
| | 262175-0630-03 | Noxious Weed, King CD 2016 | | 12.79 |
| | 262175-0640-01 | Noxious Weed, King CD 2016 | | 12.84 |
| | 262175-0650-08 | Noxious Weed, King CD 2016 | | 12.63 |
| | 262175-0660-06 | Noxious Weed, King CD 2016 | | 12.63 |
| | 262175-0680-02 | Noxious Weed, King CD 2016 | | 10.95 |
| | 262205-9194-06 | Noxious Weed, King CD 2016 | | 12.92 |
| | 289520-0310-05 | Noxious Weed, King CD 2016 | | 10.88 |
| | 289520-0320-03 | Noxious Weed, King CD 2016 | | 10.93 |
| | 291661-0520-06 | Noxious Weed, King CD 2016 | | 11.24 |
| | 292206-9123-08 | Noxious Weed, King CD, SWM 2016 | | 1,207.93 |
| | 292206-9201-03 | Noxious Weed, King CD 2016 | | 10.92 |
| | 302206-9068-02 | Noxious Weed, King CD, SWM 2016 | | 210.34 |
| | 352205-9150-07 | Noxious Weed, King CD 2016 | | 11.61 |
| | 352205-9221-02 | Noxious Weed, King CD 2016 | | 10.88 |
| | 362205-9030-02 | Noxious Weed, King CD 2016 | | 12.85 |
| | 362205-9178-04 | Noxious Weed, King CD 2016 | | 12.78 |
| | 362205-9192-06 | Noxious Weed, King CD 2016 | | 12.32 |
| | 362205-9199-09 | Noxious Weed, King CD 2016 | | 11.67 |
| | 369150-0240-07 | Noxious Weed, King CD 2016 | | 10.93 |
| | 369150-0250-04 | Noxious Weed, King CD 2016 | | 10.91 |
| | 378040-0040-04 | Noxious Weed, King CD 2016 | | 12.16 |
| | 378040-0100-01 | Noxious Weed, King CD 2016 | | 12.15 |
| | 378310-0200-03 | Noxious Weed, King CD 2016 | | 10.91 |
| | 417850-1090-06 | Noxious Weed, King CD 2016 | | 10.90 |
| | 429900-0230-04 | Noxious Weed, King CD 2016 | | 10.93 |
| | 546930-0510-00 | Noxious Weed, King CD 2016 | | 11.07 |
| | 546930-0520-08 | Noxious Weed, King CD 2016 | | 10.93 |
| | 564130-0350-04 | Noxious Weed, King CD 2016 | | 10.96 |
| | 564130-0360-02 | Noxious Weed, King CD 2016 | | 11.07 |
| | 564130-0380-08 | Noxious Weed, King CD 2016 | | 10.93 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | 564130-0390-06 | Noxious Weed, King CD 2016 | | 10.97 |
| | 570610-0300-01 | Noxious Weed, King CD 2016 | | 10.98 |
| | 614765-0490-00 | Noxious Weed, King CD 2016 | | 11.06 |
| | 665470-0590-07 | Noxious Weed, King CD 2016 | | 11.09 |
| | 669900-1550-05 | Noxious Weed, King CD 2016 | | 11.12 |
| | 680630-1100-04 | Noxious Weed, King CD 2016 | | 10.96 |
| | 689250-0180-09 | Noxious Weed, King CD 2016 | | 10.95 |
| | 689251-0330-07 | Noxious Weed, King CD 2016 | | 10.96 |
| | 714070-1460-02 | Noxious Weed, King CD 2016 | | 11.20 |
| | 714070-1470-00 | Noxious Weed, King CD 2016 | | 15.37 |
| | 714070-1490-06 | Noxious Weed, King CD 2016 | | 11.03 |
| | 714070-1510-02 | Noxious Weed, King CD 2016 | | 11.02 |
| | 714070-1520-00 | Noxious Weed, King CD 2016 | | 10.88 |
| | 714070-1550-03 | Noxious Weed, King CD 2016 | | 11.28 |
| | 714070-1560-01 | Noxious Weed, King CD 2016 | | 10.97 |
| | 714070-1580-07 | Noxious Weed, King CD 2016 | | 10.88 |
| | 723730-1270-05 | Noxious Weed, King CD 2016 | | 14.74 |
| | 756945-0500-00 | Noxious Weed, King CD 2016 | | 12.88 |
| | 776040-1050-04 | Noxious Weed, King CD 2016 | | 11.04 |
| | 776040-1060-02 | Noxious Weed, King CD 2016 | | 11.09 |
| | 856200-0310-08 | Noxious Weed, King CD 2016 | | 10.94 |
| | 856289-1370-07 | Noxious Weed, King CD 2016 | | 14.66 |
| | 856289-1380-05 | Noxious Weed, King CD 2016 | | 11.33 |
| | 858640-0077-05 | Noxious Weed, King CD 2016 | | 12.63 |
| | 864780-0220-09 | Noxious Weed, King CD 2016 | | 10.88 |
| | 864780-0230-07 | Noxious Weed, King CD 2016 | | 10.88 |
| | 864810-0210-05 | Noxious Weed, King CD 2016 | | 10.94 |
| | 864820-0200-05 | Noxious Weed, King CD 2016 | | 10.99 |
| | 864821-0800-08 | Noxious Weed, King CD 2016 | | 11.03 |
| | 864960-0210-03 | Noxious Weed, King CD 2016 | | 10.89 |
| | 864960-0220-01 | Noxious Weed, King CD 2016 | | 10.88 |
| | 864960-0230-09 | Noxious Weed, King CD 2016 | | 10.88 |
| | 864960-0240-07 | Noxious Weed, King CD 2016 | | 11.28 |
| | 865010-0310-09 | Noxious Weed, King CD 2016 | | 10.95 |
| | 923844-0270-06 | Noxious Weed, King CD, SWM 2016 | | 620.00 |
| | 947850-1190-01 | Noxious Weed, King CD 2016 | | 12.11 |
| | 947850-1200-09 | Noxious Weed, King CD 2016 | | 12.21 |
| | 947850-1210-07 | Noxious Weed, King CD 2016 | | 13.32 |
| | 947850-1230-03 | Noxious Weed, King CD 2016 | | 12.24 |
| | 947850-1240-01 | Noxious Weed, King CD 2016 | | 12.19 |
| | 947855-0460-01 | Noxious Weed, King CD 2016 | | 11.56 |
| | 948595-1610-01 | Noxious Weed, King CD 2016 | | 10.97 |
| | | | Total for Check Number 33970: | 11,557.36 |
| 33971 | 1405 | Lakeside Industries | 04/15/2016 | |
| | 12044721MB | Asphalt | | 200.30 |
| | | | Total for Check Number 33971: | 200.30 |
| 33972 | 2022 | Harry Lammon | 04/15/2016 | |
| | 2022-4 | Utility tax rebate; electricity | | 92.98 |
| | 2022-4 | Utility tax rebate; solid waste | | 9.57 |
| | 2022-4 | Utility tax rebate; cable | | 107.92 |
| | | | Total for Check Number 33972: | 210.47 |
| 33973 | 1131 | Lincoln Equipment, Inc. | 04/15/2016 | |
| | SI286662 | Aquatics; handrail cover | | 171.79 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | | | Total for Check Number 33973: | 171.79 |
| 33974 | 2550 | Motorplex Pro-Tow | 04/15/2016 | |
| | 75522 | #3468; lube/oil service | | 54.22 |
| | | | Total for Check Number 33974: | 54.22 |
| 33975 | 0135 | MRSC | 04/15/2016 | |
| | 33650 | MRSC Rosters; annual renewal | | 120.00 |
| | | | Total for Check Number 33975: | 120.00 |
| 33976 | 1487 | NAPA Auto Parts | 04/15/2016 | |
| | 782994 | Maint shop; funnels | | 3.37 |
| | 782994 | Maint shop; funnels | | 2.54 |
| | 782994 | Maint shop; funnels | | 2.54 |
| | 783669 | #3384; fitting | | 0.48 |
| | 783669 | #3384; fitting | | 0.48 |
| | 783669 | #3384; fitting | | 0.65 |
| | 784391 | Maint shop; oil, shop towels | | 12.63 |
| | 784391 | Maint shop; oil, shop towels | | 16.84 |
| | 784391 | Maint shop; oil, shop towels | | 12.63 |
| | | | Total for Check Number 33976: | 52.16 |
| 33977 | 3017 | O'Reilly Automotive Inc. | 04/15/2016 | |
| | 3716192252 | #2761; battery | | 111.20 |
| | | | Total for Check Number 33977: | 111.20 |
| 33978 | 0004 | Office Depot | 04/15/2016 | |
| | 1917972383 | PROS Plan; USB | | 10.09 |
| | 829247635001 | Office supplies | | 203.13 |
| | 829247688001 | Printer ink | | 32.34 |
| | 832961541001 | Dish soap | | 10.40 |
| | 832961541001 | Office supplies | | 140.21 |
| | 832977658001 | Markers | | 13.02 |
| | | | Total for Check Number 33978: | 409.19 |
| 33979 | 1407 | Parametrix, Inc. | 04/15/2016 | |
| | 21-23751 | Plan review services; 1/31-2/27/16 | | 573.10 |
| | | | Total for Check Number 33979: | 573.10 |
| 33980 | 0057 | Petty Cash | 04/15/2016 | |
| | 0057-4 | Petty cash; Daddy Daughter Dance | | 100.00 |
| | | | Total for Check Number 33980: | 100.00 |
| 33981 | 2860 | Protect Youth Sports | 04/15/2016 | |
| | 417680 | Background checks | | 420.00 |
| | | | Total for Check Number 33981: | 420.00 |
| 33982 | 3082 | Rainier Connect | 04/15/2016 | |
| | 5000174-4 | Business hosting; April | | 30.24 |
| | | | Total for Check Number 33982: | 30.24 |
| 33983 | 1905 | Sharp Electronics Corporation | 04/15/2016 | |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | C852000-701 | Police copier; usage, 2/25-3/21/16 | | 22.46 |
| | C852275-701 | Copier; usage, 2/22-3/15/16 | | 12.19 |
| | C852275-701 | Copier; usage, 2/22-3/15/16 | | 8.12 |
| | C852875-701 | Workroom copier; usage, 2/29-3/30/16 | | 1,255.01 |
| | | | Total for Check Number 33983: | 1,297.78 |
| 33984 | 1850 | Sherwin-Williams Co. | 04/15/2016 | |
| | 4836-2 | City hall; paint | | 6.73 |
| | 4863-6 | City hall; paint | | 176.37 |
| | | | Total for Check Number 33984: | 183.10 |
| 33985 | 2992 | Shred-it | 04/15/2016 | |
| | 9410128421 | Shredding services; 3/25/16 | | 18.00 |
| | | | Total for Check Number 33985: | 18.00 |
| 33986 | 0993 | Soos Creek Water & Sewer Dist. | 04/15/2016 | |
| | 0700-906800-4 | Aquatics; sewer, 2/1-3/31/16 | | 3,208.02 |
| | 0700-927900-4 | Maint shop; sewer, 2/1-3/31/16 | | 35.93 |
| | 0700-927900-4 | Maint shop; sewer, 2/1-3/31/16 | | 47.90 |
| | 0700-927900-4 | Maint shop; sewer, 2/1-3/31/16 | | 35.93 |
| | | | Total for Check Number 33986: | 3,327.78 |
| 33987 | 0736 | Sound Security, Inc. | 04/15/2016 | |
| | 802328 | Maint shop; secure monitoring, 4/1-4/30/16 | | 42.80 |
| | 802328 | Security monitoring, 4/1-4/30/16 | | 1,050.50 |
| | 802328 | Maint shop; secure monitoring, 4/1-4/30/16 | | 32.10 |
| | 802328 | Maint shop; secure monitoring, 4/1-4/30/16 | | 32.10 |
| | | | Total for Check Number 33987: | 1,157.50 |
| 33988 | 2636 | TRM Wood Products Co, Inc. | 04/15/2016 | |
| | 328452 | Maint shop; lumber | | 40.06 |
| | 328452 | Maint shop; lumber | | 53.41 |
| | 328452 | Maint shop; lumber | | 40.06 |
| | | | Total for Check Number 33988: | 133.53 |
| 33989 | 2556 | United Site Services | 04/15/2016 | |
| | 114-3869266 | Gardner property; fence rental, 3/19-4/15/16 | | 355.77 |
| | | | Total for Check Number 33989: | 355.77 |
| 33990 | 2103 | US Bancorp Equip Finance Inc. | 04/15/2016 | |
| | 301772174 | Copier lease | | 130.32 |
| | 301772174 | Copier lease | | 86.88 |
| | | | Total for Check Number 33990: | 217.20 |
| 33991 | 0357 | Valley Communications | 04/15/2016 | |
| | 16576 | 800 MHz access fee; March | | 75.00 |
| | | | Total for Check Number 33991: | 75.00 |
| 33992 | 0046 | Verizon Wireless | 04/15/2016 | |
| | 9762480379 | Cellular service/tablet data, 3/21-4/20/16 | | 176.56 |
| | 9762480379 | Cellular service, 3/21-4/20/16 | | 47.77 |
| | 9762480379 | Cellular service/tablet data, 3/21-4/20/16 | | 98.61 |
| | 9762480379 | Cellular service/tablet data, 3/21-4/20/16 | | 151.33 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | 9762480379 | Cellular service, 3/21-4/20/16 | | 30.13 |
| | 9762480379 | Cellular service, 3/21-4/20/16 | | 29.30 |
| | 9762480379 | Hart; cellular phone credit | | -45.00 |
| | 9762480379 | Cellular service, 3/21-4/20/16 | | 188.91 |
| | 9762480379 | Cellular service, 3/21-4/20/16 | | 26.44 |
| | 9762480379 | Hart; cellular phone credit | | -105.00 |
| | 9762480379 | Cellular service/tablet data, 3/21-4/20/16 | | 123.59 |
| | | | Total for Check Number 33992: | 722.64 |
| 33993 | 2652 | Wells Fargo Financial Leasing | 04/15/2016 | |
| | 5002942622 | Plotter/scanner; lease, 4/10-5/9/16 | | 227.09 |
| | | | Total for Check Number 33993: | 227.09 |
| 33994 | 1496 | Dan Wesley | 04/15/2016 | |
| | 1496-4 | Wesley; APWA conference, per diem | | 96.00 |
| | | | Total for Check Number 33994: | 96.00 |
| 33995 | 1708 | Western Equipment Distributors, Inc. | 04/15/2016 | |
| | 798042 | Maint shop; hydraulic fluid, aerosol cans | | 34.98 |
| | 798042 | Maint shop; hydraulic fluid, aerosol cans | | 34.98 |
| | 798042 | Maint shop; hydraulic fluid, aerosol cans | | 46.64 |
| | | | Total for Check Number 33995: | 116.60 |
| 33996 | 2230 | Wilbur-Ellis Company | 04/15/2016 | |
| | 9725757RI | CCP; fertilizer | | 156.48 |
| | 9761577RI | Erosion control seed mix | | 653.72 |
| | | | Total for Check Number 33996: | 810.20 |
| 33997 | 0137 | WMCA | 04/15/2016 | |
| | 0137-4 | Scott; WCMA membership dues, 5/1/16-4/30/17 | | 75.00 |
| | 0137-4-1 | Michaud; WCMA membership dues, 5/1/16-4/3( | | 75.00 |
| | | | Total for Check Number 33997: | 150.00 |
| | | | Total for 4/15/2016: | 98,892.05 |
| | | | Report Total (74 checks): | 98,892.05 |

April 19, 2016

City of Covington

City of Covington

City of Covington
Voucher/Check Register

Check #33998 through Check #34043, including ACH payments and electronic fund transfers

In the Amount of $1,088.50

We, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claims are just, due and unpaid obligations against the City of Covington, Washington, County of King, and that we are authorized to authenticate and certify said claims per the attached register.

| | |
|---|---|
| Cassandra Parker<br>Senior Accountant | Mark Lanza<br>City Councilmember |
| Jeff Wagner<br>Mayor | Marlla Mhoon<br>City Councilmember |

Council Meeting Date Approved _____

# Accounts Payable

## Checks by Date - Detail by Check Number

User: lhagen
Printed: 4/21/2016 12:49 PM

| Check No | Vendor No / Invoice No | Vendor Name / Description | Check Date / Reference | Check Amount |
|---|---|---|---|---|
| 33998 | 3086 | Lisa Anardi | 04/19/2016 | |
| | 3086-2016 | Refund balance on customer's account at the Aqu | | 25.00 |
| | | | Total for Check Number 33998: | 25.00 |
| 33999 | 3087 | Tina Bell | 04/19/2016 | |
| | 3087-2016 | Refund balance on customer's account at the Aqu | | 9.50 |
| | | | Total for Check Number 33999: | 9.50 |
| 34000 | 3088 | Michelle Carmichael | 04/19/2016 | |
| | 3088-2016 | Refund balance on customer's account at the Aqu | | 19.00 |
| | | | Total for Check Number 34000: | 19.00 |
| 34001 | 3089 | Jennifer Carter | 04/19/2016 | |
| | 3089-2016 | Refund balance on customer's account at the Aqu | | 35.00 |
| | | | Total for Check Number 34001: | 35.00 |
| 34002 | 3090 | Noel Claudio | 04/19/2016 | |
| | 3090-2016 | Refund balance on customer's account at Aquatic | | 9.50 |
| | 3090-2016(2) | Refund balance on customer's account at Aquatic | | 9.50 |
| | | | Total for Check Number 34002: | 19.00 |
| 34003 | 3092 | Karryn Davlin | 04/19/2016 | |
| | 3092-2016 | Refund balance on customer's account at the Aqu | | 6.75 |
| | | | Total for Check Number 34003: | 6.75 |
| 34004 | 3093 | Robin Dawson | 04/19/2016 | |
| | 3093-2016 | Refund balance on customer's account at the Aqu | | 15.50 |
| | | | Total for Check Number 34004: | 15.50 |
| 34005 | 3094 | Karla Deal | 04/19/2016 | |
| | 3094-2016 | Refund balance on customer's account at the Aqu | | 5.75 |
| | | | Total for Check Number 34005: | 5.75 |
| 34006 | 3095 | Angie Elliott | 04/19/2016 | |
| | 3095-2016 | Refund balance on customer's account at the Aqu | | 28.00 |
| | | | Total for Check Number 34006: | 28.00 |
| 34007 | 3096 | Briana Ethington | 04/19/2016 | |
| | 3096-2016 | Refund balance on customer's account at the Aqu | | 11.75 |
| | | | Total for Check Number 34007: | 11.75 |
| 34008 | 3097 | Tryg Falkenberg | 04/19/2016 | |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | 3097-2016 | Refund balance on customer's account at the Aqu | | 28.00 |
| | | | Total for Check Number 34008: | 28.00 |
| 34009 | 3098<br>3098-2016 | Thuy Friberg<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 65.00 |
| | | | Total for Check Number 34009: | 65.00 |
| 34010 | 3099<br>3099-2016 | Diane Genson<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 18.00 |
| | | | Total for Check Number 34010: | 18.00 |
| 34011 | 3100<br>3100-2016 | Gurpreet Ghatorae<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 15.50 |
| | | | Total for Check Number 34011: | 15.50 |
| 34012 | 3101<br>3101-2016 | Shari Glory<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 9.50 |
| | | | Total for Check Number 34012: | 9.50 |
| 34013 | 3102<br>3102-2016 | Raj Grewal<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 87.00 |
| | | | Total for Check Number 34013: | 87.00 |
| 34014 | 3103<br>3103-2016 | Shannon Guiberson<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 9.50 |
| | | | Total for Check Number 34014: | 9.50 |
| 34015 | 3054<br>3054-2016(2) | Kathy Hartz<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 7.75 |
| | | | Total for Check Number 34015: | 7.75 |
| 34016 | 3104<br>3104-2016 | Bedria Hassen<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 9.50 |
| | | | Total for Check Number 34016: | 9.50 |
| 34017 | 3105<br>3105-2016 | Carolyn Hunt<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 31.00 |
| | | | Total for Check Number 34017: | 31.00 |
| 34018 | 3106<br>3106-2016 | Vidhu Janardhanan<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 9.50 |
| | | | Total for Check Number 34018: | 9.50 |
| 34019 | 3107<br>3107-2016 | Kyle Johnson<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 12.50 |
| | | | Total for Check Number 34019: | 12.50 |
| 34020 | 3108<br>3108-2016 | Kim Jones<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 25.00 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | | | Total for Check Number 34020: | 25.00 |
| 34021 | 3110 | Kamaljit Kaur | 04/19/2016 | |
| | 3110-2016 | Refund balance on customer's account at the Aqu | | 9.50 |
| | 3110-2016(2) | Refund balance on customer's account at the Aqu | | 7.75 |
| | | | Total for Check Number 34021: | 17.25 |
| 34022 | 3060 | Laurie Kelly | 04/19/2016 | |
| | 3060-2016(2) | Refund balance on customer's acct - Jeremy Nick | | 53.00 |
| | | | Total for Check Number 34022: | 53.00 |
| 34023 | 3111 | Sara Kirschbaum | 04/19/2016 | |
| | 3111-2016 | Refund balance on customer's account at the Aqu | | 12.50 |
| | | | Total for Check Number 34023: | 12.50 |
| 34024 | 3112 | DaLana LaCour | 04/19/2016 | |
| | 3112-2016 | Refund balance on customer's account at the Aqu | | 24.75 |
| | | | Total for Check Number 34024: | 24.75 |
| 34025 | 3113 | Rebecca Landrey | 04/19/2016 | |
| | 3113-2016 | Refund balance on customer's account at the Aqu | | 19.00 |
| | | | Total for Check Number 34025: | 19.00 |
| 34026 | 3114 | Eddie Love | 04/19/2016 | |
| | 3114-2016 | Refund balance on customer's account at the Aqu | | 7.75 |
| | | | Total for Check Number 34026: | 7.75 |
| 34027 | 3115 | Heather Maine | 04/19/2016 | |
| | 3115-2016 | Refund balance on customer's account at the Aqu | | 49.50 |
| | | | Total for Check Number 34027: | 49.50 |
| 34028 | 3116 | Bryan Martinez | 04/19/2016 | |
| | 3116-2016 | Refund balance on customer's account at the Aqu | | 9.50 |
| | | | Total for Check Number 34028: | 9.50 |
| 34029 | 3117 | Kristee Massenburg | 04/19/2016 | |
| | 3117-2016 | Refund balance on customer's account at the Aqu | | 22.50 |
| | | | Total for Check Number 34029: | 22.50 |
| 34030 | 3118 | Ragul Murali | 04/19/2016 | |
| | 3118-2016 | Refund balance on customer's account at the Aqu | | 23.75 |
| | | | Total for Check Number 34030: | 23.75 |
| 34031 | 3120 | Amelia Ofrancia | 04/19/2016 | |
| | 3120-2016 | Refund balance on customer's account at the Aqu | | 16.25 |
| | | | Total for Check Number 34031: | 16.25 |
| 34032 | 3121 | August Patterson | 04/19/2016 | |
| | 3121-2016 | Refund balance on customer's account at the Aqu | | 19.00 |

| Check No | Vendor No<br>Invoice No | Vendor Name<br>Description | Check Date<br>Reference | Check Amount |
|---|---|---|---|---|
| | | | Total for Check Number 34032: | 19.00 |
| 34033 | 3122<br>3122-2016 | Philip Perincheril<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 47.00 |
| | | | Total for Check Number 34033: | 47.00 |
| 34034 | 3123<br>3123-2016 | Balamuruga Sankaranaryanan<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 85.00 |
| | | | Total for Check Number 34034: | 85.00 |
| 34035 | 3124<br>3124-2016 | Sunnye Sarker<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 7.75 |
| | | | Total for Check Number 34035: | 7.75 |
| 34036 | 3125<br>3125-2016 | May Shein<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 19.00 |
| | | | Total for Check Number 34036: | 19.00 |
| 34037 | 3126<br>3126-2016 | Glenn Shilman<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 9.50 |
| | | | Total for Check Number 34037: | 9.50 |
| 34038 | 3127<br>3127-2016 | Mijeong Song<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 37.50 |
| | | | Total for Check Number 34038: | 37.50 |
| 34039 | 3128<br>3128-2016 | Malissa Sotelo<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 37.50 |
| | | | Total for Check Number 34039: | 37.50 |
| 34040 | 3129<br>3129-2016 | Kathryn Stark<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 13.50 |
| | | | Total for Check Number 34040: | 13.50 |
| 34041 | 3131<br>3131-2016 | Karina Van Hoof<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 9.50 |
| | | | Total for Check Number 34041: | 9.50 |
| 34042 | 3132<br>3132-2016 | Hart Wilson<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 9.50 |
| | | | Total for Check Number 34042: | 9.50 |
| 34043 | 3091<br>3091-2016 | Jessica Montesi<br>Refund balance on customer's account at the Aqu | 04/19/2016 | 35.00 |
| | | | Total for Check Number 34043: | 35.00 |
| | | | Report Total (46 checks): | 1,088.50 |

April 8, 2016

City of Covington

Payroll Approval

- Request Council approval for payment of Payroll dated 04/08/16 consisting of:

PAYLOCITY CHECK # 1005097201 through PAYLOCITY CHECK # 1005097217 inclusive, plus employee direct deposits

IN THE AMOUNT OF $173,620.24

WE, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIMS ARE JUST, DUE AND UNPAID OBLIGATIONS AGAINST THE CITY OF COVINGTON, WASHINGTON, COUNTY OF KING, AND THAT WE ARE AUTHORIZED TO AUTHENTICATE AND CERTIFY SAID CLAIMS PER THE ATTACHED COUNCIL APPROVAL REPORT.

| | |
|---|---|
| Cassandra Parker<br>Senior Accountant | Mark Lanza<br>City Councilmember |
| Jeff Wagner<br>Mayor | Marlla Mhoon<br>City Councilmember |

Council Meeting Date Approved: _____

**04/08/16 Payroll Voucher**

Payroll Checks for Account Paylocity Account

| Check/Voucher | Check Type | Check Date | Employee Id | Employee Name | Net Amount |
|---|---|---|---|---|---|
| 112092 | Regular | 4/8/2016 | 503 | Bolli, Regan H | 4,931.49 |
| 112093 | Regular | 4/8/2016 | 246 | Kirshenbaum, Kathleen | 791.11 |
| 112094 | Regular | 4/8/2016 | 243 | Lyon, Valerie | 1,492.91 |
| 112095 | Regular | 4/8/2016 | 234 | Mhoon, Darren S | 1,492.31 |
| 112096 | Regular | 4/8/2016 | 162 | Michaud, Joan M | 2,221.79 |
| 112097 | Regular | 4/8/2016 | 123 | Scott, Sharon G | 2,579.57 |
| 112098 | Regular | 4/8/2016 | 313 | Slate, Karla J | 2,545.74 |
| 112099 | Regular | 4/8/2016 | 275 | Hart, Richard | 3,183.49 |
| 112100 | Regular | 4/8/2016 | 368 | Mueller, Ann M | 1,234.09 |
| 112101 | Regular | 4/8/2016 | 487 | Bykonen, Tyler B | 195.36 |
| 112102 | Regular | 4/8/2016 | 180 | Cles, Staci M | 1,972.87 |
| 112103 | Regular | 4/8/2016 | 146 | Hagen, Lindsay K | 1,642.23 |
| 112104 | Regular | 4/8/2016 | 235 | Hendrickson, Robert | 3,857.18 |
| 112105 | Regular | 4/8/2016 | 105 | Parker, Cassandra | 2,650.24 |
| 112106 | Regular | 4/8/2016 | 374 | Allen, Joshua C | 1,899.71 |
| 112107 | Regular | 4/8/2016 | 353 | Dalton, Jesse J | 2,117.61 |
| 112108 | Regular | 4/8/2016 | 373 | Fealy, William J | 1,848.67 |
| 112109 | Regular | 4/8/2016 | 301 | Gaudette, John J | 2,324.12 |
| 112110 | Regular | 4/8/2016 | 511 | Goranson, Gage W | 941.57 |
| 112111 | Regular | 4/8/2016 | 186 | Junkin, Ross D | 2,901.86 |
| 112112 | Regular | 4/8/2016 | 268 | Bykonen, Brian D | 2,307.89 |
| 112113 | Regular | 4/8/2016 | 279 | Christenson, Gregg R | 2,947.97 |
| 112114 | Regular | 4/8/2016 | 270 | Lyons, Salina K | 2,370.50 |
| 112115 | Regular | 4/8/2016 | 269 | Meyers, Robert L | 3,468.53 |
| 112116 | Regular | 4/8/2016 | 284 | Ogren, Nelson W | 2,852.70 |
| 112117 | Regular | 4/8/2016 | 266 | Thompson, Kelly | 2,278.03 |
| 112118 | Regular | 4/8/2016 | 518 | Islam, Shahinur | 471.67 |
| 112119 | Regular | 4/8/2016 | 307 | Morrissey, Mayson | 3,099.26 |
| 112120 | Regular | 4/8/2016 | 199 | Bahl, Rachel A | 2,194.40 |
| 112121 | Regular | 4/8/2016 | 557 | Bahl, Sally A | 80.14 |
| 112122 | Regular | 4/8/2016 | 397 | Ball, Jaquelyn I | 1,372.14 |
| 112123 | Regular | 4/8/2016 | 451 | Conway, Sean | 1,620.46 |
| 112124 | Regular | 4/8/2016 | 428 | Feser, Angela M | 2,314.87 |
| 112125 | Regular | 4/8/2016 | 448 | Finazzo, Dominic V | 1,581.52 |
| 112126 | Regular | 4/8/2016 | 453 | Leung, Rachael M | 1,315.35 |
| 112127 | Regular | 4/8/2016 | 194 | Newton, Ethan A | 3,363.81 |
| 112128 | Regular | 4/8/2016 | 195 | Patterson, Clifford | 2,521.74 |
| 112129 | Regular | 4/8/2016 | 540 | Unruh, Gordon B | 1,662.88 |
| 112130 | Regular | 4/8/2016 | 106 | Bates, Shellie L | 2,215.21 |
| 112131 | Regular | 4/8/2016 | 349 | Buck, Shawn M | 1,851.60 |
| 112132 | Regular | 4/8/2016 | 273 | French, Fred | 101.47 |
| 112133 | Regular | 4/8/2016 | 436 | Lindskov, Robert T | 3,170.93 |
| 112134 | Regular | 4/8/2016 | 257 | Parrish, Benjamin A | 2,037.25 |
| 112135 | Regular | 4/8/2016 | 173 | Vondran, Donald M | 3,796.44 |
| 112136 | Regular | 4/8/2016 | 252 | Wesley, Daniel A | 2,260.05 |
| 112137 | Regular | 4/8/2016 | 388 | Andrews, Kaitlyn E | 627.69 |
| 112138 | Regular | 4/8/2016 | 481 | Binder, Jordan M | 242.75 |
| 112139 | Regular | 4/8/2016 | 534 | Blakely, Gavin D | 46.20 |
| 112140 | Regular | 4/8/2016 | 513 | Bryant, Colin A | 59.89 |
| 112141 | Regular | 4/8/2016 | 517 | Burke, Austin W | 107.22 |
| 112142 | Regular | 4/8/2016 | 549 | Callen, Ian A | 166.88 |
| 112143 | Regular | 4/8/2016 | 514 | Collins, Ashtyn E | 484.53 |

| | | | | | |
|---|---|---|---|---|---|
| 112144 | Regular | 4/8/2016 | 258 | Cox, Melissa | 999.19 |
| 112145 | Regular | 4/8/2016 | 526 | Duval-Dreblow, Shailynn R | 400.52 |
| 112146 | Regular | 4/8/2016 | 505 | Gormley, Hannah E | 84.17 |
| 112147 | Regular | 4/8/2016 | 508 | Halbert, Olivia M | 57.75 |
| 112148 | Regular | 4/8/2016 | 553 | Hall, Michael J | 31.76 |
| 112149 | Regular | 4/8/2016 | 460 | Hatch, Christopher | 121.80 |
| 112150 | Regular | 4/8/2016 | 530 | Hauck, Liam M | 92.41 |
| 112151 | Regular | 4/8/2016 | 512 | Hauer, Colton A | 127.98 |
| 112152 | Regular | 4/8/2016 | 426 | Knox, Patrick L | 382.21 |
| 112153 | Regular | 4/8/2016 | 410 | Lanz, Avalon A. | 63.44 |
| 112154 | Regular | 4/8/2016 | 435 | Martin, Iain-Josiah | 63.54 |
| 112155 | Regular | 4/8/2016 | 525 | Mastroianni, Anthony J | 404.28 |
| 112156 | Regular | 4/8/2016 | 483 | Medel, Erick | 392.03 |
| 112157 | Regular | 4/8/2016 | 340 | Middleton, Jordan | 152.18 |
| 112158 | Regular | 4/8/2016 | 516 | Montero, Ivan P | 130.96 |
| 112159 | Regular | 4/8/2016 | 550 | Moriarty, Dylan M | 28.88 |
| 112160 | Regular | 4/8/2016 | 445 | Portin, Andrew | 47.87 |
| 112161 | Regular | 4/8/2016 | 387 | Praggastis, Elena C | 218.58 |
| 112162 | Regular | 4/8/2016 | 493 | Sears, Andrew J | 128.06 |
| 112163 | Regular | 4/8/2016 | 232 | Smith, Gaylynn M. | 394.00 |
| 112164 | Regular | 4/8/2016 | 492 | Spencer, Ethan R | 201.08 |
| 112165 | Regular | 4/8/2016 | 392 | Wardrip, Spencer A | 644.03 |
| 112166 | Regular | 4/8/2016 | 432 | Wilton, Sara J | 49.30 |
| 112167 | Regular | 4/8/2016 | 480 | Woods, Dylan J | 374.09 |
| 112168 | Regular | 4/8/2016 | 533 | Wruth, Hunter T | 185.04 |
| 112169 | Regular | 4/8/2016 | 541 | Cox, Christopher S | 67.39 |
| 112170 | Regular | 4/8/2016 | 482 | Cruz, Garrett M | 58.77 |
| 112171 | Regular | 4/8/2016 | 528 | Hopp, Tyler A | 97.45 |
| 112172 | Regular | 4/8/2016 | 467 | Lam, Brandon A | 109.68 |
| 112173 | Regular | 4/8/2016 | 468 | Lam, Matthew T | 109.68 |
| 112174 | Regular | 4/8/2016 | 495 | Tashiro-Townley, Joshua C | 149.44 |
| 112175 | Regular | 4/8/2016 | 554 | Underwood, Brady M | 86.77 |
| 112176 | Regular | 4/8/2016 | 116 | Beaufrere, Noreen | 2,990.41 |
| 112177 | Regular | 4/8/2016 | 137 | Throm, Victoria J | 2,031.14 |
| 1005097201 | Regular | 4/8/2016 | 364 | Newell, Nancy J | 83.11 |
| 1005097202 | Regular | 4/8/2016 | 545 | Hoggan, Rebekah L | 60.95 |
| 1005097203 | Regular | 4/8/2016 | 527 | Ainsworth, Nicholas D | 273.24 |
| 1005097204 | Regular | 4/8/2016 | 509 | Brannon, David J | 199.67 |
| 1005097205 | Regular | 4/8/2016 | 555 | Casey, Noah | 34.66 |
| 1005097206 | Regular | 4/8/2016 | 489 | Wold, Jared K | 150.67 |
| 1005097207 | Regular | 4/8/2016 | 551 | Bellmore, Alexander J | 54.60 |
| 1005097208 | Regular | 4/8/2016 | 556 | Bethune, Lauchlin A | 391.42 |
| 1005097209 | Regular | 4/8/2016 | 470 | Cekarmis, Dusan | 172.60 |
| 1005097210 | Regular | 4/8/2016 | 544 | Dhaliwal, Dilraj | 24.10 |
| 1005097211 | Regular | 4/8/2016 | 536 | Harjehausen, Jack | 90.94 |
| 1005097212 | Regular | 4/8/2016 | 519 | Lopez, Joseph C | 24.10 |
| 1005097213 | Regular | 4/8/2016 | 547 | Miskar, Isaac O | 67.49 |
| 1005097214 | Regular | 4/8/2016 | 462 | Rogers, Trask | 32.26 |
| 1005097215 | Regular | 4/8/2016 | 474 | Shank, Elijah J | 72.31 |
| 1005097216 | Regular | 4/8/2016 | 471 | Shank, Maia M | 93.85 |
| **Totals for Payroll Checks** | | **102 Items** | | | **111,117.74** |

Third Party Checks for Account Paylocity Account

| Check/Voucher | Check Type | Check Date | Employee Id | Employee Name | Net Amount |
|---|---|---|---|---|---|
| 112178 | AGENCY | 4/8/2016 | 401SS | ICMA Retirement Trust | 17,762.37 |
| 112179 | AGENCY | 4/8/2016 | 457Ex | Vantagepoint Transfer Agent-457 | 375.80 |
| 112180 | AGENCY | 4/8/2016 | CICOV | City of Covington | 3,039.84 |

| | | | |
|---|---|---|---|
| 112181 AGENCY | 4/8/2016 | Emp City of Covington Employee | 86.00 |
| 112182 AGENCY | 4/8/2016 | IC401 ICMA Retirement Trust | 15,765.57 |
| 112183 AGENCY | 4/8/2016 | IC457 ICMA Retirement Trust | 2,071.18 |
| 112184 AGENCY | 4/8/2016 | ROTH ICMA Retirement Trust | 150.00 |
| 112185 AGENCY | 4/8/2016 | VEBA HRA VEBA Trust Contributions | 1,785.00 |
| 1005097217 AGENCY | 4/8/2016 | JG1 WASH CHILD SUPPORT | 110.41 |
| **Totals for Third Party Checks** | **9 Items** | | **41,146.17** |

| | |
|---|---|
| Tax Liabilities | 21,105.86 |
| Paylocity Fees | 250.47 |
| Grand Total | **$ 173,620.24** |

April 22, 2016

City of Covington

Payroll Approval

- Request Council approval for payment of Payroll dated 04/22/16 consisting of:

PAYLOCITY CHECK # 1005154549 through PAYLOCITY CHECK # 1005154568 inclusive, plus employee direct deposits

IN THE AMOUNT OF $184,046.15

WE, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIMS ARE JUST, DUE AND UNPAID OBLIGATIONS AGAINST THE CITY OF COVINGTON, WASHINGTON, COUNTY OF KING, AND THAT WE ARE AUTHORIZED TO AUTHENTICATE AND CERTIFY SAID CLAIMS PER THE ATTACHED COUNCIL APPROVAL REPORT.

_____
Cassandra Parker
Senior Accountant

_____
Mark Lanza
City Councilmember

_____
Jeff Wagner
Mayor

_____
Marlla Mhoon
City Councilmember

Council Meeting Date Approved: _____

**04/22/16 Payroll Voucher**

Payroll Checks for Account Paylocity Account

| Check/Voucher | Check Type | Check Date | Employee Id | Employee Name | Net Amount |
|---|---|---|---|---|---|
| 112191 | Regular | 4/22/2016 | 503 | Bolli, Regan H | 4,931.49 |
| 112192 | Regular | 4/22/2016 | 246 | Kirshenbaum, Kathleen | 559.24 |
| 112193 | Regular | 4/22/2016 | 243 | Lyon, Valerie | 1,509.36 |
| 112194 | Regular | 4/22/2016 | 234 | Mhoon, Darren S | 1,492.31 |
| 112195 | Regular | 4/22/2016 | 162 | Michaud, Joan M | 2,221.79 |
| 112196 | Regular | 4/22/2016 | 123 | Scott, Sharon G | 2,579.56 |
| 112197 | Regular | 4/22/2016 | 313 | Slate, Karla J | 2,545.74 |
| 112198 | Regular | 4/22/2016 | 444 | Ziolkowski, Diana | 66.50 |
| 112199 | Regular | 4/22/2016 | 275 | Hart, Richard | 3,183.48 |
| 112200 | Regular | 4/22/2016 | 368 | Mueller, Ann M | 1,426.63 |
| 112201 | Regular | 4/22/2016 | 487 | Bykonen, Tyler B | 95.30 |
| 112202 | Regular | 4/22/2016 | 180 | Cles, Staci M | 1,972.88 |
| 112203 | Regular | 4/22/2016 | 146 | Hagen, Lindsay K | 1,642.23 |
| 112204 | Regular | 4/22/2016 | 235 | Hendrickson, Robert | 3,857.18 |
| 112205 | Regular | 4/22/2016 | 105 | Parker, Cassandra | 2,650.24 |
| 112206 | Regular | 4/22/2016 | 433 | Cimaomo, Joseph T | 390.11 |
| 112207 | Regular | 4/22/2016 | 323 | Harto, Margaret | 578.24 |
| 112208 | Regular | 4/22/2016 | 324 | Lanza, Mark | 382.11 |
| 112209 | Regular | 4/22/2016 | 326 | Mhoon, Marlla | 541.85 |
| 112210 | Regular | 4/22/2016 | 327 | Scott, James A | 413.57 |
| 112211 | Regular | 4/22/2016 | 502 | Smith, Sean D | 539.85 |
| 112212 | Regular | 4/22/2016 | 329 | Wagner, Jeffrey | 766.94 |
| 112213 | Regular | 4/22/2016 | 374 | Allen, Joshua C | 2,032.43 |
| 112214 | Regular | 4/22/2016 | 353 | Dalton, Jesse J | 1,876.42 |
| 112215 | Regular | 4/22/2016 | 524 | Denning, Jerald J | 946.69 |
| 112216 | Regular | 4/22/2016 | 373 | Fealy, William J | 2,028.03 |
| 112217 | Regular | 4/22/2016 | 301 | Gaudette, John J | 2,095.44 |
| 112218 | Regular | 4/22/2016 | 511 | Goranson, Gage W | 997.93 |
| 112219 | Regular | 4/22/2016 | 186 | Junkin, Ross D | 2,901.86 |
| 112220 | Regular | 4/22/2016 | 457 | Smith, Nathan H | 1,049.25 |
| 112221 | Regular | 4/22/2016 | 268 | Bykonen, Brian D | 2,307.89 |
| 112222 | Regular | 4/22/2016 | 279 | Christenson, Gregg R | 2,947.97 |
| 112223 | Regular | 4/22/2016 | 270 | Lyons, Salina K | 2,370.50 |
| 112224 | Regular | 4/22/2016 | 269 | Meyers, Robert L | 3,468.53 |
| 112225 | Regular | 4/22/2016 | 284 | Ogren, Nelson W | 2,752.70 |
| 112226 | Regular | 4/22/2016 | 266 | Thompson, Kelly | 2,278.03 |
| 112227 | Regular | 4/22/2016 | 518 | Islam, Shahinur | 471.67 |
| 112228 | Regular | 4/22/2016 | 307 | Morrissey, Mayson | 3,099.26 |
| 112229 | Regular | 4/22/2016 | 199 | Bahl, Rachel A | 2,194.40 |
| 112230 | Regular | 4/22/2016 | 557 | Bahl, Sally A | 53.43 |
| 112231 | Regular | 4/22/2016 | 397 | Ball, Jaquelyn I | 1,372.14 |
| 112232 | Regular | 4/22/2016 | 451 | Conway, Sean | 1,653.61 |
| 112233 | Regular | 4/22/2016 | 428 | Feser, Angela M | 2,314.87 |
| 112234 | Regular | 4/22/2016 | 448 | Finazzo, Dominic V | 1,581.52 |
| 112235 | Regular | 4/22/2016 | 453 | Leung, Rachael M | 1,315.35 |
| 112236 | Regular | 4/22/2016 | 194 | Newton, Ethan A | 3,363.80 |
| 112237 | Regular | 4/22/2016 | 195 | Patterson, Clifford | 2,521.74 |
| 112238 | Regular | 4/22/2016 | 540 | Unruh, Gordon B | 1,662.88 |
| 112239 | Regular | 4/22/2016 | 106 | Bates, Shellie L | 2,215.20 |
| 112240 | Regular | 4/22/2016 | 349 | Buck, Shawn M | 1,851.60 |
| 112241 | Regular | 4/22/2016 | 273 | French, Fred | 194.27 |
| 112242 | Regular | 4/22/2016 | 436 | Lindskov, Robert T | 3,170.93 |

| | | | | | |
|---|---|---|---|---|---|
| 112243 | Regular | 4/22/2016 | 257 | Parrish, Benjamin A | 2,037.25 |
| 112244 | Regular | 4/22/2016 | 173 | Vondran, Donald M | 3,796.43 |
| 112245 | Regular | 4/22/2016 | 252 | Wesley, Daniel A | 2,260.05 |
| 112246 | Regular | 4/22/2016 | 388 | Andrews, Kaitlyn E | 446.68 |
| 112247 | Regular | 4/22/2016 | 434 | Bailey, Brooke | 244.70 |
| 112248 | Regular | 4/22/2016 | 481 | Binder, Jordan M | 137.64 |
| 112249 | Regular | 4/22/2016 | 534 | Blakely, Gavin D | 285.87 |
| 112250 | Regular | 4/22/2016 | 513 | Bryant, Colin A | 29.95 |
| 112251 | Regular | 4/22/2016 | 517 | Burke, Austin W | 102.04 |
| 112252 | Regular | 4/22/2016 | 549 | Callen, Ian A | 221.36 |
| 112253 | Regular | 4/22/2016 | 514 | Collins, Ashtyn E | 404.38 |
| 112254 | Regular | 4/22/2016 | 258 | Cox, Melissa | 1,139.12 |
| 112255 | Regular | 4/22/2016 | 526 | Duval-Dreblow, Shailynn R | 282.97 |
| 112256 | Regular | 4/22/2016 | 505 | Gormley, Hannah E | 269.31 |
| 112257 | Regular | 4/22/2016 | 508 | Halbert, Olivia M | 179.03 |
| 112258 | Regular | 4/22/2016 | 553 | Hall, Michael J | 28.88 |
| 112259 | Regular | 4/22/2016 | 530 | Hauck, Liam M | 63.54 |
| 112260 | Regular | 4/22/2016 | 512 | Hauer, Colton A | 23.09 |
| 112261 | Regular | 4/22/2016 | 426 | Knox, Patrick L | 564.14 |
| 112262 | Regular | 4/22/2016 | 410 | Lanz, Avalon A. | 214.37 |
| 112263 | Regular | 4/22/2016 | 539 | Losacco, Alessandra G | 260.27 |
| 112264 | Regular | 4/22/2016 | 435 | Martin, Iain-Josiah | 308.54 |
| 112265 | Regular | 4/22/2016 | 525 | Mastroianni, Anthony J | 240.38 |
| 112266 | Regular | 4/22/2016 | 483 | Medel, Erick | 182.65 |
| 112267 | Regular | 4/22/2016 | 340 | Middleton, Jordan | 219.33 |
| 112268 | Regular | 4/22/2016 | 516 | Montero, Ivan P | 146.52 |
| 112269 | Regular | 4/22/2016 | 445 | Portin, Andrew | 23.09 |
| 112270 | Regular | 4/22/2016 | 319 | Praggastis, Alexander | 389.95 |
| 112271 | Regular | 4/22/2016 | 387 | Praggastis, Elena C | 105.11 |
| 112272 | Regular | 4/22/2016 | 232 | Smith, Gaylynn M. | 298.03 |
| 112273 | Regular | 4/22/2016 | 392 | Wardrip, Spencer A | 359.03 |
| 112274 | Regular | 4/22/2016 | 480 | Woods, Dylan J | 489.96 |
| 112275 | Regular | 4/22/2016 | 533 | Wruth, Hunter T | 143.55 |
| 112276 | Regular | 4/22/2016 | 488 | Cles, Erin L | 69.46 |
| 112277 | Regular | 4/22/2016 | 541 | Cox, Christopher S | 131.73 |
| 112278 | Regular | 4/22/2016 | 528 | Hopp, Tyler A | 106.11 |
| 112279 | Regular | 4/22/2016 | 467 | Lam, Brandon A | 91.32 |
| 112280 | Regular | 4/22/2016 | 468 | Lam, Matthew T | 146.42 |
| 112281 | Regular | 4/22/2016 | 495 | Tashiro-Townley, Joshua C | 274.78 |
| 112282 | Regular | 4/22/2016 | 554 | Underwood, Brady M | 48.20 |
| 112283 | Regular | 4/22/2016 | 116 | Beaufrere, Noreen | 2,990.41 |
| 112284 | Regular | 4/22/2016 | 137 | Throm, Victoria J | 2,031.14 |
| 1005154549 | Regular | 4/22/2016 | 364 | Newell, Nancy J | 13.85 |
| 1005154550 | Regular | 4/22/2016 | 545 | Hoggan, Rebekah L | 44.32 |
| 1005154551 | Regular | 4/22/2016 | 527 | Ainsworth, Nicholas D | 322.52 |
| 1005154552 | Regular | 4/22/2016 | 509 | Brannon, David J | 208.76 |
| 1005154553 | Regular | 4/22/2016 | 555 | Casey, Noah | 11.55 |
| 1005154554 | Regular | 4/22/2016 | 274 | Goldfoos, Rhyan | 717.92 |
| 1005154555 | Regular | 4/22/2016 | 558 | Maine, Connor | 94.26 |
| 1005154556 | Regular | 4/22/2016 | 489 | Wold, Jared K | 138.60 |
| 1005154557 | Regular | 4/22/2016 | 551 | Bellmore, Alexander J | 249.47 |
| 1005154558 | Regular | 4/22/2016 | 556 | Bethune, Lauchlin A | 579.49 |
| 1005154559 | Regular | 4/22/2016 | 470 | Cekarmis, Dusan | 115.06 |
| 1005154560 | Regular | 4/22/2016 | 472 | Davidson, Tucker P | 363.16 |
| 1005154561 | Regular | 4/22/2016 | 544 | Dhaliwal, Dilraj | 45.80 |
| 1005154562 | Regular | 4/22/2016 | 536 | Harjehausen, Jack | 281.51 |

| | | | | | |
|---|---|---|---|---|---|
| 1005154563 | Regular | 4/22/2016 | 519 | Lopez, Joseph C | 43.39 |
| 1005154564 | Regular | 4/22/2016 | 547 | Miskar, Isaac O | 43.39 |
| 1005154565 | Regular | 4/22/2016 | 462 | Rogers, Trask | 42.20 |
| 1005154566 | Regular | 4/22/2016 | 474 | Shank, Elijah J | 62.67 |
| 1005154567 | Regular | 4/22/2016 | 471 | Shank, Maia M | 349.45 |
| **Totals for Payroll Checks** | | **113 Items** | | | **118,951.09** |

Third Party Checks for Account Paylocity Account

| Check/Voucher | Check Type | Check Date | Employee Id | Employee Name | Net Amount |
|---|---|---|---|---|---|
| 112285 | AGENCY | 4/22/2016 | 401SS | ICMA Retirement Trust | 18,849.44 |
| 112286 | AGENCY | 4/22/2016 | 457Ex | Vantagepoint Transfer Agent-457 | 375.80 |
| 112287 | AGENCY | 4/22/2016 | CICOV | City of Covington | 3,039.84 |
| 112288 | AGENCY | 4/22/2016 | Emp | City of Covington Employee | 106.00 |
| 112289 | AGENCY | 4/22/2016 | IC401 | ICMA Retirement Trust | 15,931.59 |
| 112290 | AGENCY | 4/22/2016 | IC457 | ICMA Retirement Trust | 2,071.18 |
| 112291 | AGENCY | 4/22/2016 | ROTH | ICMA Retirement Trust | 150.00 |
| 112292 | AGENCY | 4/22/2016 | VEBA | HRA VEBA Trust Contributions | 1,785.00 |
| 1005154568 | AGENCY | 4/22/2016 | JG1 | WASH CHILD SUPPORT | 110.41 |
| **Totals for Third Party Checks** | | **9 Items** | | | **42,419.26** |

| | |
|---|---|
| Tax Liabilities | 21,973.61 |
| Paylocity Fees | 702.19 |
| **Grand Total** | **184,046.15** |

# Consent Agenda Item C-3

Covington City Council Meeting
Date: April 26, 2016

SUBJECT: CONSIDER PROPOSED RESOLUTION APPROVING FINAL PLAT OF MAPLE HILLS PHASE II, FILE NO PP99-004/1025 FOR RECORDING.

RECOMMENDED BY: Richard Hart, Community Development Director

ATTACHMENT(S):
1. Proposed Resolution Approving the Final Plat of Maple Hills Phase II
    a. Exhibit 1 – Maple Hills Phase II Final Plat Map
2. Original Plat of Maple Hills- King County 1986
3. City of Covington Hearing Examiner Findings, Conclusions and Decision, dated September 21, 2006

PREPARED BY: Salina Lyons, Principal Planner

EXPLANATION:
The development of Maple Hills consists of 149 single family lots and was constructed in two phases; Maple Hills Phase I is 93 lots and Maple Hills Phase II is 56 lots. On July 28, 2015 the City Council approved the final plat of Maple Hills Phase I and the final plat was recorded with King County Department of Records and Elections on August 18, 2015. The attached Resolution is for the approval of the Maple Hills Phase II development.

The Maple Hills plat originated in King County on March 22, 1983, prior to the incorporation of the City of Covington (Attachment 2). King County transferred the development proposal to the City of Covington upon incorporation in 1997.

The development was then purchased by ECL Investors, LLC. In 2006, the plat was reopened for consideration. The City of Covington's Hearing Examiner was limited in the scope of review of the project since a determination had previously been issued by King County. The Hearing Examiner addressed the issue of "adequate access" and included additional conditions for minimum improvements necessary to support the development along 204$^{th}$ Ave SE (Attachment 3).

ECL Investors, LLC submitted a modification to the original approval to bring the plat in compliance with current regulations and to provide additional parks and open space. Under the modification, the streets were designed to the 2006 City of Covington Design and Construction Standards and Specifications and stormwater facilities were designed under the 1998 King County standards, instead of the 1983 King County standards.

**Financial Guarantees**
The improvements have been completed in conformance with the approved engineering plans. Any required improvements that have not yet been completed have been secured by an acceptable financial guarantee.

**Staff Recommendation**
City staff has reviewed the plat development final engineering plans filed by the developer for conformance with applicable City of Covington Design and Construction Standards, for conformance with the SEPA MDNS Threshold Determination, and for conformance with other applicable local and state laws and regulations. Staff has approved these drawings.

Staff recommends approval of the Maple Hills Phase II Final Plat, City File No. PP99-004/1025 for recording.

ALTERNATIVES:
1. Request additional information from staff.

FISCAL IMPACT:
Approval and recording of the final plat will have no direct fiscal impact. Subsequent single-family residential building permit applications in the plat will generate revenue for the city for required expenditure of staff resources for building plan review and building construction inspection.

CITY COUNCIL ACTION: _____Ordinance __X__Resolution _____Motion _____Other

**Councilmember _____ moves, and Councilmember _____ seconds to pass the attached Resolution approving the Maple Hills Phase II Final Plat, City File No. PP99-004/1025 in substantial form, as that attached hereto, and authorizes the City Manager to sign the final plat for recording.**

REVIEWED BY: Community Development Director
Finance Director
City Manager
City Attorney

**RESOLUTION NO. 2016-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF MAPLE HILLS, PHASE II, PP99-004/1025 FOR RECORDING.**

**WHEREAS,** the original Maple Hills Plat application was received by King County, dated March 22, 1983; and

**WHEREAS**, King County issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on May 31, 1983; and

**WHEREAS**, the King County Hearing Examiner issued a recommendation of preliminary plat approval on May 16, 1986, with conditions; and

**WHEREAS**, the King County Council remanded the preliminary plat to the Hearing Examiner based on the conclusion that the plat could not make appropriate provisions for adequate access by "streets or other public ways and that the public use and interest would not be served by approval of the subdivision" (King County Motion No. 6857, dated May 11, 1987); and

**WHEREAS**, the Maple Hills preliminary plat was transferred to the City of Covington (the "City") upon incorporation in 1997 and assigned Application No. PP99-004/1025; and

**WHEREAS**, the City filed a petition to have the Maple Hills plat application deemed "null and void" and the petition was denied on April 3, 2001, by the City's Hearing Examiner; and

**WHEREAS,** the City held a public hearing on September 13, 2006, to address the "adequacy of access" issue presented by King County Council under Motion No. 6857; and

**WHEREAS,** on September 21, 2006, the City's Hearing Examiner issued a decision to grant the Maple Hills request for preliminary plat approval subject to conditions to address the "adequacy of access" issues; and

**WHEREAS,** the developer submitted a plat modification to the original plat design to bring the plat into compliance with current regulations and to provide additional parks and open space; and

**WHEREAS**, City staff has reviewed the engineering plans for plat development filed by the Developer and has found that these engineering plans substantially conform with applicable local and state laws, codes, and regulations, and with the preliminary plat conditions of approval, and therefore has approved these plans for construction;

**WHEREAS**, the City Council approved Phase I of Maple Hills, consisting of 93 of the 149 approved lots on July 28, 2015. The final plat was recorded with King County Department of Records and Elections on August 18, 2015; and

**WHEREAS**, City staff has inspected the plat improvements constructed by the Developer, and finds that these improvements have been substantially completed in conformance with the approved engineering plans, or that the developer has financially assured the completion of such improvements; now, therefore

**BE IT RESOLVED** by the City Council of the City of Covington, King County, Washington, as follows:

**Section 1**. The City of Covington hereby approves the Final Plat of Maple Hills, Phase II for recording in the form as attached hereto as Exhibit 1, subject to the completion of those certain plat improvements for which the developer has posted financial guarantees and has agreed to complete as provided in the attached Exhibit 1; and further subject to maintenance of the plat property as set forth in the maintenance bonds.

**ADOPTED** in open and regular session on this 26th day of April 2016, and signed in authentication thereof.

_____
Mayor Jeff Wagner

ATTESTED:

_____
Sharon Scott, City Clerk

APPROVED AS TO FORM ONLY:

_____
Sara Springer, City Attorney

# EXHIBIT 1

VOL/PG

# MAPLE HILLS PHASE II

## POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
## CITY OF COVINGTON, KING COUNTY, WASHINGTON

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION,OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF COVINGTON. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF COVINGTON, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED; THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF COVINGTON, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE. RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF COVINGTON, ITS SUCCESSORS OR ASSIGNS. THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS

PRESIDIO MERCED ACQUISITION SOURCING, LLC

_____ DAY OF _____, 201_.

_____
BY: BRIAN ROSS
ITS: AUTHORIZED PERSON

## ACKNOWLEDGMENTS

STATE OF WASHINGTON )
)SS
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____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 _____ OF _____ 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

MY APPOINTMENT EXPIRES: _____

## LEGAL DESCRIPTION

TRACT A AND TRACT B OF THE PLAT OF MAPLE HILLS PHASE I AS RECORDED IN VOLUME 270, PAGE(S) 027-038, UNDER RECORDING NUMBER 20150818000567, RECORDS OF KING COUNTY, WASHINGTON.

## TITLE NOTES

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE SUBDIVISION GUARANTEE COMMITMENT TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 5003353-2627516, DATED APRIL 8, 2016.
SCHEDULE B:

1. TAXES
2. VOLUNTARY MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
   BETWEEN: ECL INVESTORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND KING COUNTY FIRE PROTECTION DISTRICT NO. 37, A WASHINGTON SPECIAL PURPOSE DISTRICT. RECORDING INFORMATION: 20061004001008
   THE ABOVE REFERENCED DOCUMENT MAY ESTABLISH MONETARY OBLIGATIONS AFFECTING THE LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE RESULTING FROM A PRIOR, CURRENT OR FUTURE OWNER OF THE LAND FAILING TO PAY A MONETARY OBLIGATION OR CHARGE ESTABLISHED BY THIS DOCUMENT.
3. RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY. AUDITOR'S FILE NO.: 135893. AS FOLLOWS: RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR MINING OPERATIONS AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE SAME.
4. RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY. AUDITOR'S FILE NO.: 139608. AS FOLLOWS: RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR MINING OPERATIONS AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE SAME.
5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. RECORDED: APRIL 28, 1992 RECORDING INFORMATION: 9204281281 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM.
6. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF SHIRE HILLS DIVISION NO. 1 RECORDED IN VOLUME 164 OF PLATS, PAGE(S) 13 THROUGH 19.
7. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS). RECORDED: APRIL 22, 2003 RECORDING INFORMATION: 20030422900019.
8. ACCESS AND UTILITIES EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: PRESIDIO MERCED ACQUISITION SOURCING, LLC AND: OAKPOINTE LLC. RECORDING INFORMATION: 20131017001216 MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: RECORDED: AUGUST 24, 2015 RECORDING INFORMATION: 20150824002317
9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: JANUARY 08, 2015 RECORDING INFORMATION: 20150108000917. IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM.
10. A PREVIOUS INSPECTION OF SAID PREMISES BY AXIS SURVEY AND MAPPING, DATED AUGUST 28, 2014, UNDER JOB NO. 13-173 DISCLOSED THE FOLLOWING:
    (A) POSSIBLE ENCROACHMENT LANDSCAPING, APPURTENANT TO SOUTHWESTERLY AND EASTERLY ADJOINER ONTO SOUTHERLY AND WESTERLY PORTION OF SAID PREMISES
    (B) POSSIBLE ENCROACHMENT OF A WOOD FENCE, APPURTENANT TO LOT 100 OF SHIRE HILLS NO. 1 ONTO SOUTHERLY PORTION OF SAID PREMISES
    (C) POSSIBLE ENCROACHMENT OF MAINTAINED LAWN, APPURTENANT TO LOT 52 OF SHIRE HILLS NO. 1 ONTO WESTERLY PORTION OF SAID PREMISES
11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 20150728001776 IN FAVOR OF: PRESIDIO MERCED ACQUISITION SOURCING, LLC FOR: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
12. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF MAPLE HILLS PHASE I RECORDED IN VOLUME 270 OF PLATS, PAGE(S) 27 THROUGH 37.
13. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDING INFORMATION: 20150819000649 MODIFICATION AND/OR AMENDMENT BY INSTRUMENT: RECORDING INFORMATION: 20150824002314 AND 20160115001532
14. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

## REFERENCES

PLAT OF MAPLE HILLS PHASE I VOL. 270, PG(S) 027-038, RECORDS OF KING COUNTY, WASHINGTON.
SURVEY BY TRIAD ASSOCIATES, DATED APRIL 5, 2005, #05-058
SURVEY BY TRIAD ASSOCIATES, DATED MAY 17, 2005, #05-058
PLAT OF SHIRE HILLS DIV. 1 VOL. 164, PG(S) 13-19, RECORDS OF KING COUNTY, WASHINGTON.
PLAT OF CEDAR DOWNS, DIV. NOS. 3 AND 5, RECORDS OF KING COUNTY, WASHINGTON.
PLAT OF GREENWOOD ESTATES DIV. NO. 1, RECORDS OF KING COUNTY, WASHINGTON.

CITY OF COVINGTON FILE NO. PP99-004/1025

Axis Survey & Mapping
15241 NE 90TH ST
KIRKLAND, WA 98034
TEL. 425.823-5700
FAX 425.823-6700

## APPROVALS

**CITY OF COVINGTON**

EXAMINED AND APPROVED THIS ___ DAY OF _____ 201_.

_____
CITY DEVELOPMENT REVIEW ENGINEER

EXAMINED AND APPROVED THIS ___ DAY OF _____ 201_.

_____
CITY MANAGER

_____
COMMUNITY DEVELOPMENT DIRECTOR

_____
FINANCE DIRECTOR

**KING COUNTY DEPARTMENT OF ASSESSMENTS**

EXAMINED AND APPROVED THIS ___ DAY OF _____ 201_.

_____ _____
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER _____

**FINANCE DIVISION CERTIFICATE**

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID,THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS ___ DAY OF _____ 201_.

_____ _____
MANAGER, FINANCE DIVISION DEPUTY

**REVIEWED BY COVINGTON WATER DISTRICT**

EXAMINED AND APPROVED THIS ___ DAY OF _____ 201_.

_____ FOR WATER EASEMENT PURPOSES ONLY
COVINGTON WATER DISTRICT/DISTRICT ENGINEER

## RESTRICTIONS

1. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR USE DISTRICT IN WHICH LOCATED.
2. NO BUILDING FOUNDATIONS ARE ALLOWED BEYOND THE REQUIRED BUILDING SETBACK LINE, UNLESS OTHERWISE PROVIDED BY LAW.

## COVENANTS

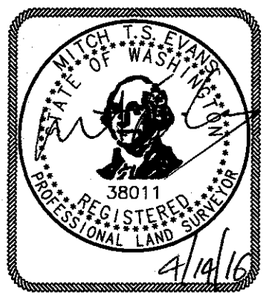
ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS RECORDED THE 19TH DAY OF AUGUST, 2015, UNDER RECORDING NO. 20150819000649, RECORDS OF KING COUNTY, WASHINGTON.

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF MAPLE HILLS PHASE II IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 22 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 STATUES AND REGULATIONS GOVERNING PLATTING.

| REGISTERED PROFESSIONAL LAND SURVEYOR | 38011<br>CERTIFICATE NO. | 4/14/16<br>DATE |
|---|---|---|




## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KING COUNTY. THIS _____ DAY OF _____, 201_, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____; AFN _____ RECORDS OF KING COUNTY, WASHINGTON.

_____ _____
MANAGER SUPERINTENDENT OF RECORDS

PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

JOB NO. 15-049

SHEET 1 OF 6

VOL/PG

VOL/PG

# MAPLE HILLS PHASE II

## POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
## CITY OF COVINGTON, KING COUNTY, WASHINGTON

### GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 500 & 1200 EQUIPMENT.
2. PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED.
   A) SET ½" X 24" REBAR AND CAP "LS NO. 38011" AT A TWENTY-FOOT OFFSET FROM THE FRONT LOT CORNERS.
   B) LEAD AND TACKS ON CONCRETE CURB AT SIDE LOT LINE EXTENSIONS.
   C) SET ½" X 24" REBAR WITH CAP "LS NO. 38011" AT ALL REAR LOT CORNERS.
3. ALL BUILDING DOWNSPOUTS, FOOTING DRAINS, AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWING(S) NO. PP99-0004 ON FILE WITH THE CITY OF COVINGTON. THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO FINAL BUILDING INSPECTION APPROVAL. FOR THOSE LOTS THAT ARE DESIGNATED AND APPROVED FOR INDIVIDUAL LOT INFILTRATION SYSTEMS, THE SYSTEMS SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH THE PLANS ON FILE.
4. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE ON FILE WITH THE CITY OF COVINGTON AND ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY THE CITY OF COVINGTON.
5. MAINTENANCE OF LANDSCAPE STRIPS SEPARATING THE SIDEWALK FROM THE ROADWAY ADJACENT TO ALL TRACTS SHALL BE THE RESPONSIBILITY OF THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION WHILE THE MAINTENANCE OF THESE LANDSCAPES STRIPS ADJACENT TO ALL LOTS WILL BE THE RESPONSIBILITY OF THE OWNERS OF THESE INDIVIDUAL LOTS. ANY REMOVAL OF TREES WITHIN THE MAINTENANCE LANDSCAPE STRIP SHALL BE APPROVED BY THE CITY.
6. TRACT "A" IS A FUTURE DEVELOPMENT TRACTS. A PORTION OF TRACT "A" IS ALSO A PRIVATE STORM DRAINAGE EASEMENT.
7. TRACT "Z" IS AN OPEN SPACE TRACT HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "Z". A PUBLIC PEDESTRIAN EASEMENT IS PROVIDED AND HEREBY CONVEYED TO THE CITY OF COVINGTON OVER THE CONSTRUCTED PEDESTRIAN ACCESS WITHIN TRACT "Z" FOR PUBLIC USE, REPAIR, AND REPLACEMENT OF SAID PEDESTRIAN ACCESS FACILITIES. ANY REMOVAL AND REPLACEMENT OF TREES WITHIN THIS TRACT SHALL BE APPROVED BY THE CITY.
8. TRACT "K" IS AN OPEN SPACE TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION (HOA), WHO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT "K". A PORTION OF TRACT "K" IS ALSO A PRIVATE PRIVATE STORM DRAINAGE EASEMENT.
9. THE PRIVATE PAVED ROADWAY AND STORM DRAINAGE IMPROVEMENTS INSTALLED BY THIS PLAT WITHIN PORTIONS OF THE EXISTING 60-FOOT EASEMENT AREAS OFFSITE AND SOUTH OF THE FORMAL PLAT BOUNDARY, MORE COMMONLY KNOWN AS THE FUTURE SE 260TH STREET CORRIDOR (EASEMENT RECORD NOS. 5191618, 7805150681, 780628094, 8203100427, 960301433, AND 6679758), PROVIDE FOR EMERGENCY VEHICLE ACCESS (EVA) TO THE SUBDIVISION. THESE PRIVATE ACCESS IMPROVEMENTS ALSO SATISFY THE SERVICE NEEDS OF THOSE PROPERTIES BENEFITING FROM THE EXISTING UNDERLYING EASEMENT RECORDS AS REFERENCED. MAINTENANCE OF THESE PRIVATE ACCESS IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE MAPLE HILLS COVINGTON HOMEOWNERS ASSOCIATION AND THOSE PROPERTY OWNERS CURRENTLY A PARTY TO THE UNDERLYING EASEMENT RECORDS AS BENEFITING PARTIES UNTIL SUCH TIME AS THIS SE 260TH STREET CORRIDOR IS DEDICATED AS PUBLIC RIGHT-OF-WAY.
10. ROCKERIES AND ASSOCIATED DRAINAGE FACILITIES CONTAINED WHOLLY WITHIN PRIVATE TRACTS OWNED BY THE MAPLE HILLS COVINGTON HOME OWNERS ASSOCIATION (HOA) SHALL BE OWNED BY THE HOA AND SHALL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN. ROCKERIES AND ASSOCIATED DRAINAGE FACILITIES CONTAINED ON SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE RESPECTIVE PROPERTY OWNER. WHERE A ROCKERY AND ASSOCIATED DRAINAGE FACILITIES OCCUR ALONG A COMMON PRIVATE LOT LINE, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE FEATURES SHALL BE SHARED EQUALLY BETWEEN THE AFFECTED PROPERTIES. THESE DESCRIBED OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL AFFECT THE FOLLOWING AREAS:
    * THOSE EASEMENTS SHOWN AS "PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT" AS DEPICTED ON SHEETS 4-6 OF THIS PLAT;
    * THE EXTERIOR 10.00 FEET, AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREETS RIGHTS OF WAY, OF TRACT "Z", AND ALL LOTS;
    * AND ALSO THE SOUTHWESTERLY 5.00 FEET OF LOTS 115 THROUGH 122;
    * AND ALSO THE SOUTHWESTERLY 5.00 FEET OF THE SOUTHEASTERLY 35.00 FEET OF LOT 123;
    * AND ALSO THE WESTERLY 5.00 FEET OF LOTS 131 THROUGH 133;
    * AND ALSO THE SOUTHEASTERLY 5.00 FEET OF LOT 133;
    * AND ALSO THE EASTERLY 5.00 FEET OF LOTS 134 THROUGH 137;
11. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 94 IS FOR THE BENEFIT OF LOT 94. THE OWNER(S) OF LOT 94 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
12. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 95 IS FOR THE BENEFIT OF LOT 95. THE OWNER(S) OF LOT 95 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
13. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 96 IS FOR THE BENEFIT OF LOT 96. THE OWNER(S) OF LOT 96 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
14. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 97 IS FOR THE BENEFIT OF LOT 97. THE OWNER(S) OF LOT 97 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
15. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 98 IS FOR THE BENEFIT OF LOT 98. THE OWNER(S) OF LOT 98 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
16. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 99 IS FOR THE BENEFIT OF LOT 99. THE OWNER(S) OF LOT 99 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
17. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 100 IS FOR THE BENEFIT OF LOT 100. THE OWNER(S) OF LOT 100 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
18. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 101 IS FOR THE BENEFIT OF LOT 101. THE OWNER(S) OF LOT 101 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
19. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 102 IS FOR THE BENEFIT OF LOT 102. THE OWNER(S) OF LOT 102 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
20. THE PRIVATE STORM DRAINAGE EASEMENT ON TRACT "K" AND CONNECTED TO LOT 103 AND 104 IS FOR THE BENEFIT OF LOTS 103, 104, AND 105. THE OWNER(S) OF LOTS 103, 104, AND 105 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THIS PRIVATE STORM DRAINAGE SYSTEM.
21. A TEMPORARY NON-EXCLUSIVE PUBLIC STORM DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF COVINGTON AND DEVELOPER OF FUTURE PHASES OF THE PROJECT TO FACILITATE THE ACCESS, MAINTENANCE, AND CONTINUED OPERATION OF THE INTERIM STORM POND IN TRACT "A" AS DEPICTED ON SHEET 4. THIS EASEMENT SHALL ALLOW FOR POTENTIAL FUTURE GRADING, STORM DRAINAGE, AND OTHER CONSTRUCTION ACTIVITIES WITHIN ITS LIMITS. SAID EASEMENT SHALL EXTINGUISH UPON THE RECORDING OF THE FUTURE FINAL PLAT THAT REMOVES THE INTERIM POND AND REPLACES IT WITH PERMANENT STORM DRAINAGE FLOW CONTROL AND WATER QUALITY TREATMENT FACILITIES PROVIDING EQUIVALENT CAPACITY.
22. THE BUILDER(S) OF THE HOMES WITHIN THE PLAT ARE RESPONSIBLE FOR THE INSTALLATION OF THE STREET TREES PURSUANT TO THE APPROVED LANDSCAPING PLAN ON FILE WITH CITY. STREET TREES REQUIRED ADJACENT TO THE INDIVIDUAL LOTS SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY OF THE HOME, UNLESS OTHERWISE APPROVED BY THE CITY.
23. PRIVATE STORM DRAINAGE FACILITIES WITHIN PRIVATE TRACTS OWNED BY THE MAPLE HILLS COVINGTON HOME OWNERS ASSOCIATION (HOA) SHALL BE OWNED BY THE HOA AND SHALL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN. PRIVATE STORM DRAINAGE FACILITIES CONTAINED ON SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE RESPECTIVE BENEFITING PROPERTY OWNERS. WHERE A PRIVATE STORM DRAINAGE EASEMENT OCCURS ALONG A COMMON PRIVATE LOT LINE, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE FACILITIES CONTAINED THEREIN SHALL BE SHARED EQUALLY BETWEEN THE AFFECTED PROPERTIES. THESE DESCRIBED OWNERSHIP AND MAINTENANCE RESPONSIBILITIES SHALL AFFECT THE FOLLOWING AREAS:
    * THOSE EASEMENTS SHOWN AS "PRIVATE STORM DRAINAGE EASEMENT" AS DEPICTED ON SHEETS 4-6 OF THIS PLAT;
    * THE EXTERIOR 10.00 FEET, AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREETS RIGHTS OF WAY, OF TRACTS "Z, AND A", AND ALL LOTS;
    * AND ALSO THE NORTHEASTERLY 10.00 FEET AND THE NORTHERLY 15.00 FEET OF LOT 103;
    * AND ALSO THE NORTHERLY 15.00 FEET OF LOT 104.
    * AND ALSO THE SOUTHEASTERLY 10.00 FEET OF LOT 125;
    * AND ALSO THE NORTHEASTERLY 10.00 FEET OF LOTS 127 THROUGH 130;

### SETBACK NOTES

1. PLEASE REFER TO REQUIREMENTS OF THE CITY OF COVINGTON FOR COMPLETE INFORMATION OF ALL SETBACK REQUIREMENTS THAT MAY AFFECT THESE PARCELS PURSUANT TO VESTED RIGHTS.
2. BUILDING SETBACKS ARE FIELD VERIFIED AT THE TIME OF BUILDING PERMIT PURSUANT TO VESTED RIGHTS.

| |
|---|
| BUILDING SETBACKS:<br>MINIMUM STREET SETBACK 10 FEET<br>(STRUCTURE) |
| MINIMUM STREET SETBACK 20 FEET<br>(GARAGE) |
| MINIMUM INTERIOR SETBACK 5.0 FEET |

| | SQUARE FOOTAGE |
|---|---|
| TOTAL BUILDABLE AREA (LOTS): | 352,870 SQ FT± |
| TOTAL CRITICAL AREAS (INCLUDE BUFFERS): | 0 SQ FT± |
| TOTAL AREA FOR ROW (DEDICATED TO CITY): | 118,981 SQ FT± |
| TOTAL AREA IN PARK SPACE: | 0 SQ FT± |
| TOTAL AREA DEDICATED TO RETENTION/DETENTION/DRAINAGE FACILITIES | 0 SQ FT± |
| AVERAGE LOT SIZE | 6,416 SQ FT± |

| TRACT | PURPOSE | OWNERSHIP | SQUARE FOOTAGE |
|---|---|---|---|
| "A" | FUTURE DEVELOPMENT | PRIVATE, DEVELOPER | 512,050 |
| "K" | OPEN SPACE | PRIVATE, HOA* | 81,941 |
| "Z" | OPEN SPACE | PRIVATE, HOA* | 1,999 |

### EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENT (PUE)

A PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO PUGET SOUND ENERGY, QWEST COMMUNICATIONS, CITY OF COVINGTON, AND COVINGTON WATER DISTRICT, AND THEIR RESPECTIVE SUCCESSOR AND ASSIGNS OVER AND ACROSS THE EXTERIOR 10.00 FEET AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREET RIGHTS-OF-WAY OF TRACTS "A", "Z" AND ALL RESIDENTIAL LOTS; AND ALONG THE EXTERIOR 10.00 FEET IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO UNDERGROUND CONDUITS, CABLE AND WIRES, PIPELINE, METERS, HYDRANTS, AND OTHER NECESSARY APPURTENANCES FOR THE PURPOSE OF PROVIDING SERVICES TO THE INDIVIDUAL LOTS/PARCELS WITHIN THIS SUBDIVISION TOGETHER WITH THE RIGHT ENTER UPON THE EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PUE.

PUBLIC STORM DRAINAGE EASEMENT (CITY OF COVINGTON)

A NON-EXCLUSIVE STORM DRAINAGE EASEMENT IS HEREBY RESERVED FOR THE CITY OF COVINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, OR REPLACE STORM DRAINAGE PIPES, CATCH BASINS, AND OTHER APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY THERETO, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY AS SHOWN ON THE FACE OF THIS PLAT AND AS DESCRIBED AS FOLLOWS:
A STRIP OF LAND 10 FEET IN WIDTH OVER AND ACROSS A PORTION OF TRACT A, AS DEPICTED ON SHEET 4.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT AREA. SPECIFIC FENCING AND OTHER LANDSCAPE FEATURES MAY BE INSTALLED WITHIN THE EASEMENT AREA AS ALLOWED BY CITY OF COVINGTON UTILITY MAINTENANCE STANDARDS.

PUBLIC SEWER EASEMENT (SOOS CREEK WATER AND SEWER DISTRICT)

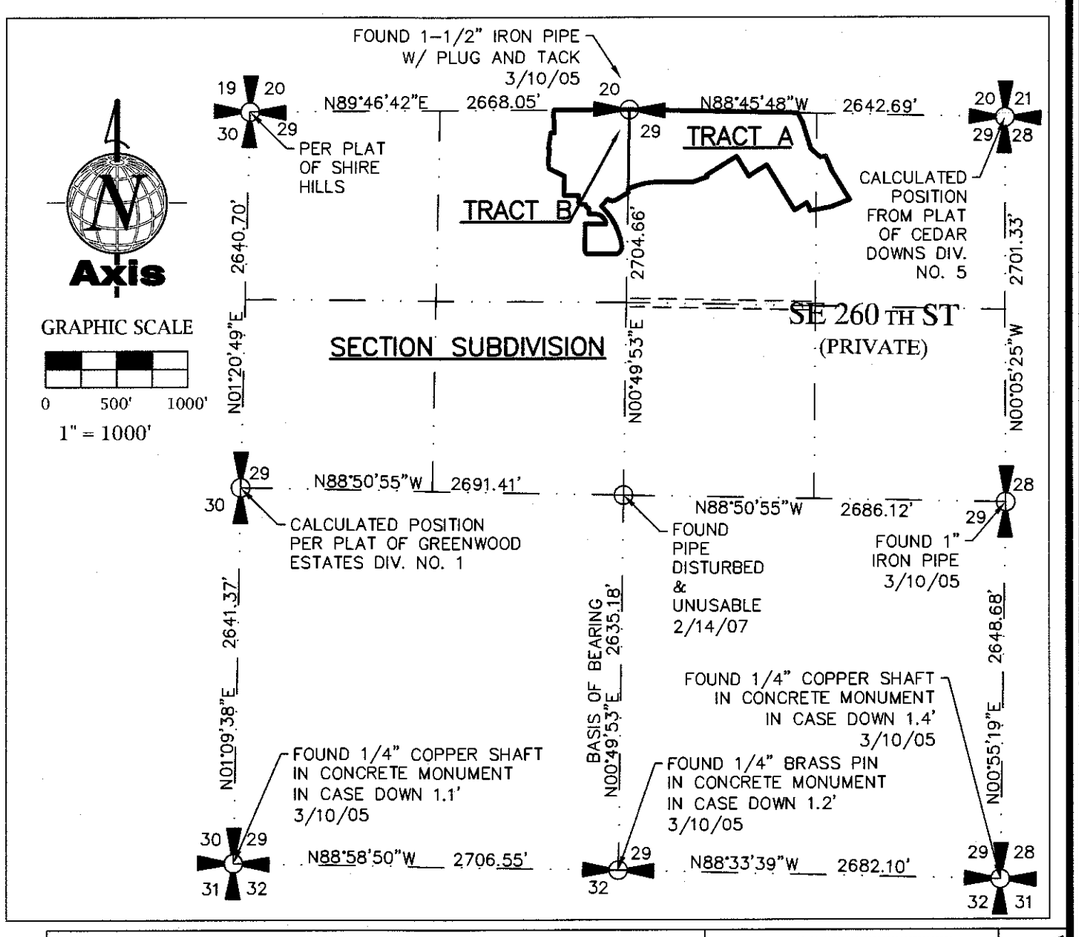
A NON-EXCLUSIVE SANITARY SEWER UTILITY EASEMENT IS HEREBY RESERVED FOR THE SOOS CREEK WATER AND SEWER DISTRICT, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, OR REPLACE SEWER PIPES, MANHOLES, AND OTHER APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY THERETO, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY AS SHOWN ON THE FACE OF THIS PLAT AND AS DESCRIBED AS FOLLOWS:
A STRIP OF LAND 15 FEET IN WIDTH OVER AND ACROSS A PORTION OF TRACT A AS DESCRIBED UNDER RECORDING NUMBER _____..

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT AREA. SPECIFIC FENCING AND OTHER LANDSCAPE FEATURES MAY BE INSTALLED WITHIN THE EASEMENT AREA AS ALLOWED BY THE PURVEYOR UNDER EASEMENT TERMS PROVIDED BY INSTRUMENT RECORDED SEPARATELY FROM THIS PLAT DOCUMENT.

PUBLIC WATER EASEMENT (COVINGTON WATER DISTRICT)

A NON-EXCLUSIVE WATER UTILITY EASEMENT IS HEREBY RESERVED FOR THE COVINGTON WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, OR REPLACE WATER PIPELINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY THERETO, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY AS SHOWN ON THE FACE OF THIS PLAT AND AS DESCRIBED AS FOLLOWS:
THE EXTERIOR 10.00 FEET, AS MEASURED FROM THE ADJACENT MARGINS OF PUBLIC STREET RIGHTS OF WAY, OF TRACTS "A", "Z" AND ALL LOTS.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT AREA. SPECIFIC FENCING AND OTHER LANDSCAPE FEATURES MAY BE INSTALLED WITHIN THE EASEMENT AREA AS ALLOWED BY THE PURVEYOR UNDER EASEMENT TERMS PROVIDED BY INSTRUMENT RECORDED SEPARATELY FROM THIS PLAT DOCUMENT.





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PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

MITCH T.S. EVANS STATE OF WASHINGTON 38011 REGISTERED PROFESSIONAL LAND SURVEYOR 4/19/14

JOB NO. 15-049

SHEET 2 OF 6

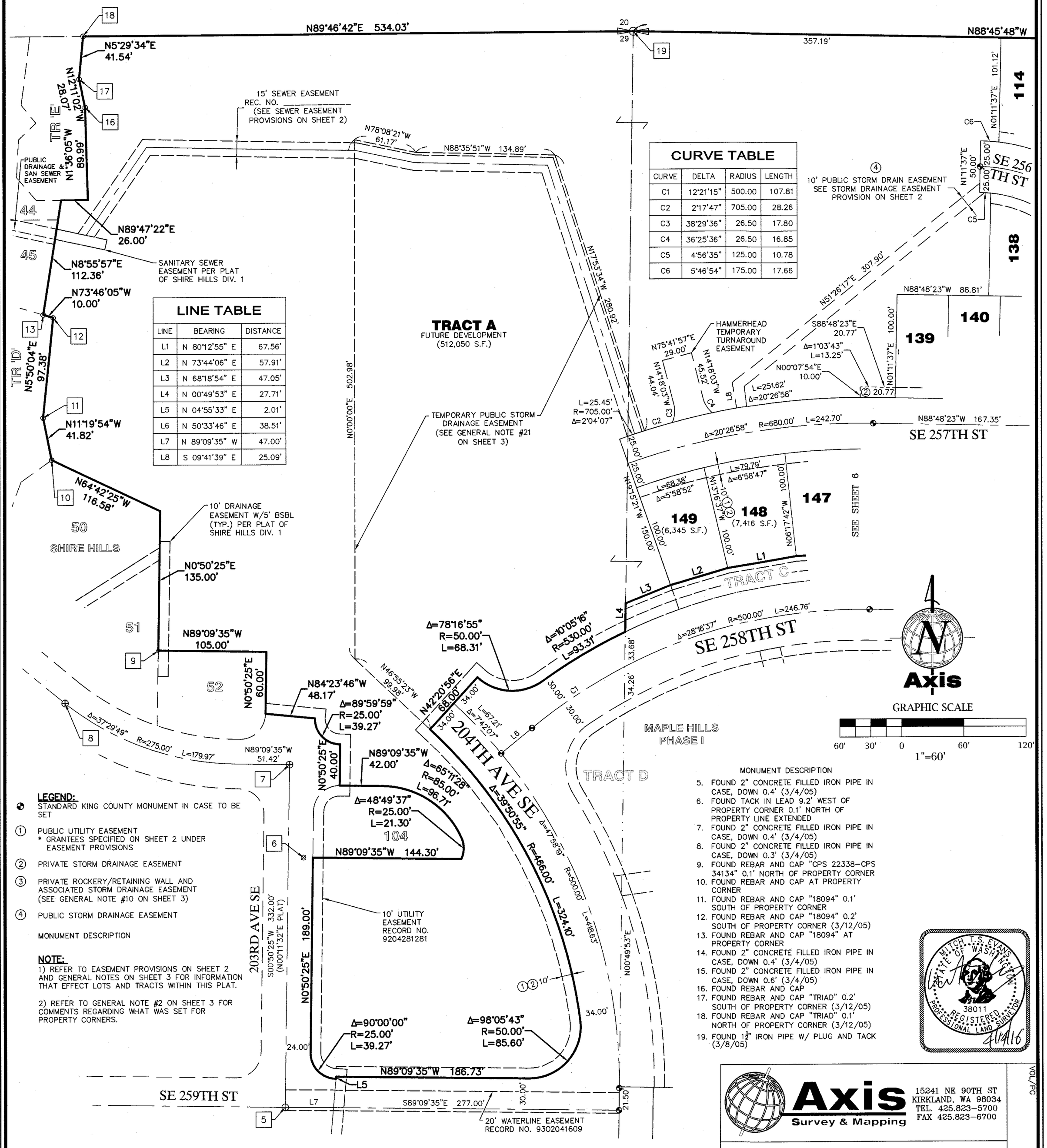
VOL/PG

CITY OF COVINGTON FILE NO. PP99-004/1025

VOL/PG

# MAPLE HILLS PHASE II

POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON




## CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|---|---|---|---|
| C1 | 12°21'15" | 500.00 | 107.81 |
| C2 | 2°17'47" | 705.00 | 28.26 |
| C3 | 38°29'36" | 26.50 | 17.80 |
| C4 | 36°25'36" | 26.50 | 16.85 |
| C5 | 4°56'35" | 125.00 | 10.78 |
| C6 | 5°46'54" | 175.00 | 17.66 |

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 80°12'55" E | 67.56' |
| L2 | N 73°44'06" E | 57.91' |
| L3 | N 68°18'54" E | 47.05' |
| L4 | N 00°49'53" E | 27.71' |
| L5 | N 04°55'33" E | 2.01' |
| L6 | N 50°33'46" E | 38.51' |
| L7 | N 89°09'35" W | 47.00' |
| L8 | S 09°41'39" E | 25.09' |

**LEGEND:**

- STANDARD KING COUNTY MONUMENT IN CASE TO BE SET
- (1) PUBLIC UTILITY EASEMENT * GRANTEES SPECIFIED ON SHEET 2 UNDER EASEMENT PROVISIONS
- (2) PRIVATE STORM DRAINAGE EASEMENT
- (3) PRIVATE ROCKERY/RETAINING WALL AND ASSOCIATED STORM DRAINAGE EASEMENT (SEE GENERAL NOTE #10 ON SHEET 3)
- (4) PUBLIC STORM DRAINAGE EASEMENT

MONUMENT DESCRIPTION

**NOTE:**

1) REFER TO EASEMENT PROVISIONS ON SHEET 2 AND GENERAL NOTES ON SHEET 3 FOR INFORMATION THAT EFFECT LOTS AND TRACTS WITHIN THIS PLAT.

2) REFER TO GENERAL NOTE #2 ON SHEET 3 FOR COMMENTS REGARDING WHAT WAS SET FOR PROPERTY CORNERS.

MONUMENT DESCRIPTION

5. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
6. FOUND TACK IN LEAD 9.2' WEST OF PROPERTY CORNER 0.1' NORTH OF PROPERTY LINE EXTENDED
7. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
8. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.3' (3/4/05)
9. FOUND REBAR AND CAP "CPS 22338-CPS 34134" 0.1' NORTH OF PROPERTY CORNER
10. FOUND REBAR AND CAP AT PROPERTY CORNER
11. FOUND REBAR AND CAP "18094" 0.1' SOUTH OF PROPERTY CORNER
12. FOUND REBAR AND CAP "18094" 0.2' SOUTH OF PROPERTY CORNER (3/12/05)
13. FOUND REBAR AND CAP "18094" AT PROPERTY CORNER
14. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
15. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.6' (3/4/05)
16. FOUND REBAR AND CAP
17. FOUND REBAR AND CAP "TRIAD" 0.2' SOUTH OF PROPERTY CORNER (3/12/05)
18. FOUND REBAR AND CAP "TRIAD" 0.1' NORTH OF PROPERTY CORNER (3/12/05)
19. FOUND 1½" IRON PIPE W/ PLUG AND TACK (3/8/05)

MITCH T.S. EVANS STATE OF WASHINGTON 38011 REGISTERED PROFESSIONAL LAND SURVEYOR 4/14/16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PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

JOB NO. 15-049 SHEET 3 OF 6

VOL/PG

CITY OF COVINGTON FILE NO. PP99-004/1025

VOL/PG

# MAPLE HILLS PHASE II

POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

**LEGEND:**

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- (4) PUBLIC STORM DRAINAGE EASEMENT

**NOTE:**

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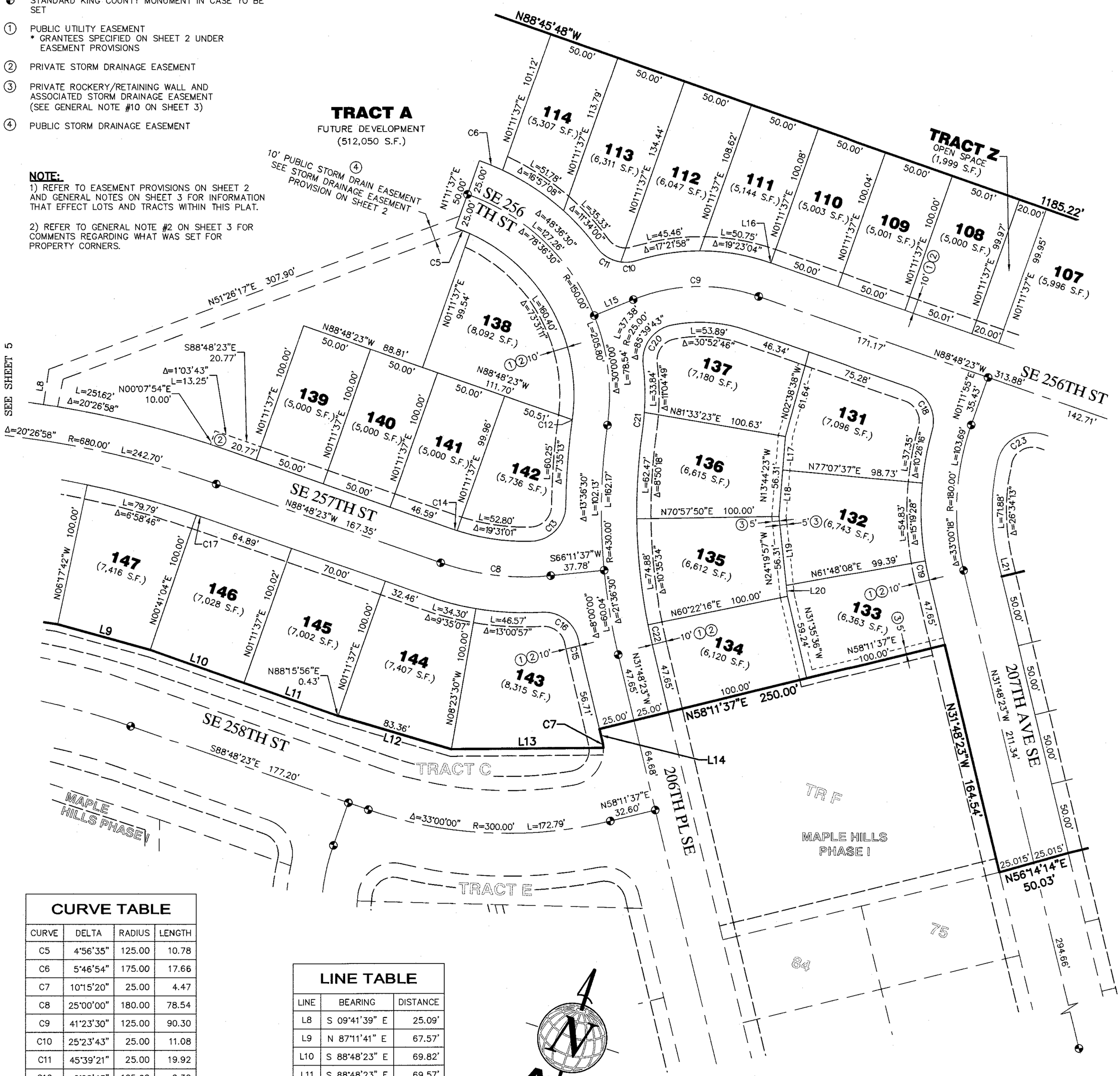
2) REFER TO GENERAL NOTE #2 ON SHEET 3 FOR COMMENTS REGARDING WHAT WAS SET FOR PROPERTY CORNERS.




## CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|---|---|---|---|
| C5 | 4°56'35" | 125.00 | 10.78 |
| C6 | 5°46'54" | 175.00 | 17.66 |
| C7 | 10°15'20" | 25.00 | 4.47 |
| C8 | 25°00'00" | 180.00 | 78.54 |
| C9 | 41°23'30" | 125.00 | 90.30 |
| C10 | 25°23'43" | 25.00 | 11.08 |
| C11 | 45°39'21" | 25.00 | 19.92 |
| C12 | 0°08'43" | 125.00 | 0.32 |
| C13 | 88°11'59" | 25.00 | 38.48 |
| C14 | 1°15'42" | 155.00 | 3.41 |
| C15 | 2°02'42" | 455.00 | 16.24 |
| C16 | 81°38'46" | 25.00 | 35.62 |
| C17 | 0°30'33" | 655.00 | 5.82 |
| C18 | 86°22'16" | 25.00 | 37.69 |
| C19 | 3°36'31" | 205.00 | 12.91 |
| C20 | 85°39'43" | 25.00 | 37.38 |
| C21 | 4°04'10" | 175.00 | 12.43 |
| C22 | 2°10'38" | 405.00 | 15.39 |
| C23 | 96°25'47" | 25.00 | 42.08 |

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L8 | S 09°41'39" E | 25.09' |
| L9 | N 87°11'41" E | 67.57' |
| L10 | S 88°48'23" E | 69.82' |
| L11 | S 88°48'23" E | 69.57' |
| L12 | N 88°15'56" E | 83.79' |
| L13 | N 71°31'10" E | 106.86' |
| L14 | N 31°48'23" W | 9.06' |
| L15 | N 49°48'07" E | 29.64' |
| L16 | S 88°48'23" E | 0.21' |
| L18 | N 13°44'23" W | 32.75' |
| L19 | N 24°19'57" W | 48.67' |
| L20 | N 24°19'57" W | 7.64' |
| L21 | S 31°48'23" E | 10.48' |

GRAPHIC SCALE
50' 25' 0 50' 100'
1"=50'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MITCH T.S. EVANS STATE OF WASHINGTON 38011 REGISTERED PROFESSIONAL LAND SURVEYOR 4/4/16

JOB NO. 15-049

SHEET 4 OF 6

VOL/PG

CITY OF COVINGTON FILE NO. PP99-004/1025

VOL/PG

# MAPLE HILLS PHASE II

POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON

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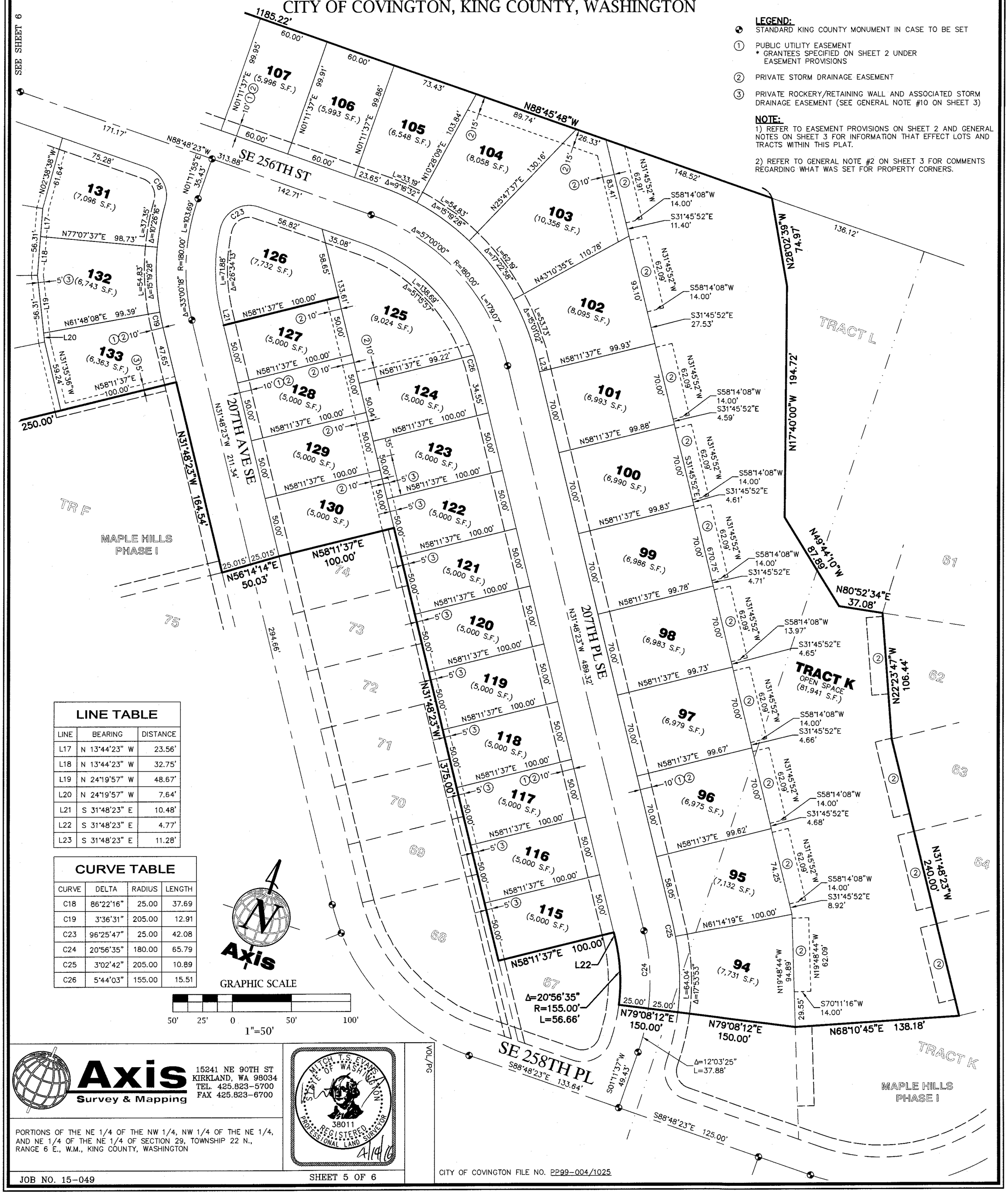


## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L17 | N 13°44'23" W | 23.56' |
| L18 | N 13°44'23" W | 32.75' |
| L19 | N 24°19'57" W | 48.67' |
| L20 | N 24°19'57" W | 7.64' |
| L21 | S 31°48'23" E | 10.48' |
| L22 | S 31°48'23" E | 4.77' |
| L23 | S 31°48'23" E | 11.28' |

## CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|---|---|---|---|
| C18 | 86°22'16" | 25.00 | 37.69 |
| C19 | 3°36'31" | 205.00 | 12.91 |
| C23 | 96°25'47" | 25.00 | 42.08 |
| C24 | 20°56'35" | 180.00 | 65.79 |
| C25 | 3°02'42" | 205.00 | 10.89 |
| C26 | 5°44'03" | 155.00 | 15.51 |


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REGISTERED PROFESSIONAL LAND SURVEYOR
4/14/16

PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

JOB NO. 15-049

SHEET 5 OF 6

VOL/PG

CITY OF COVINGTON FILE NO. PP99-004/1025

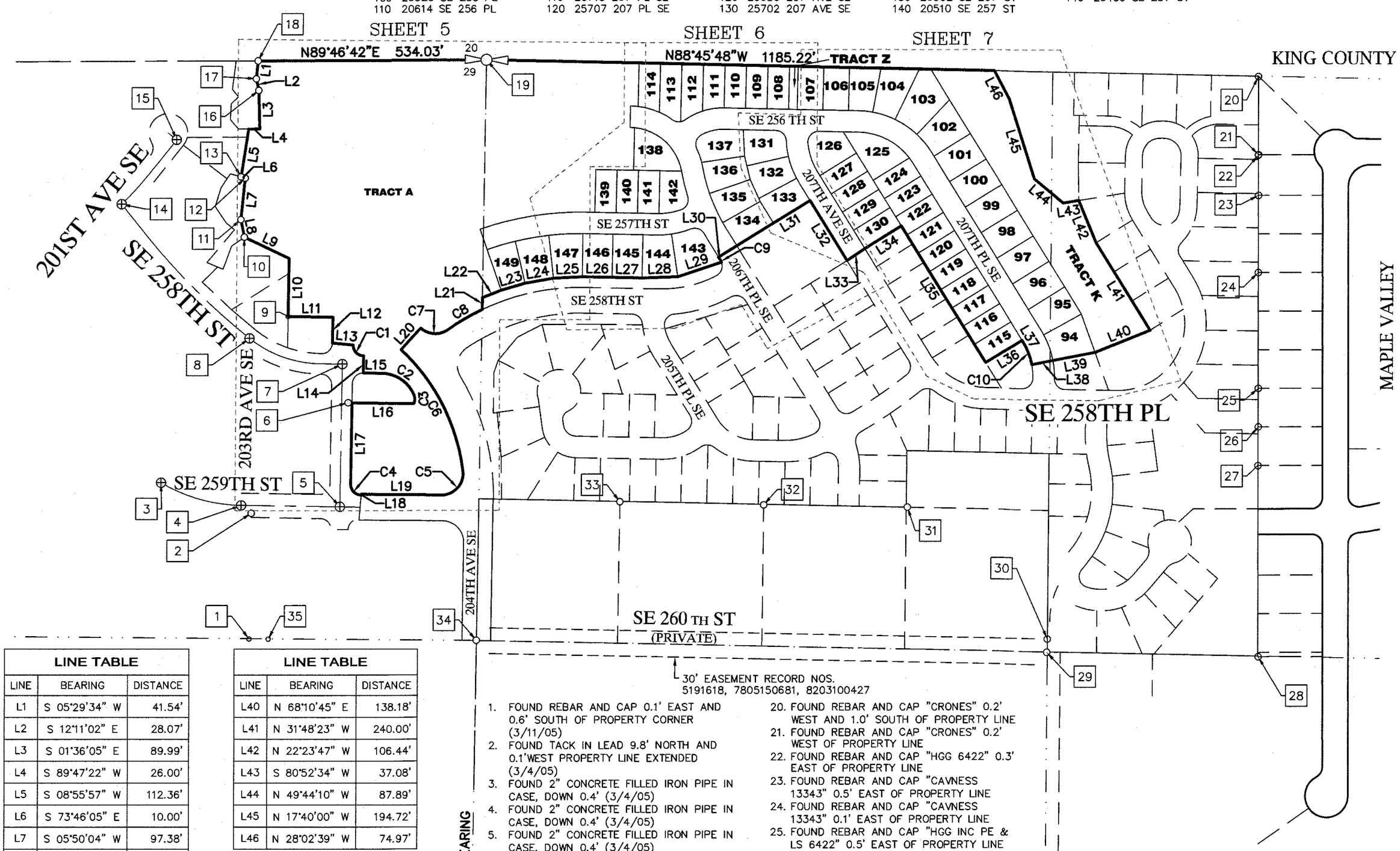
VOL/PG

# MAPLE HILLS PHASE II

## POR. NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, NE 1/4 OF THE NE 1/4, SEC. 29, TWN. 22 N., RGE. 6 E., W.M.
## CITY OF COVINGTON, KING COUNTY, WASHINGTON

LOT ADDRESSES

| | | | | | |
|---|---|---|---|---|---|
| 94 25814 207 PL SE | 101 25624 207 PL SE | 111 20808 SE 256 PL | 121 25701 207 PL SE | 131 25615 207 AVE SE | 141 20518 SE 257 ST |
| 95 25808 207 PL SE | 102 25618 207 PL SE | 112 20602 SE 256 PL | 122 25631 207 PL SE | 132 25621 207 AVE SE | 142 20524 SE 257 ST |
| 96 25716 207 PL SE | 103 25712 207 PL SE | 113 20530 SE 256 PL | 123 25627 207 PL SE | 133 25627 207 AVE SE | 143 20525 SE 257 ST |
| 97 25710 207 PL SE | 104 20722 SE 256 PL | 114 20524 SE 256 PL | 124 25623 207 PL SE | 134 25632 206 PL SE | 144 20517 SE 257 ST |
| 98 25704 207 PL SE | 105 20716 SE 256 PL | 115 20807 207 PL SE | 125 25619 207 PL SE | 135 25628 206 PL SE | 145 20509 SE 257 ST |
| 99 25632 207 PL SE | 106 20710 SE 256 PL | 116 25801 207 PL SE | 126 25614 207 AVE SE | 136 25622 206 PL SE | 146 20501 SE 257 ST |
| 100 25628 207 PL SE | 107 20704 SE 256 PL | 117 25725 207 PL SE | 127 25620 207 AVE SE | 137 25616 206 PL SE | 147 20425 SE 257 ST |
| | 108 20628 SE 256 PL | 118 25719 207 PL SE | 128 25626 207 AVE SE | 138 25615 206 PL SE | 148 20417 SE 257 ST |
| | 109 20620 SE 256 PL | 119 25713 207 PL SE | 129 25630 207 AVE SE | 139 20502 SE 257 ST | 149 20409 SE 257 ST |
| | 110 20614 SE 256 PL | 120 25707 207 PL SE | 130 25702 207 AVE SE | 140 20510 SE 257 ST | |




BASIS OF BEARING

1. FOUND REBAR AND CAP 0.1' EAST AND 0.6' SOUTH OF PROPERTY CORNER (3/11/05)
2. FOUND TACK IN LEAD 9.8' NORTH AND 0.1'WEST PROPERTY LINE EXTENDED (3/4/05)
3. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
4. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
5. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
6. FOUND TACK IN LEAD 9.2' WEST OF PROPERTY CORNER 0.1' NORTH OF PROPERTY LINE EXTENDED
7. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
8. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.3' (3/4/05)
9. FOUND REBAR AND CAP "CPS 22338-CPS 34134" 0.1' NORTH OF PROPERTY CORNER
10. FOUND REBAR AND CAP AT PROPERTY CORNER
11. FOUND REBAR AND CAP "18094" 0.1' SOUTH OF PROPERTY CORNER
12. FOUND REBAR AND CAP "18094" 0.2' SOUTH OF PROPERTY CORNER (3/12/05)
13. FOUND REBAR AND CAP "18094" AT PROPERTY CORNER
14. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.4' (3/4/05)
15. FOUND 2" CONCRETE FILLED IRON PIPE IN CASE, DOWN 0.6' (3/4/05)
16. FOUND REBAR AND CAP
17. FOUND REBAR AND CAP "TRIAD" 0.2' SOUTH OF PROPERTY CORNER (3/12/05)
18. FOUND REBAR AND CAP "TRIAD" 0.1' NORTH OF PROPERTY CORNER (3/12/05)
19. FOUND 1½" IRON PIPE W/ PLUG AND TACK (3/8/05)
20. FOUND REBAR AND CAP "CRONES" 0.2' WEST AND 1.0' SOUTH OF PROPERTY LINE
21. FOUND REBAR AND CAP "CRONES" 0.2' WEST OF PROPERTY LINE
22. FOUND REBAR AND CAP "HGG 6422" 0.3' EAST OF PROPERTY LINE
23. FOUND REBAR AND CAP "CAVNESS 13343" 0.5' EAST OF PROPERTY LINE
24. FOUND REBAR AND CAP "CAVNESS 13343" 0.1' EAST OF PROPERTY LINE
25. FOUND REBAR AND CAP "HGG INC PE & LS 6422" 0.5' EAST OF PROPERTY LINE
26. FOUND REBAR AND CAP "HGG INC PE & LS 6422" 0.5' EAST OF PROPERTY LINE
27. FOUND REBAR AND CAP "HGG INC PE & LS 6422" 0.2' WEST OF PROPERTY LINE (LEANS NW)
28. FOUND REBAR AND CAP "CRONES 29537" 0.7' EAST AND 1.7' SOUTH OF PROPERTY CORNER
29. FOUND 3/4" IRON PIPE 1.4' WEST AND 0.6' SOUTH OF PROPERTY LINE (3/8/05)
30. FOUND REBAR 0.3' WEST OF BOUNDARY LINE
31. FOUND REBAR 2.4' EAST OF PROPERTY CORNER
32. FOUND REBAR AND CAP LS #10708 1.4' SOUTH OF BOUNDARY LINE
33. FOUND REBAR AND CAP LS #10708 0.8' SOUTH OF BOUNDARY LINE
34. FOUND REBAR AND CAP "CNI LS 18898, 0.5' WEST AND 0.6' NORTH OF PROPERTY CORNER (3/11/05)
35. FOUND REBAR AND CAP 0.7' SOUTH OF PROPERTY LINE (3/11/05) CALCULATED POSITION FROM PLAT OF CEDAR DOWNS DIV. NO. 5
36. FOUND PIPE DISTURBED & UNUSABLE (2/14/07)
37. PER PLAT OF SHIRE HILLS

### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 05°29'34" W | 41.54' |
| L2 | S 12°11'02" E | 28.07' |
| L3 | S 01°36'05" E | 89.99' |
| L4 | S 89°47'22" W | 26.00' |
| L5 | S 08°55'57" W | 112.36' |
| L6 | S 73°46'05" E | 10.00' |
| L7 | S 05°50'04" W | 97.38' |
| L8 | S 11°19'54" E | 41.82' |
| L9 | S 64°42'25" E | 116.58' |
| L10 | S 00°50'25" W | 135.00' |
| L11 | S 89°09'35" E | 105.00' |
| L12 | S 00°50'25" W | 60.00' |
| L13 | S 84°23'46" E | 48.17' |
| L14 | S 00°50'25" W | 40.00' |
| L15 | S 89°09'35" E | 42.00' |
| L16 | N 89°09'35" W | 144.30' |
| L17 | S 00°50'25" W | 189.00' |
| L18 | N 04°55'33" E | 2.01' |
| L19 | S 89°09'35" E | 186.73' |
| L20 | N 42°20'56" E | 68.00' |
| L21 | N 00°49'53" E | 27.71' |
| L22 | N 68°18'54" E | 47.05' |
| L23 | N 73°44'06" E | 57.91' |
| L24 | N 80°12'55" E | 67.56' |
| L25 | N 87°11'41" E | 67.57' |
| L26 | S 88°48'23" E | 69.82' |
| L27 | S 88°48'23" E | 69.57' |
| L28 | N 88°15'56" E | 83.79' |
| L29 | N 71°31'10" E | 106.86' |
| L30 | N 31°48'23" W | 9.06' |
| L31 | N 58°11'37" E | 250.00' |
| L32 | S 31°48'23" E | 164.54' |
| L33 | N 56°14'14" E | 50.03' |
| L34 | N 58°11'37" E | 100.00' |
| L35 | S 31°48'23" E | 375.00' |
| L36 | N 58°11'37" E | 100.00' |
| L37 | S 31°48'23" E | 4.77' |
| L38 | N 79°08'12" E | 50.00' |
| L39 | N 79°08'12" E | 100.00' |

### LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L40 | N 68°10'45" E | 138.18' |
| L41 | N 31°48'23" W | 240.00' |
| L42 | N 22°23'47" W | 106.44' |
| L43 | S 80°52'34" W | 37.08' |
| L44 | N 49°44'10" W | 87.89' |
| L45 | N 17°40'00" W | 194.72' |
| L46 | N 28°02'39" W | 74.97' |

### CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|---|---|---|---|
| C1 | 89°59'59" | 25.00 | 39.27 |
| C2 | 65°11'28" | 85.00 | 96.71 |
| C3 | 48°49'37" | 25.00 | 21.30 |
| C4 | 90°00'00" | 25.00 | 39.27 |
| C5 | 98°05'43" | 50.00 | 85.60 |
| C6 | 39°50'55" | 466.00 | 324.10 |
| C7 | 78°16'55" | 50.00 | 68.31 |
| C8 | 10°05'16" | 530.00 | 93.31 |
| C9 | 10°15'20" | 25.00 | 4.47 |
| C10 | 20°56'35" | 155.00 | 56.66 |

Axis

GRAPHIC SCALE

200' 100' 0 200' 400'

1"=200'

**BASIS OF BEARING:**
HELD BEARING OF NORTH 00°49'53" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION FROM FOUND ¼" BRASS PIN IN CONCRETE MONUMENT IN CASE AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., TO FOUND 1 ½" IRON PIPE W/ PLUG AND TACK AT NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.

**HORIZONTAL DATUM:** NAD 83/91 PER KCDPWSB

**DATUM:**
VERTICAL DATUM: NAVD 88
ORIGINATING BENCHMARK – #M5
FOUND 3" BRASS DISK IN SOUTHEAST CORNER OF POWER VAULT EL=434.447' (REFERENCE PP99-004/1025 ROAD AND STORM DRAINAGE PLANS)

TBM #A – TOP MON IN CASE AT INTERSECTION OF SE 258TH ST. AND 210TH AVE SE
EL=560.88'

**LEGEND**
- ⊕ FOUND MONUMENT IN CASE (AS NOTED)
- ○ FOUND REBAR AND CAP (AS NOTED)
- ⊗ FOUND LEAD AND TACK (AS NOTED)
- ◐ STANDARD KING COUNTY MONUMENT IN CASE TO BE SET

MONUMENT DESCRIPTION

STATE OF WASHINGTON MITCH T.S. EVANS 38011 REGISTERED PROFESSIONAL LAND SURVEYOR 4/14/16


Axis Survey & Mapping
15241 NE 90TH ST
KIRKLAND, WA 98034
TEL. 425.823-5700
FAX 425.823-6700


PORTIONS OF THE NE 1/4 OF THE NW 1/4, NW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 22 N., RANGE 6 E., W.M., KING COUNTY, WASHINGTON

JOB NO. 15-049 SHEET 6 OF 6

VOL/PG

CITY OF COVINGTON FILE NO. PP99-004/1025

Attachment 2

# PRELIMINARY PLAT OF MAPLE HILLS

A PORTION OF THE N.E. 1/4 OF SEC. 29, TWP. 22 N., RGE. 6 E., W. M.
KING COUNTY — WASHINGTON
BALD FILE No. 783-21

NOTE:
THE NUMBER OF LOTS SHOWN MAY BE ADJUSTED DOWN TO RESULT IN A LOT AVERAGE AREA OF 7,200 SQUARE FEET UPON FINAL CALCULATIONS AFTER SURVEY.

SCALE 1" = 100'

LAWRENCE P. HUGES
8865 OLIVER DR. W.
BELLEVUE

UNPLATTED
STATE OF WASHINGTON

UNPLATTED
STATE OF WASHINGTON

30' NATIVE GROWTH PROTECTION AREA

ROADWAY SECTION
NO SCALE

LEGAL DESCRIPTION
PRELIMINARY PLAT - MAPLE HILLS

The Northwest quarter of the Northeast quarter of Section 29, Township 22 North, Range 6 East, W.M., in King County, Washington; EXCEPT the South 330 feet thereof, AND EXCEPT the East quarter of the North 132 feet of the South 462 feet of said subdivision, TOGETHER WITH the North half of the North half of the Northeast quarter of said Section 29, EXCEPT the East 30 feet thereof.

| | |
|---|---|
| OWNER/DEVELOPER: | RAMAC, INC. P.O. Box 653 Renton, Washington 98055 (206) 271-4703 |
| ENG. REP/SURVEYOR: | Berghausen Consulting Engineers 6625 South 190th, #102 Kent, Washington 98032 (206) 872-5522 |
| ACREAGE: | 40.3 |
| NO. LOTS: | 150 |
| DENSITY: | 3.3 |
| EXISTING ZONING: | RS-9600 |
| PROPOSED ZONING: | RS-9600 |
| PROPOSED USE: | Single family detached |
| SEWAGE: | Cascade Sewer District |
| WATER: | King County Water District 105 |
| SCHOOL: | Kent School District |
| FIRE PROTECTION: | King County Fire District #37 |
| TELEPHONE: | Pacific Northwest Bell Telephone |
| ELECTRICAL POWER: | Puget Sound Power & Light Company |
| AVERAGE LOT AREA: | 9,600 SQ. FT. |
| OPEN SPACE REQUIRED: | 5.0 ACRES = 9.37 ACRES |
| OPEN SPACE PROVIDED: | 8.50 ACRES (2.37 ACRES REQ'D.) 3.24 ACRES "NATIVE-OPEN" AREA |

NOTE: Existing site coverage includes a medium forest of scattered large cedars, maples, and alder with heavy ground cover throughout consisting of ferns, salal, native brush and grasses. Some localized wet areas exist on the site as shown, indicating seasonal condition.

LOT SIZE AVERAGE 7200 SQ. FT.

REVISION 783 21

RECEIVED
BLDG. & LAND DEVELOP.
APR 01 1986

PERMANENT OPEN SPACE 6.5 ACRES

UNPLATTED
BLACK RIVER QUARRY
20810 180th SE.
KENT

LOCAL SEASONAL CONCENTRATION (WATER TYPES)

NOTE:
DEVELOPER TO PROVIDE HALF-STREET IMPROVEMENTS ALONG 204TH AVE. S.E. PER KING COUNTY REQUIREMENTS FROM NW PLAT CORNER TO S.E. 204TH ST. TO MATCH EXISTING PAVING (APPROX. 990')

WATER DISTRICT 105
WATER TANK
WATER TANK

ROBERT L. COOPER
18239 45th S.
SEATTLE

RALPH M. DIGGINS
820 S. TYLER
PIERRE, S.D.

JOSEPH LONGO
20714 S.E. 260th ST.
KENT

ROBERT J. FARRIS
11746 MASONIC RD. SW
TACOMA

WILLIAM F. KENNELLY
20839 S.E. 263rd PL.
KENT

PRIVATE ROAD EASEMENT

PRIVATE ROAD EASEMENT — S.E. 260TH ST. (NOT OPEN)

SR 516 S.E. 272ND ST.)
KENT-KANGLEY ROAD

204TH AVE. S.E.

210TH AVE. SE.

CEDAR DR.

S.E. 256TH PL.

S.E. 259TH PL.

S.E. 258TH ST.

S.E. 259TH ST.

"A" St. "B" Street "C" Street "D" St. "E" Street "F" Street "G" Street "H" St. "J" St. "K" Street "M" St.

Bristol Drive

RETENTION POND

VICINITY MAP
SCALE 1" = 1 MILE

SITE

LAKE HILDEBRAND

SE 272nd ST

FILE COPY

Exhibit 4

PRELIMINARY PLAT OF MAPLE HILLS

| NO. | DATE | BY | CHD. | APPR. | REVISION |
|---|---|---|---|---|---|
| 2 | 3-4-86 | GDC | TB | TB | REVISED BASIS OF BEARINGS TO STATE PLANE COORDINATES |
| 3 | 4-2-86 | GDC | TB | TB | REVISED PER COUNTY COMMENTS |

FOR
RAMAC, INC.
P.O. BOX 653
RENTON, WA. 98055

DRAWN BY: J.P. DATE: 5/25/83
CHECKED BY: DATE: 3/26/86
APPROVED BY: DATE: 3/28/83
FILE NO. N/A SCALE: 1" = 100'

BERGHAUSEN CONSULTING ENGINEERS
"LAND PLANNING AND DESIGN SPECIALISTS"
6625 SOUTH 190th STREET #102 KENT, WA. 98032 PH: (206) 872-5522

SHEET 1 OF
JOB NO. 116

**BEFORE the HEARING EXAMINER**
**of the**
**CITY of COVINGTON**

# DECISION

| | |
|---|---|
| FILE NUMBER: | PP99-004/1025 |
| APPLICANT: | ECL Investors, LLC |
| TYPE OF CASE: | Preliminary subdivision (*Maple Hills*) |
| STAFF RECOMMENDATION: | Approve subject to conditions |
| SUMMARY OF DECISION: | GRANT subject to revised conditions |
| DATE OF DECISION: | September 21, 2006 |

## INTRODUCTION

ECL Investors, LLC (ECLI), 825 Fifth Avenue, Suite 202, Kirkland, Washington 98027, successor in interest to RAMAC, Inc. (RAMAC), and current owner of the subject property seeks preliminary subdivision approval of *Maple Hills*, a 150 lot single family residential subdivision of a 45.3 acre site.

RAMAC filed the preliminary subdivision application with the Building and Land Development (BALD) Division of the King County Department of Planning & Community Development on April 14, 1983, prior to the incorporation of Covington. (Exhibit 2 [1]) The history of the *Maple Hills* application from that date to the present is summarized in Findings 2 - 11, below.

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[1] Exhibit citations are provided for the reader's benefit and indicate: 1) The source of a quote or specific fact; and/or 2) The major document(s) upon which a stated fact is based. While the Examiner considers all relevant documents in the record, typically only major documents are cited. The Examiner's Decision is based upon all documents in the record.

(Footnote continued on next page.)

The subject property lies between 204th and 209th Avenues SE and between SE 256th and SE 260th Streets (if all named streets were extended).

The Covington Hearing Examiner (Examiner) viewed the subject property on September 13, 2006.

The Examiner held an open record hearing on September 13, 2006. The Covington Department of Community Development (CDD) gave notice of the hearing as required by the Covington Municipal Code (CMC). (Exhibit 9) The Examiner left the record open not later than September 15, 2006, for receipt of a signed copy of Exhibit 22. The signed copy was received on and the record closed on September 14, 2006.

The action taken herein and the requirements, limitations and/or conditions imposed by this decision are, to the best of the Examiner's knowledge or belief, only such as are lawful and within the authority of the Examiner to take pursuant to applicable law and policy.

## ISSUES

Does the application meet the criteria for preliminary subdivision approval applicable to this unique application? Specifically, does the application provide "adequate right-of-way … to enable the construction of a public street, consistent with King County's adopted road standards, between the subject property and the Kent-Kangley Road (Southeast 272nd Street; S.R. 516)"? [2] (Exhibit 7, p. 2, ll. 1 – 5) Does *Maple Hills* meet all other applicable requirements for approval established by prior governmental actions?

## FINDINGS OF FACT

1. The proposed *Maple Hills* subdivision occupies some 45 acres in the most northeasterly corner of the present City of Covington (City or Covington). It is bordered on its east by *Cedar Downs*, a single family residential subdivision in the City of Maple Valley (Maple Valley). (Exhibit 4 and official notice) The site is located roughly 4,400 feet (0.8 miles) north of SE 272nd Street. (Exhibits 1, 4, and 10)

2. BALD received a complete preliminary plat application on April 14, 1983, which was assigned file number 783-21. The original application proposed subdivision of the site into 192 lots. (Exhibit 2)

---

The Covington Staff Report states that the application was filed on March 22, 1983. (Exhibit 1, p. 2, Finding 2) The application form itself shows that RAMAC signed the application on March 22, 1983, but that it was not received until April 14, 1983. (Exhibit 2) The date stamp is controlling as to the date the application was filed.

[2] Kent-Kangley Road, SE 272nd Street, and SR 516 are three alternate names for the same street. The Examiner will use SE 272nd consistently throughout this Decision (unless quoting a source which uses one of the other names).

3. A contemporaneous application seeking to rezone the property from RS 15,000 to RS 9600-P, BALD file number 226-83-R, was initially joined with the subdivision application for hearing, but was later separated. (Exhibit 5, p. 1) "On December 2, 1985 the King County Council enacted Ordinance 7426 …. Ordinance 7426 was approved by the King County Executive on December 16, 1985." (Exhibit 5, p. 2, Finding 3) Ordinance 7426 rezoned the *Maple Hills* site from RS 15,000 to RS 9,600-P subject to certain conditions.

   The relevant conditions of the reclassification enacted by Ordinance 7426 are:

   "1. At the time of development of the subject property, a primary access to the subject property shall be required connecting the subject property to the Kent-Kangley Road by way of 204th Avenue S.E., or via another comparable alignment (not through Cedar Downs) acceptable to the King County Department of Public Works. Specific design standards and financial responsibilities for assuring completion of this street will be resolved through the preliminary plat review process. Completion of the road to County standard shall coincide with, or precede, completion of internal circulation streets within the plat."

   "4. During the preliminary plat review, the Subdivision Technical Committee will evaluate the proposal to barricade or otherwise restrict access between the subject property and the plat of Cedar Downs to only emergency vehicles or pedestrians. This condition does not require such a barricade or restriction. It requires only an evaluation."

   (Exhibit 5, pp. 2 and 3, Finding 4)

4. RAMAC submitted a revised subdivision proposal on April 1, 1986, (Exhibit 4) proposing to subdivide the property into 150 residential lots "with 6.5 acres of permanent open space and additional area for storm water retention ponds." (Exhibit 5, p. 2, Finding 3, ¶ 2) It is that version of the subdivision which has been the subject of all subsequent hearings, including this Examiner's September 13, 2006, hearing. The April 1, 1986, "proposal is consistent with the density permitted in the RS (9600) zone classification, and is consistent with Ordinance 7426." (Exhibit 5, p. 2, Finding 3, ¶ 2)

5. King County issued a Declaration of Non-Significance [3] for the *Maple Hills* proposal on May 31, 1983, pursuant to the State Environmental Policy Act (SEPA). A revised Environmental Checklist

[3] The current terminology is "Determination of Nonsignificance" (DNS).

was submitted on February 6, 1986, (Exhibit 3) and the SEPA threshold determination was reissued on May 1, 1986, based on the revised Checklist. (Exhibit 1)

State SEPA regulations [Chapter 197-11 WAC] do not include any automatic expiration provisions for threshold determinations. [WAC 197-11-340] A SEPA "lead agency" (the entity which issues the threshold determination) "shall withdraw a DNS if" any one of three situations exists: The proposal has been so substantially changed that significant adverse environmental impacts are likely; significant new information has become available prior to issuance of the underlying permit regarding environmental impacts; or the DNS was procured by misrepresentation or lack of material disclosure. [WAC 197-11-340(3)(a) and (b)] Lead agencies act through their "responsible official," "that officer or officers, committee, department, or section of the lead agency designated by agency SEPA procedures to undertake its procedural responsibilities as lead agency." [WAC 197-11-788] The successor lead agency is Covington. Covington's responsible official is "the City Manager, or the City Manager's designee." [CMC 16.10.040(1)] Neither the City Manager nor his/her designee has withdrawn the SEPA threshold determination for *Maple Hills*.

6. The King County Zoning and Subdivision Examiner held a public hearing on the revised *Maple Hills* preliminary plat on May 1, 1986. The Examiner issued his Report and Recommendation to the King County Council on May 16, 1986. (Exhibit 5)

Among the Conclusions in that Report are the following:

> 5. Adequate traffic circulation to and from the subject property requires the dedication and construction, prior to final plat approval, of 204th Street S.E. ….
>
> 6. … Adequate access to and from the subject property, in order to meet the requirements of the public health, safety and welfare, requires a street connection between the subject property and the existing street system to the east. A single point of access to the subject property and the adjacent and nearby properties to the north would be detrimental to the public health, safety and welfare and not in the interest of the majority of the citizens of King County.

(Exhibit 5, p. 5) The Zoning and Subdivision Examiner recommended approval of the preliminary plat with 20 conditions of approval:

A. Conditions 1 – 3 and 15 are essentially procedural in nature.

B. Conditions 4, 5, 7, and 9 address storm drainage. They require compliance with Chapter 20.50 of the King County Code, provision of oil/sediment separators, location of detention

ponds in separate tracts, and compliance with King County Ordinance Nos. 4938, 5824, and 5940 regarding storm water runoff.

C. Condition 6 requires temporary erosion and sedimentation control during site development.

D. Conditions 8 and 11 relate to fire protection. Condition 8 requires approval from the King County Fire Marshal for water mains and hydrants. Condition 11 allows imposition of "an area-wide fire protection assessment".

E. Condition 10 requires all public and private roads which are constructed or upgraded to meet the standards established by King County Ordinance No. 4463, as amended.

F. Condition 12 requires primary access to *Maple Hills* to be 204th Avenue SE "and a secondary access connecting with the present extension of S.E. 258th/S.E. 259th Street as developed within the plat of Cedar Downs." The first paragraph requires a full-width county road along the 204th Avenue SE alignment between *Maple Hills* and SE 272nd Street to be paid for by the developer. It requires the construction to "be coincidental with or prior to the development of the proposed plat." And it requires there to be a walkway "on one side of the roadway".

The second paragraph of Condition 12 allows the developer to seek "late-comers" reimbursement for its 204th Avenue SE costs.

The third and final paragraph in Condition 12 requires the developer to construct a left turn lane on SE 272nd Street at the 204th Avenue SE intersection.

G. Conditions 13 and 14 require internal design revisions. Condition 13 requires "F" Street (the extension of 204th Avenue SE into and through the site) to intersect the north property boundary substantially further west than shown. (The amount of shift desired is not stated in the Condition.)

Condition 14 requires an additional street stub to the north property line in the vicinity of Proposed Lots 21 and 22 (adjacent to a storm water pond tract).

H. Condition 15 requires that a north-south ingress/egress easement through the middle of the property be vacated prior to final plat approval.

I. Condition 16 requires the developer to provide active recreational facilities within the open space.

J. Condition 17 requires virtually all construction traffic to use only 204th Avenue SE.

K. Conditions 18 – 20 address filling of low areas. They require compensatory storm water detention capacity for filled areas and compaction of fill as necessary for the intended use of the area.

7. The King County Zoning and Subdivision Examiner's May 16, 1986, Recommendation was remanded by the Council, sitting as the Land Use Appeals Committee, on September 29, 1986, with instructions to revise the wording of Condition 12 to require full right-of-way and full improvements to 204th Avenue SE, including a time frame for execution of the requirements. The Council required no other changes. (Exhibit 6)

The Zoning and Subdivision Examiner thereafter allowed written submittals by all parties and then issued a Supplemental Report and Recommendation to the King County Council dated January 30, 1987. (Exhibit 6) The Zoning and Subdivision Examiner proposed revised language for Condition 12 which continued to state that 204th Avenue SE was the primary access and that the *Cedar Downs* connection was a secondary access; it provided that if King County did not acquire the needed right-of-way for 204th Avenue SE within 42 months of preliminary plat approval, the developer could proceed on the basis of constructing a half-street improvement; it retained the "late-comers" recovery provision; and it revised the 204th Avenue SE/SE 272nd Street left turn lane requirement by also requiring construction of a "school bus pull-off and loading zone". (Exhibit 6, pp. 3 and 4)

Subsequent to issuance of the Zoning and Subdivision Examiner's Supplemental Recommendation, BALD filed an objection regarding the revised language of Condition 12. BALD, in part, objected because it lacked funds and resources to handle acquisition of the 204th Avenue SE right-of-way. (Exhibit 15)

8. The "King County Council considered the preliminary plat application of Maple Hills … at its land use appeals meeting on April 27, 1987". (Exhibit 7, p. 1, ll. 9 - 12) On May 11, 1987, the County Council adopted Motion No. 6857. (Exhibit 7) Motion No. 6857 states in part:

> WHEREAS, based on the information received at the April 27, 1987 meeting there does not presently exist adequate right-of-way to provide the primary access to the proposed plat of Maple Hills, from the Kent-Kangley Road (Southeast 272nd Street; S.R. 516), and
>
> WHEREAS, development of the subject property, as presently proposed, without construction of a direct access to the Kent-Kangley Road according to adopted King County road standards, would generate substantial additional traffic over existing local access streets and be detrimental to the public safety and welfare, and

> WHEREAS, the council [*sic*] of King County does hereby find and conclude that the proposed subdivision of Maple Hills cannot, at present, make appropriate provision for streets or other public ways, and the public use and interest would not be served by approval of this subdivision;
>
> NOW, THEREFORE, BE IT MOVED by the Council of King County:
>
> The application of the proposed plat of Maple Hills (file no. 783-21) is remanded to the zoning and subdivision examiner for further action <u>at such time</u> as adequate right-of-way is available to enable the construction of a public street, consistent with King County's adopted road standards, between the subject property and Kent-Kangley Road (Southeast 272nd Street; S.R. 516).

(Exhibit 7, p. 1, ll. 13 – 31, and p. 2, ll. 1 – 5, emphasis added)

9. On August 31, 1997, Covington incorporated. (Exhibit 1) The *Maple Hills* site occupies the northeast corner of the City limits. (Official notice)

10. Effective December 25, 2000, the short stub of SE 259th Street in *Cedar Downs* between 210th Avenue SE and the east edge of the *Maple Hills* property was vacated by Maple Valley. (Exhibits 14 and 22) Therefore, the ability to use SE 259th Street easterly as a secondary access to and from *Maple Hills* does not presently exist.

11. On February 28, 2001, a prior City Hearing Examiner (not the undersigned) held a public hearing on a "Petition by the City to have the [*Maple Hills*] application for preliminary plat approval declared null and void". (Exhibit 8, p.1) On April 3, 2001, that Examiner issued a decision that the plat application is not "null and void." (Exhibit 8, p. 6) That Examiner concluded that the

> remand by the King County Council is for an indefinite period. The King County Council did not limit the duration of the remand except until "such time as adequate right-of-way is available…". … Now [in 2001], some seventeen years after the filing of the initial application, the City requests the Examiner to declare the proposal "null and void", presumably because the Applicant seeks approval of the application at this time. There is no legal basis for the Hearing Examiner to take the action requested by the City.

(Exhibit 8, p. 4, Conclusion 1, ¶ 1) He further concluded that

> Since [acquisition of adequate right-of-way for 204th Avenue SE] has not occurred, the Hearing Examiner retains jurisdiction until such time as there is adequate right-of-way. By the express terms of the remand, a finding of adequate right-of-way is a prerequisite to any further action on this application. If the Hearing Examiner

> determines adequate right-of-way exists, the application can be reviewed for consistency with the criteria for approval in effect at the time of the complete application.

(Exhibit 8, pp. 5 and 6, Conclusion 2)

12. ECLI now seeks approval of the April 1, 1986, version of *Maple Hills*. (Exhibit 1) Because of the vacation of the SE 259th Street stub in *Cedar Downs*, ECLI is willing to delete the matching road stub in *Maple Hills* and proposes an alternative secondary access. (Testimony)

13. ECLI has provided information to document availability of right-of-way in the 204th Avenue SE corridor from the site to SE 272nd Street. In summary, the 204th Avenue SE corridor between SE 272nd Street and *Maple Hills* is, with but one exception, a combination of existing dedicated right-of-way, access tracts, and access easements. (Exhibits 10a, 10b, 10c, 17, and 18)

    The major, underlying document is a 60 foot wide easement, 30 feet on each side of the north-south center section line in Section 29, Township 22 North, Range 6 East, W.M., created in 1956 which runs from SE 272nd Street north to a point approximately 300 feet south of the southwest corner of *Maple Hills*. The easement was conveyed "to each other, our successors and assigns" and obligates all such people to "deed the above described 60 foot strip to King County in the event that the County shall agree to receive the same and to maintain a county road over said strip." (Exhibit 10a, sheets 2 – 10 {quotes from pp. 2 and 3}, being a copy of Instrument No. 4842412, Recorded in Vol. 3726 at Pages 555 - 563) Subsequently, portions of that original easement have been dedicated as right-of-way; other portions have been involved with short subdivisions where the conditions of approval also include a "dedicate upon demand" clause. [4] (Exhibits 10a and 10b)

    204th Avenue SE, in its present condition, has historically been maintained first by King County and, since incorporation, by the City. (Argument by counsel)

14. The northerly 300 feet of the proposed right-of-way are not subject to the 1956 easement. The easterly 30 feet of the required 60 foot r/w is owned by the Covington Water District and is subject to an ingress/egress easement which does not include a dedicate-upon-demand clause. ECLI and the District are currently negotiating the terms under which the Covington Water District would dedicate that strip. (Exhibits 10c, 18, and 19)

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[4] This right of the applicable municipality to demand dedication of the entirety of the 60 foot strip existed long before the *Maple Hills* application was filed in 1983. Why King County did not simply condition approval of the subdivision upon execution of the demand and consequent conversion of the strip into dedicated right-of-way is not disclosed in the record before this Examiner. The very same right to create a dedicated right-of-way existed in the 1980s as exists today.

The westerly 30 feet of that 300 foot stretch lies within Tract G in the recorded plat of *Shire Hills Division No. 1* (*Shire Hills*). (Exhibit 10c) *Shire Hills* was recorded in 1993. Tract G is a "Reserved area for future division of Shire Hills". (Official notice of notations on the face of the recorded plat, a public document) ECLI either controls Tract G or has the ability to obtain right-of-way within Tract G from the party which controls it.

15. CDD opines that additional right-of-way will also need to be acquired from Puget Sound Energy (PSE), beyond the area of the 60-foot easement with the dedicate-on-demand requirement, to provide the requisite radius return in the northwesterly corner of the 204th Avenue SE/SE 272nd Street intersection. (Exhibit 1) ECLI disputes the need for additional radius return right-of-way at that location, submitting a drawing showing that the required road section with both the required radius return and a "far-side" bus stop area can be (just barely) accommodated within available right-of-way. (Exhibit 20) Nevertheless, ECLI is voluntarily negotiating with PSE to acquire this additional dedication. (Testimony)

16. CDD believes it likely that there are existing structures and encroachments within the 204th Avenue SE corridor. (Exhibit 1, p. 4, Finding 13) CDD's belief was not refuted or challenged during the hearing.

17. As noted previously, the easterly connection to SE 259th Street is no longer available. ECLI proposes to provide the required second access through *Shire Hills* at the same standard (Urban Neighborhood Collector) as would have been the proposed SE 259th Street connection to Cedar Downs. The proposed *Shire Hills* connection will presumably run from near the southwest corner of *Maple Hills* to the intersection of SE 259th Street and 203rd Avenue SE in *Shire Hills*. (Exhibits 1 and 10c and testimony) The *Shire Hills* connection leads to 200th Avenue SE, which eventually reaches SE 272nd Street as 201st Avenue SE, the entrance to *Tall Timbers*. (Testimony and official notice)

18. The "A" Street right-of-way within *Maple Hills* would abut the private access easement known commonly as 208th Avenue SE, which in turn connects to another private access easement, SE 260th Street (a leg of the 1956 60 foot wide easement). (Exhibits 4, 10a, and 17 and testimony) The City will not require and ECLI does not intend that an actual street be constructed within the "A" Street right-of-way. (Testimony)

19. The Covington Comprehensive Plan, adopted December 16, 2003 (Plan), designates this corner of the City from SE 272nd Street on the south north to the City limits as "Low Density Residential 4du/ac". The *Shire Hills* area to the west is designated "Medium Density residential 6du/ac". An area around the west end of Pipe Lake, located essentially between SE 264th and SE 268th Streets on the

east side of 204th Avenue SE is designated as "Public Use". [5] The parcel adjacent to the southwest corner of *Maple Hills* owned by the Covington Water District is designated "Public Utility". (Official notice, Plan, Fig. 2.1)

The current City zoning of the entire area designated Low density Residential, as well as the areas designated Public Use and Public utility described in the preceding paragraph, is R-4, 4 du/ac. The area described above as designated "Medium Density residential" is zoned R-6, 6 du/ac. (Official notice)

Neither the Plan nor the City's zoning contain any "rural" designations or zones.

20. The Plan includes a 20 year (2004-2024) Capital Improvement Plan (CIP). In addition, it contains "a conceptual layout of additional future roads needed to accommodate the potential growth beyond the 20 year period. This area will be reviewed regularly and integrated into the land use forecast and 20-year CIP when the timing of redevelopment is more certain." (Plan, p. 5.32) Exhibit 16 depicts projects on the current 20-year CIP (those with project numbers in the 10xx and 11xx series) as well as the possible future additions (those with project numbers in the 12xx series). Project 1201 envisions the connection of 204th Avenue SE from SE 272nd Street north along the west edge of the *Maple Hills* site to connect to another future project, the SE 240th Loop.

The Plan also identifies "Potential Annexation Areas" (PAA) and "Adjacent Areas of Concern" (AAC). PAA 1 lies immediately north of *Shire Hills* and diagonally northwest of *Maple Hills*; AAC 5 lies immediately north of *Maple Hills* and wraps around the east and north sides of PAA 1. (Plan, Fig. 2.2, as amended) "The City sees major long-term opportunities to convert [PAA 1] to urban uses after the interim resource extraction activities cease." (Plan, p. 2.10) With respect to AAC 5, "the City supports the concept of 'transfer of development rights' from AAC 5 into the urban area, and proposes to pursue the necessary inter-local agreements with the County as an additional tool to protect rural character and environmentally sensitive systems." (Plan, p. 2.9)

21. Service purveyors have changed since the time *Maple Hills* was considered by King County: Public water service will be provided by the Covington Water District, not Water District 105; public sewer service will be provided by Soos Creek Water and Sewer District, not Cascade; and fire protection is provided by King County Fire Protection District No. 37 (District No. 37), not District No. 43. (Exhibit 5, Attachment, and testimony)

22. ECLI has entered into a Voluntary Mitigation Agreement with District No. 37 to pay $672.00 per single family dwelling unit (or $470.00 per each dwelling unit provided with a residential sprinkler

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[5] This designation likely represents the "park" that some witnesses mentioned was planned for the area. If so, it is located a substantial distance south of *Maple Hills*.

system) as mitigation for impacts to fire protection services. The terms of the Agreement require the fee to be paid within three business days after final plat approval by the City. (Exhibit 21)

23. CDD concludes that ECLI

> has demonstrated that sufficient right-of-way exists in the 204th Avenue SE corridor for construction of road improvements, consistent with Zoning and Subdivision Examiners [*sic*] Conditions, once right-of-way dedications are obtained from those properties encumbered by access easements or access tracts requiring such dedications, if adequate property is obtained from the Covington Water District and Puget Sound Energy, and if possible encroachments in this right-of-way are identified and removed.

CDD therefore recommends approval of *Maple Hills* subject to five conditions:

1. All conditions of approval contained in the Report and Recommendation to the King County Council from the Office of the Zoning and Subdivision Examiner, dated May 16, 1986, with the exception of the secondary access requirements stated in recommended condition No. 12, which required a second access to the east to Cedar Downs Subdivision, are hereby adopted as conditions of the preliminary plat approval.

2. In lieu of the secondary access requirements through the Cedar Downs neighborhood stated in condition No. 12 of the King County Zoning and Subdivision Examiner's Report, the applicant shall provide secondary access to the plat by means of a 60-foot wide dedicated right-of-way connecting the proposed plat to the existing developed street system in the Shire Hills neighborhood. The connection to the existing Shire Hills street system shall be located at the existing intersection of SE 259th Street and 203rd Avenue SE. Prior to receiving any construction approvals for the plat, the applicant shall dedicate a 60-foot wide right-of-way for this required second access, extending from the proposed preliminary plat to the intersection noted above, and shall develop this new connection to Urban Neighborhood Collector standards.

3. Prior to receiving any construction approvals for the plat, the applicant shall obtain the dedication of all access tracts and easements along the 204th Avenue SE corridor. The applicant shall assume all costs involved with obtaining these dedications. The applicant at its sole expense shall also resolve any encroachments in the right-of-way to be dedicated.

4. Prior to receiving any construction approvals for the plat, the applicant shall obtain the dedication of necessary property owned by the Covington Water District and Puget Sound Energy along the 204th Avenue SE corridor. The applicant shall assume all costs involved with obtaining these dedications.

5. Prior to receiving any construction approvals for the plat, the applicant shall construct 204th Avenue SE from the South property line of the proposal site to the Kent-Kangley Road, to the standards stated in the King County Zoning and Subdivision Examiner report, dated May 16, 1986, Finding No. 6: 60-foot right-of-way, developed with 22-foot pavement width (two 11-foot travel lanes) on a 38 foot minimum width roadway. Street improvements along 204th Avenue SE shall include a paved walk on the West side of the street.

(Exhibit 1, pp. 6 and 7)

24. ECLI objects to certain aspects of the CDD Recommended Conditions. ECLI's requested changes and CDD's responses are:

A. Recommended Conditions 2 – 5. ECLI objects to the "Prior to receiving any construction approvals for the plat" language in these conditions. ECLI believes that the Zoning and Subdivision Examiner's 1986 Recommendation controls all aspects of the case other than the question of right-of-way availability for 204th Avenue SE. Condition 12 in that Recommendation requires construction "coincidental with or prior to the development of the proposed plat." (Exhibit 5, p. 7, Condition 12, ¶ 1) ECLI elects to construct the necessary improvements coincident with construction of the plat's internal street system to reduce impact on the neighborhood and to increase construction efficiency. (Testimony)

CDD opposes these changes, citing a concern that the plat could be finished before clear title to all of the necessary right-of-way had been received by the City. CDD does not want that situation to happen. (Testimony)

B. Recommended Conditions 3 and 4. ECLI requests that the "shall obtain the dedication" clauses in these conditions be revised to read "shall in the name of the City obtain the dedication". ECLI points out that right-of-way would not be dedicated to it as a private entity, but to the City. It believes that the present wording could be misconstrued. (Testimony)

CDD expressed no objection to this request. [6]

C. Recommended Condition 5. ECLI asks that the location of the required pedestrian walkway not be specified as "on the west side of" 204th Avenue SE. It would prefer that the phrase be changed to read "on one side of" to give it flexibility to determine the best side for the walkway based on engineering considerations. (Testimony)

CDD expressed no objection to this request.

D. Recommended Condition 4. ECLI objects to the inclusion of the PSE property in this condition. As noted above, ECLI believes that sufficient right-of-way exists within the 60 foot wide corridor to provide the necessary return radius without any additional right-of-way acquisition from PSE. While it is continuing to negotiate with PSE for the additional right-of-way which the City seeks, it remains convinced that additional right-of-way is not necessary. (Testimony)

CDD expressed no objection to this request.

25. *Maple Hills* has been controversial from its beginning. (Exhibits 5, 6, and 8, among others) It remains controversial today. Citizens who live in the area along 204th Avenue SE and in *Cedar Downs* have numerous concerns about *Maple Hills*. (See Exhibits 11, 12, 14, and 22 and testimony) A number of their concerns are beyond the proper scope of this proceeding and will not be addressed.

Hearing participants who live along the 204th Avenue SE corridor support CDD's position regarding the timing of the 204th Avenue SE improvements. They believe that the street needs to be completed before construction traffic associated with the subdivision *per se* begins traveling up and down the street. They cite the street's narrow pavement width and use by school children as a major safety issue supporting their position.

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[6] At least one witness objected to this request, fearing that the requested change might be used by ECLI and the courts to avoid adequate compensation for the right-of-way. (Testimony)

This concern appears to be a clear misunderstanding of the "dedicate-on-demand" provisions of the original 1956 easement and subsequent short subdivisions. The current owners were committed by their predecessors back in 1956 to dedicate their portion of the 60 foot strip whenever requested by the County (City). Nothing in the language of the easement suggests that the County (City) was to pay for the property. In fact, the opposite is implied: The notion is expressed that if the County will take over 204th Avenue SE and maintain it, the owners will gladly give them the property to do so.

This question is not central to the Examiner's charge in this case, nor need the Examiner reach any formal conclusion regarding compensation for the right-of-way.

Several witnesses believe that in addition to an east bound left turn lane on SE 272nd Street at 204th Avenue SE, there should also be a southbound left turn lane on 204th Avenue SE at that intersection. They indicate that traffic back-ups presently occur which will only be exacerbated by the additional traffic from *Maple Hills*.

People who live along SE 260th Street and 208th Avenue SE (both private roads) oppose "A" Street. They desire it to be permanently removed, as has been suggested for the SE 259th Street stub. CDD opposes elimination of the "A" Street right-of-way as it believes eventual redevelopment to a higher density of the area south of *Maple Hills* will need that connection for efficient traffic circulation.

*Cedar Downs* residents still worry about a possible connection to SE 259th Street through their neighborhood. They fear that a future Maple Valley Council could seek to reverse the right-of-way vacation and make a through connection. They want the right-of-way stub removed from *Maple Hills* to act as a further impediment to any such connection. Neither ECLI nor CDD object to removal of the SE 259th Street stub from the plat.

Without the SE 259th Street secondary access to the east, many see *Maple Hills* as a significantly changed proposal which should be required to start over: new application, new vesting date, new standards of development, new SEPA threshold determination.

Some residents to the south of *Maple Hills* view their area as rural and object to placement of an urban subdivision within a rural area.

26. Any Conclusion deemed to be a Finding of Fact is hereby adopted as such.

## PRINCIPLES OF LAW

Authority

A preliminary subdivision is a Type 3 land use application which is subject to an open record hearing before the Examiner. The Examiner makes a final decision on the application which is subject to the right of reconsideration and appeal to Superior Court.. [CMC 14.30.020(1) and (1)(c)]

> The Examiner's decision may be to grant or deny the application, or the Examiner may grant the application with such conditions, modifications and restrictions as the Examiner finds necessary to carry out applicable State laws and regulations, including Chapter 43.21C RCW, and the regulations, policies, objectives and goals of the comprehensive plan, the community plan, subarea or neighborhood plans, the zoning code, the subdivision code and other official laws, policies and objectives of the City. In case of any conflict between the comprehensive plan and a community, subarea or neighborhood plan, the comprehensive plan shall govern.

[CMC 14.35.090(2)]

Review Criteria

The standard review criteria for a preliminary subdivision set forth at CMC 17.15.060(2) do not apply to this consideration of *Maple Hills*. The King County Zoning and Subdivision Examiner reviewed all of the standard criteria in 1986 and concluded that they were met. The King County Council's remand, which forms the basis for the current proceeding, did not challenge, question, object to, or alter the Zoning and Subdivision Examiner's conclusions of compliance with those criteria. Those prior decisions were not appealed. Therefore, they constitute the law of the case and cannot now be challenged. [7]

The Examiner's obligation here is to respond to the King County Council's remand order of May 11, 1987.

The Local Project Review Act [Chapter 36.70B RCW] establishes a mandatory "consistency" review for "project permits", a term defined by the Act to include "building permits, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by critical area ordinances, site-specific rezones authorized by a comprehensive plan or subarea plan." [RCW 36.70B.020(4)] That law was enacted after the vesting date of *Maple Hills* and, therefore, is not applicable. (See Vested Rights, below.)

Vested Rights

Covington has enacted a vested rights provision.

> (1) Applications for Type 1, 2, and 3 land use decisions, except those which seek variance from or exception to land use regulations and substantive and procedural SEPA decisions shall be considered under the zoning and other land use control ordinances in effect on the date a complete application is filed meeting all of the requirements of this chapter. The Department's issuance of a notice of complete application as provided in this chapter, or the failure of the Department to provide such a notice as provided in this chapter, shall cause an application to be conclusively deemed to be vested as provided herein.
>
> (2) Supplemental information required after vesting of a complete application shall not affect the validity of the vesting for such application.
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> (3) Vesting of an application does not vest any subsequently required permits, nor does it affect the requirements for vesting of subsequent permits or approvals.

[CMC 14.30.070] Vested rights concepts apply to substantive regulations, not procedural regulations or facts.

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[7] Those decisions and their conclusions have no effect on any other current applications.

*Maple Hills* was a complete application before the Zoning and Subdivision Examiner's 1986 hearings: He would not have recommended approval of an incomplete application; nor would the Council have remained silent in its remand order had it believed the application to have been incomplete. Further, the BALD Preliminary Report to the Zoning & Subdivision Examiner for the May 1, 1986, hearing makes no mention of any incompleteness. [8]

Standard of Review
The standard of review is preponderance of the evidence. The applicant has the burden of proof.

Scope of Consideration
The Examiner has considered: all of the evidence and testimony; applicable adopted laws, ordinances, plans, and policies; and the pleadings, positions, and arguments of the parties of record.

## CONCLUSIONS

1. The City's Hearing Examiner in 2001 made an observation with which this Examiner agrees fully:

> The City argues that keeping the application in a "perpetual state of limbo" is an absurd result that should be avoided. It is unfortunate the King County Council did not hear and heed this argument. The remand was fashioned by the County Council; there was no objection to it at the time; and the Applicant has not moved to compel action on this application. The issue before the Examiner is whether the condition of the remand has been fulfilled. The Hearing Examiner's jurisdiction is limited. … The Hearing Examiner must adhere to the language of the remand as his jurisdiction is determined by Council action.

(Exhibit 8, p. 5, Footnote 4) It is a shame that an application filed more than 23 years ago is still in the approval process – and equally a shame, from a public interest perspective, that 23 year old standards must now be employed in its review. But that is the reality of *Maple Hills*, a reality which is based on statutory law and the law of the case.

2. The most significant aspect of the facts relating to the 204th Avenue SE right-of-way is that nothing really significant has changed in the legal status of that right-of-way since 1987 except with respect to the north 300 feet. The 1956 easement created a situation which would have allowed the County in

[8] The "completeness" process which is now used throughout most, if not all, of the state is based on a 1995 Legislative enactment, Chapter 36.70B RCW, the Regulatory Reform Act. The formal procedures required by that Act were not commonly found prior to its enactment. Thus, it is not at all unusual that this record does not contain a "completeness letter" or a "Notice of Application."

1987 to demand dedication of the entire 60 foot wide strip from SE 272nd Street all the way to the SE 260th Street alignment. It is certainly true, as the Zoning and Subdivision Examiner's reports and the King County Council's Remand state, that 204th Avenue SE was not physically up to handling traffic from 150 more lots and that it did not exist within a dedicated right-of-way. (It still is not and does not.) The 1986 – 87 County actions were based on facts. It is also true that dedications along the corridor have occurred in the intervening years, increasing the percentage of the corridor now dedicated to the public. And it is also true that short subdivisions have occurred in the intervening years, each with a dedicate-on-demand clause.

But the ability existed then as much as now to acquire the right-of-way up to SE 260th Street to fix the deficiencies. North of SE 260th Street the evidence shows changes: *Shire Hills* was recorded in 1993, (seven years before Maple Valley vacated the SE 259th Street stub cutting off possible access to the east) creating its Tract G for future development, thus (apparently) providing an opportunity that did not exist previously for a 30 foot strip to complete 204th Avenue SE into *Maple Hills* and a secondary access connection to the west. And the Covington Water District is willing to work with this applicant towards dedication of the 30 foot strip across its property.

We find ourselves now, 19 years later, looking at much the same evidence as was available in 1987 and wondering why no one exercised the authority to call in the dedicate-on-demand provisions to create a right-of-way which everyone in a decision making capacity said was needed in furtherance of the traffic circulation needs of the area.

3. With respect to the precise scope of the remand, ECLI cannot have it both ways. The version of Condition 12 which led to the remand was that contained in the Zoning and Subdivision Examiner's 1987 Recommendation. Like the 1986 version before it, that language specifically called for a secondary access to the east using SE 259th Street. If the remand is limited solely to the question of the adequacy of 204th Avenue SE, then the remaining portions of the 1987 version of Condition 12 remain beyond consideration and any approval would require SE 259th Street secondary access to the east. If the remand is broad enough to allow consideration of an alternative secondary access (as urged by ECLI), then it is broad enough to allow consideration of any access-related factor in the 1987 version of Condition 12.

   The remand is "for further action at such time as adequate right-of-way is available" to properly build a primary access south to SE 272nd Street. All issues except primary and secondary access had been decided by the Zoning and Subdivision Examiner in 1986 and were not challenged or disturbed by the 1987 remand. The scope of the remand ("further action") is broad enough to allow consideration of access in general, including all terms and conditions of Condition 12. It would make little sense to base the current access decision on 1986 facts when an application does not vest to facts and when the facts have changed in the intervening years.

4. The 1987 version of Condition 12 would allow *Maple Hills* to go forward with only a "half street" improvement were the full right-of-way not obtained within a specified time period. (Exhibit 6, pp. 3

and 4, Condition 2, ¶ 2) The Examiner respectfully disagrees with the conclusion which supports that provision. The volume of traffic to be added, the number of walkers to be expected along the street, and the present condition of 204th Avenue SE all support a conclusion that a full street improvement is necessary if the public interest and public safety are to be served. That portion of the 1987 version of Condition 12 must be stricken.

5. ECLI has demonstrated that sufficient right-of-way exists in the 204th Avenue SE corridor for construction of full street improvements, consistent with the Zoning and Subdivision Examiner's Conditions, once right-of-way dedications are obtained from those properties encumbered by access easements and/or access tracts requiring dedication-on-demand, if adequate property is obtained from the Covington Water District and the owner(s) of *Shire Hills* Tract G.

   The demand for dedication must officially come from the City, not from ECLI. The language of the 1956 easement says that dedication is required when "the County shall agree to receive the same". The short subdivision dedication clauses refer to a determination that the right-of-way is needed for public street purposes and calls for the dedications to "be delivered to King County upon demand." (Exhibit 10a, unnumbered sheet 17)

   As the municipal government successor to the County, the City must issue the demand and agree to accept the right-of-way dedications. The City may choose to authorize a party other than itself to handle all the paperwork and costs involved with obtaining the on-demand dedications, but that party would be acting on the City's behalf. Any revision to Condition 12 must make that clear.

6. The right-of-way needed from the Covington Water District and from *Shire Hills'* Tract G is not encumbered by a dedicate-on-demand clause. However, all evidence in this record indicates that ECLI is able to acquire dedication of the necessary property. This is best viewed as a "chicken and the egg" question: Which must come first: Acquisition and dedication of needed right-of-way or preliminary subdivision approval requiring such acquisition and dedication?

   It would be unreasonable to conclude that ECLI has to complete the acquisition and dedication process before preliminary subdivision approval in order to comply with the remand requirement. ECLI (or any other developer) should not be put in the position of spending money to acquire and dedicate property for right-of-way before it even knows if the development for which the right-of-way is needed will be approved. Approval can be conditioned to require such actions. What needs to be known before preliminary subdivision approval is whether such actions appear feasible. They do in this case.

7. The only evidence in the record regarding the radius return at the 204th Avenue SE/SE 272nd Street intersection indicates that the required street section can be built within the 60 foot right-of-way strip. Construction would come very close – perhaps uncomfortably close – to the edge of the right-of-way, but the evidence shows it can be done. Therefore, no justification exists in this record to require ECLI to obtain right-of-way from PSE. The parties seem to agree that additional radius return

right-of-way would be beneficial; ECLI has committed to pursue its acquisition. That offer may be memorialized within the conditions, but it should not be made mandatory in the absence of supporting evidence.

8. All parties presented good arguments concerning the timing of construction of 204th Avenue SE. The Examiner concludes that a combination of their views will best serve the public interest.

   No plat construction should commence until all the required right-of-way has been dedicated to the City. The problems of allowing the plat to be constructed before the right-of-way has been acquired are many and obvious, not the least of which is the possibility (remote perhaps, but nevertheless real) that litigation could drag out the acquisition process, leaving the plat finished but unusable.

   204th Avenue SE should be sufficiently upgraded to provide an adequately wide, safe, travel surface for two-way vehicular traffic and a walking surface for pedestrians prior to site construction. Neither of those conditions is present now. On the other hand, placement of the final lift of asphalt could be deferred until major construction within the subdivision has been completed so that construction vehicles would not "chew up" the brand new pavement. Plat developers frequently leave the last asphalt lift until just before the plat is granted final approval for just that reason.

9. The 1987 (and 1986) Condition 12 language calling for "a delineated walkway on one side of" 204th Avenue SE is preferable to the language in CDD's Recommended Condition 5 requiring the walkway to be on the west side of 204th Avenue SE. Until preliminary engineering has been done, it is impossible to say on which side of the street the walkway would be best constructed. That decision is an engineering question which need not be resolved prior to preliminary subdivision approval.

10. The "school bus pull-off and loading zone" requirement of the 1987 version of Condition 12 will serve the public use and interest. (ECLI has included such a bus stop on Exhibit 20.) That requirement will be carried forward to this Decision. However, the request for a southbound left-turn lane on 204th Avenue SE at SE 272nd Street would change the applicable construction standards, is supported only by anecdotal testimony, and is beyond the scope of the Examiner's limited jurisdiction.

11. Even though the current Plan is not legally applicable in the review of *Maple Hills*, it is the document that guides review of current and future land use applications. *Maple Hills* is vested to 1980s era regulations, but the reality is that this is 2006 and any new developments in the area will be reviewed against current plans and regulations. Therefore, to the extent not in conflict with its 1980s vested rights, discretionary aspects of *Maple Hills* should reinforce current plans, not thwart them.

12. This northeast corner of Covington is not destined to remain rural, even if some still see it as rural today. The area lies within an incorporated city; cities are an urban institution, not a rural institution. Urbanization of this area is inevitable. It is instructive to note, although not determinative of

anything within the scope of the Examiner's jurisdiction, that the zoning to which *Maple Hills* is vested from the 1980s (RS 9,600 which equates to approximately 4 du/ac) precisely matches both the current Covington Plan designation for the area and the present Covington zoning of the area: R-4, a zone in which the base density is also 4 du/ac. In fact, current zoning would allow densities up to 6 du/ac in the area under specified conditions. [CMC 18.30.030(A) and associated footnotes in (B)] *Maple Hills* does not represent a density any greater than would be allowed in the area for a new application.

As that urbanization occurs, Covington must continually look ahead to the needs of all its citizens and service agencies to ensure that an efficient infrastructure is developed. One aspect of an efficient infrastructure is a coherent street circulation system.

13. The distinction between PAA 1 and AAC 5 should be factored into any consideration of street systems. The City does not foresee annexation of AAC 5; rather it sees retention of its rural character. But PAA 1, immediately adjacent to the northwest corner of *Maple Hills* is envisioned for future urbanization. Therefore, the street system in *Maple Hills* should focus traffic towards the northwest, not due north.

Covington sees 204th Avenue SE as a major element of its future street system serving the northeast corner of the City. The long range goal is for 204th Avenue SE to provide a connection with the future SE 240th Loop, which is to be located northwest of *Shire Hills*. (See Exhibit 16.) The street system in *Maple Hills* should facilitate the concept of that future system, not thwart it.

Those two goals can guide the internal street realignment required by 1986 Conditions 13 and 14. 204th Avenue SE, which as proposed on Exhibit 4 would veer to the northeast as "F" Street to terminate against an area envisioned to remain rural, should be altered to focus urban traffic to the northwest. That alteration could be accomplished in two ways. 204th Avenue SE could follow the west property line towards the northwest corner of the site; proposed "F" Street could then form a "T" intersection with 204th Avenue SE within the plat. In the alternative, "F" Street could remain as proposed and "G" Street could be widened from the proposed 48 foot to a 56 foot wide right-of-way (matching "F" Street) and be extended to terminate at the northwest corner of the site to serve as a Collector, just as does 204th Avenue SE.

Either option would allow connection towards the northwest, but the latter course is preferable. It facilitates compliance with 1986 Condition 13 requiring that the "F" Street intersection with the north property line be shifted west. (The amount of shift desired is not specified or even hinted at in the Condition.) It fulfills the CIP's future plan for collector connection to the northwest. It focuses urban traffic towards the northwest by routing the Collector in that direction. And it does so without lengthening the straight section of 204th Avenue SE, something which could prove undesirable from a traffic control perspective.

14. The Zoning and Subdivision Examiner's conclusion that a secondary access is needed was not challenged. The Zoning and Subdivision Examiner concluded that

> A single point of access to the subject property and the adjacent and nearby properties to the north would be detrimental to the public health, safety and welfare and not in the interest of the majority of the citizens of King County.

(Exhibit 5, p. 5, Conclusion 6, emphasis added) It was the notion of a single access point which bothered the Zoning and Subdivision Examiner.

The question now is what to do in light of Maple Valley's vacation of the SE 259th Street stub. In the 1980s when the Zoning and Subdivision Examiner was reviewing *Maple Hills*, the only possibility for a secondary access lay to the east: *Cedar Downs* existed; *Shire Hills* did not yet exist. The Examiner concludes that the specification of SE 259th Street as the secondary access was the result of the fact that no other alternative existed, rather than as the result of a conscious decision among several alternatives.

The proposal for a secondary access westerly to SE 259th Street in *Shire Hills* fulfills the Zoning and Subdivision Examiner's concern for a second access. It will allow emergency vehicles to reach this area via either the 200th Avenue SE corridor or via 204th Avenue SE. Changing the secondary access is not a major change which would affect the vested rights of *Maple Hills*.

15. The right-of-way stubs within *Maple Hills* for SE 259th Street (the east end of "Bristol Drive") and "A" Street should not be removed from the preliminary plat. They should remain for the potential which they preserve. As the Zoning and Subdivision Examiner concluded in 1986:

> Notwithstanding that the "dead-end" street and privacy advantages presently enjoyed by residents in the vicinity of the westerly terminus of S.E. 258th Street will be lost by the [then] proposed connection, a far larger number of citizens will be benefited by the improved traffic circulation system which can be provided by this proposed development ….

(Exhibit 5, p. 5, Conclusion 6) This Examiner declines to be the person who forever closes the door on the potential to interconnect these neighborhoods. Redevelopment of the large lots to the immediate south of *Maple Hills* will undoubtedly occur in the future, especially given Covington's Plan and area zoning. Future residents may desire interconnection with the *Maple Hills* street system. The possibility for a rational street system in the future should be preserved.

On the other hand, clearing and paving those two right-of-way stubs is completely unnecessary to the proper development of *Maple Hills*. Therefore, to assuage the concerns of the present residents, the Examiner will add a condition barring clearing or paving of those stubs.

16. CDD has recommended that the 1986 version of Condition 12 be adopted by reference, excluding the secondary access portions. A better, cleaner solution is to restate, with revisions, that entire Condition.

17. A preliminary plat is a specific development proposal. A preliminary plat evaluation is based upon the specific development proposal submitted by the applicant. It is appropriate, therefore, that the conditions of approval clearly identify the plat which is being approved. The preamble to the Zoning and Subdivision Examiner's 1986 Conditions references the April 1, 1986, plat as the approved plat. That plat is Exhibit 4 in this record. Exhibit 4 constitutes the plat which was reviewed both in 1986 and in 2006 and which should be approved. Given the age of this application and the several versions of the proposal which have existed over the years, a specific exhibit reference in a condition is preferable to the inference from the 1986 preamble. A new condition will be added to accomplish that purpose.

18. The existence of ECLI's voluntary fire impact mitigation agreement should be memorialized in the conditions.

19. Other than with respect to the specific access requirements noted above, the King County Zoning and Subdivision Examiner's Conclusions and Recommendations adequately address compliance with all other development regulations applicable to this proposal. Those Conclusions and Recommendations are incorporated herein by reference as if set forth fully.

20. With the conditions recommended by the King County Zoning and Subdivision Examiner, together with the additional access-related conditions in this Decision, the proposal makes appropriate provision for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school. The public use and interest will be served by the platting of such subdivision and dedication.

21. The Examiner lacks authority to even consider disturbing the SEPA threshold determination issued for *Maple Hills*.

22. Any Finding of Fact deemed to be a Conclusion is hereby adopted as such.

## DECISION

Based upon the preceding Findings of Fact and Conclusions, the testimony and evidence submitted at the open record hearing, and the Examiner's site view, the Examiner **GRANTS** the requested preliminary subdivision approval for *Maple Hills* **SUBJECT TO THE ATTACHED CONDITIONS**.

Decision issued September 21, 2006.

\s\ John E. Galt (Signed original in official file)
John E. Galt
Hearing Examiner

**PARTIES of RECORD**

David Nemens
John Hempelmann
Dean Long
Sara Lundin
Tim Campbell
Patricia Smith
Duane Harper
Tanya & Eric Jorgenson
Kevin & Meg Holland
Charles Vision
Bob Nelson
William Vandender (sp?)
Abel Shaw
Bedney
Neil Guptill
Stacy Borland
Donna & Joe Selby
Robert & Leslie Spry
G. L. Cavanaugh
Kyli Rainier (sp?)
Patti Campbell
Sid H. Cirre (sp?)
David Caudle
Tim Goddard
David Olson
Jo Schadt
Fred Holstein
Bill Blair
Don Vondran
Paul Selland
Larry Andriesen
Brooke Dillon
Larry Rabel
David Kuntz
Linda Johnson
Michael Denbo
Duane Clampitt
Karen Coker
James E. King
Eric Franson
Tim Emmons
Renee Romberg
Dawn O'Brien
Denise Halstead (sp?)
Janice Strama
Ken & Donna Palmer
Claire Chapman
Amy Taylor
Frederick Kole (sp?)
Brent Clemson
Maridel Lessenger
Vali Bauer
Lance Nichotte (sp?)
Joan Posanke
Dan Shirley

## NOTICE of RIGHT of RECONSIDERATION

This Decision is final subject to the right of any party of record to file with the Examiner (in care of the City of Covington, ATTN: Rachelle Griswold, 16720 SE 271st Street, Suite 100, Covington, Washington 98042) a written request for reconsideration within 14 days following the issuance of this Decision in accordance with the procedures of CMC 14.35.320 and Hearing Examiner Rule of Procedure (RoP) I.9.b. Any request for reconsideration shall specify the error which forms the basis of the request. See CMC 14.35.320 and RoP I.9.b for additional information and requirements regarding reconsideration.

A request for reconsideration is not a prerequisite to judicial review of this Decision, nor does filing a request for reconsideration stay the time limit for commencing judicial

## NOTICE of RIGHT of JUDICIAL REVIEW

This Decision is final and conclusive subject to the right of review by Superior Court in accordance with the procedures of Chapter 36.70C RCW, the Land Use Petition Act.. See Chapter 36.70 RCW and CMC 14.35.310 for additional information and requirements regarding judicial review.

The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation."

# CONDITIONS OF APPROVAL
# PP99-004/1025
# *Maple Hills*

This preliminary subdivision is subject to compliance with all applicable provisions, requirements, and standards of the Covington Municipal Code, standards adopted pursuant thereto, and the following special conditions:

1. Exhibit 4 shall be the approved preliminary plat SUBJECT TO the changes required by Conditions 2, 4, and 5, below. Revision of approved preliminary plats is subject to the provisions of CMC 17.20.030.[9]

2. All conditions of approval contained in the Report and Recommendation to the King County Council from the Office of the Zoning and Subdivision Examiner, dated May 16, 1986 (Exhibit 5 herein), with the exception of Recommended Conditions 12 and 13, are hereby adopted by reference as conditions of preliminary plat approval.

3. Condition 12 is revised to provide as follows:

   Access to the subdivision shall be over full width City streets, dedicated and improved to County standards as the same existed in 1986 (unless the plattor wishes to follow current standards to the extent they are equal or better), with the primary access to be by way of 204th Avenue SE and a secondary access as specified in additional Condition 21, below. The plattor shall be responsible for construction of 204th Avenue SE from the subject property to SE 272nd Street. 204th Avenue SE shall include a delineated walkway on one side of the street (extruded curb, buttons, etc.), to be designed and constructed with the approval of the Department of Public Works.

   A. Prior to receiving any construction approvals for the plat, the plattor shall have had the City demand and obtain dedication of all access tracts and easements along the 204th Avenue SE corridor encumbered with a "dedicate-on-demand" provisions. The City may empower the plattor (or any other party) to act as its agent for this purpose to the extent allowed by law. The plattor shall assume all costs involved with obtaining these dedications. The plattor at its sole expense shall also resolve any encroachments in the right-of-way to be dedicated.

   B. Prior to receiving any construction approvals for the plat, the plattor shall obtain dedication to the City of the westerly 30 feet of the property owned by the Covington Water District along the 204th Avenue SE corridor (Tax Parcel 2922069123). The plattor shall assume all costs involved with obtaining this dedication.

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[9] This citation is to the current version of the CMC: Vesting does not extend to purely procedural regulations.

C. Prior to receiving any construction approvals for the plat, the plattor shall seek dedication to the City of an area in the southeast corner of the property owned by Puget Sound Energy at the 204th Avenue SE/SE 272nd Street intersection (Tax Parcel 2922069124) for the purpose of increasing the shy distance between the street improvements' radius return and the edge of the right-of-way. Inability to obtain such dedication shall not be an impediment to development of the subdivision. The plattor shall assume all costs involved with obtaining this dedication.

D. Prior to receiving any construction approvals for the plat, the plattor shall construct 204th Avenue SE from the south property line of the subject property to SE 272nd Street to the standards stated in the King County Zoning and Subdivision Examiner report, dated May 16, 1986, Finding No. 6: 60-foot right-of-way, developed with 22-foot pavement width (two 11-foot travel lanes) on a 38 foot minimum width roadway; PROVIDED THAT, the final lift of asphalt does not have be placed until the plattor is installing the final lift of asphalt on the first streets to be fully completed within the subdivision, unless the Department of Public Works determines that the final lift of asphalt is required immediately in the interest of public safety. Manholes, monument covers, and similar features shall be installed so as to not constitute hazards between the time of the initial paving and placement of the final asphalt lift. Street improvements along 204th Avenue SE shall include a paved and delineated (extruded curb, buttons, etc.) walkway on one side of the street.

E. A left turn lane and a school bus pull-off and loading zone shall be provided on SE 272nd Street at its intersection with 204th Avenue SE in a manner to be approved by the Washington State Department of Transportation.

The requirements of this condition do not preclude the plattor from obtaining partial reimbursement for these improvements, if such reimbursement becomes available pursuant to Chapter 35.72 RCW.

4. Condition 13 is revised to read as follows:

The "G" Street right-of-way shall be widened to 56 feet, shall be extended to the northwest corner of the plat on an alignment subject to review and approval by the Department of Public Works, and shall be constructed to collector standards.

5. A new Condition 21 is added to read as follows:

Prior to receiving any construction approvals for the plat, the plattor shall dedicate a secondary access to the plat by means of a 60-foot wide right-of-way connecting the proposed plat to the existing intersection of SE 259th Street and 203rd Avenue SE in the *Shire Hills* plat.

Prior to final approval of any portion of the plat, the plattor shall develop this new connection to Urban Neighborhood Collector standards.

6. A new Condition 22 is added to read:

No street shall be constructed nor shall clearing occur during initial plat development (unless on a limited basis for installation of necessary utilities) within the "Bristol Drive" right-of-way east of "B" Street and within the "A" Street right-of-way. Construction of street improvements within those two right-of-way stubs is not necessary for final plat approval and recordation.

7. A new Condition 23 is added to read:

The Applicant has voluntarily entered into an Agreement, which runs with the land, which provides for the payment of certain fire service impact mitigation fees after recordation of the final plat. The Agreement provides for financial consideration in the event of late payment of the fees.

# Consent Agenda Item C-4

Covington City Council Meeting
Date: April 26, 2016

SUBJECT: CONSIDER RESOLUTION DECLARING ONE MOWER AS SURPLUS PROPERTY AND AUTHORIZING REPLACEMENT FUNDS BE EXPENDED FOR ONE NEW MOWER.

RECOMMENDED BY: Don Vondran, Public Works Director

ATTACHMENT(S):
1. Proposed Resolution

PREPARED BY: Ross Junkin, Maintenance Supervisor

EXPLANATION:
Staff is seeking council's approval to surplus one 2005 Walker Mower (#3371, Serial Number 74568) per the city's Fleet Management Policy, Section 11.

Staff is also seeking council authorization to utilize replacement funds set aside for this mower to purchase a replacement mower (2016 Walker Mower MB23i w/ accessories) utilizing the State Joint Purchasing contract.

ALTERNATIVES:
1. Not declare the mower surplus and continue to perform costly repairs.
2. Not replace the mower.

FISCAL IMPACT:
This mower will be replaced with the funds set aside for this purpose in the Equipment Replacement Fund.

- Asset #3371: 2005 Walker Mower currently has $16,992.00 set aside for replacement through 2015.
- The replacement mower (with implements and spare parts) will be a 2016 Walker Mower (Model MB23i). The new equipment will be purchased through the Washington State joint purchasing contract. Total = $16,420.32.

CITY COUNCIL ACTION: _____Ordinance __X__Resolution _____Motion _____Other

**Councilmember _____ moves, Councilmember_____ seconds, to pass a resolution in substantial form as that attached hereto, declaring the 2005 Walker Mower, Asset #3370, as surplus property and authorizing replacement funds to be used to purchase a new mower.**

REVIEWED BY: City Manager, City Attorney, Finance Director

**RESOLUTION NO. 2016-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DECLARING ONE MOWER AS SURPLUS PROPERTY AND AUTHORIZE PURCHASE OF A REPLACEMENT MOWER.**

**WHEREAS,** the City of Covington maintains a vehicle fleet to complete city business; and

**WHEREAS**, the city has a vehicle replacement program to replace vehicles and equipment on a scheduled basis to maintain a functioning fleet; and

**WHEREAS,** the city owns a 2005 Walker Mower (Asset #3371) that is scheduled for replacement in 2016; and

**WHEREAS,** the city's Financial Management Policies require that vehicles and equipment be surplused by City Council resolution; now, therefore

**BE IT RESOLVED** by the City Council of the City of Covington, King County, Washington, as follows:

**Section 1**. The City Council does hereby declare that the 2005 Walker Mower (Asset #3371) is surplus to the needs of the city, and authorizes disposal of the mower in the most cost effective manner. The City Council further authorizes the use of the equipment replacement funds to purchase a replacement mower as needed.

**ADOPTED** in open and regular session on this 26th day of April, 2016, and signed in authentication thereof.

_____
Mayor Jeff Wagner

ATTESTED:

_____
Sharon Scott, City Clerk

APPROVED AS TO FORM ONLY:

_____
Sara Springer, City Attorney

# Consent Agenda Item C-5

Covington City Council Meeting
Date: April 26, 2016

SUBJECT: AUTHORIZE THE CITY MANAGER TO EXECUTE AN ANNUAL AGREEMENT WITH JAMES G. MURPHY CO. TO SURPLUS USED VEHICLES AND EQUIPMENT THROUGH A PUBLIC AUCTION.

RECOMMENDED BY: Don Vondran, Public Works Director

ATTACHMENT(S):

1. Annual Agreement with James G. Murphy Co.

PREPARED BY: Ross Junkin, Maintenance Supervisor

EXPLANATION:

In January 2012 the City Council approved a Contract for Services with Wilson Fleet Services to sell surplus office equipment and furniture and other equipment no longer needed by the city at auction. This company is no longer in business. So staff searched for other venues for selling surplus items and found that other government agencies were using public auctions. We found that James G. Murphy Co. would be suitable for this purpose. We would like to enter into an agreement with this company to sell our surplus items.

The City would like to use James G. Murphy Co. primarily to sell vehicles and equipment. They charge a percentage of the selling price for their services: 10% for rolling stock (equipment and vehicles) and 20% for office equipment and small tools.

Selling the city's surplus vehicles/equipment at a public auction is in agreement with the City's Fleet Policy. Staff believes that using public auctions to sell surplus items will yield fair market value as well as the highest possible payback for the city and recommend going this route.

ALTERNATIVES:

Not to enter into an agreement with James G. Murphy Co. and research alternative ways of selling surplus vehicles and equipment.

FISCAL IMPACT:

Costs associated with entering into this agreement with James G. Murphy Co. are the following:

- The City's cost would be 10% of the selling price for rolling stock and 20% for office equipment and small tools.

CITY COUNCIL ACTION: ____Ordinance ____Resolution __X__Motion ____Other

**Council member _____ moves, Council member _____ seconds, to authorize the City Manager to execute an Annual Agreement with James G. Murphy Co. to surplus used vehicles and equipment through a public auction.**

REVIEWED BY: City Manager; City Attorney, Finance Director

# James G. Murphy Co.

**ATTACHMENT 1**

**Commercial / Industrial / Real Estate Auctioneers**
**Appraisals / Liquidations**
P.O. Box 82160 • 18226 - 68th Ave. N.E.
Kenmore, Washington 98028
(425) 486-1246 • murphyauction.com

## ANNUAL AGREEMENT

CONSIGNOR:

Name City of Covington

Address 16720 SE 271st St, #100

City Covington State WA Zip 98042

Phone 206-423-6451 Fax 253-638-1439 Contact John Gaudette

CONSIGNOR AGREES TO CONSIGN BELOW DESCRIBED ARTICLES FOR AUCTION UNDER THE FOLLOWING TERMS AND CONDITIONS:

1. This Agreement dated March 23, 2016 expires December 31, 2016. All aspects of the auction shall be solely within the discretion and control of the James G. Murphy Company ("Auctioneer").
2. There are no minimum or reserve prices on the Consigned Articles, and Auctioneer will not guarantee any selling price for said articles. Neither consignor, nor anyone acting for Consignor, may bid on or buy-back any item Consignor has consigned to auction.
3. Consignor agrees to pay auctioneer a standard commission for selling the Consigned Articles, as follows:
   10% - Ten Percent Rolling Stock (Trucks, Cars, Equipment), Trailers & Towable Equipment
   20% - Office Equipment, Small Tools
   CDL Drives or Tows Market Rate ($100-$125 per hr), Non CDL Drives $75 per vehicle, Non CDL Tows $225
   Per vehicle.
4. At the completion of the auction, Auctioneer shall furnish to Consignor a list of the Consigned Articles sold together with the sale prices obtained. After deducting from the auction proceeds all amounts due Auctioneer under this agreement (including amounts for commission, reimbursable expenses, and indemnification), and any amounts necessary to pay other parties (including lienors) as may be required by law or under this agreement, Auctioneer shall pay to Consignor the net proceeds within 14 days after the auction.
5. Consignor agrees not to sell or in any manner dispose of any of the Consigned Articles prior to auction. If Consignor sells or disposes of any of the Consigned Articles prior to auction, Consignor shall reimburse Auctioneer for commission on any article thus sold or disposed of (as well as for any reimbursable expenses and indemnification due Auctioneer under this agreement for said article) as if the article had been sold at auction. Further, Auctioneer may deduct any commission, reimbursable expenses, and indemnification due on any such article from the proceeds of articles consigned by Consignor that were sold at auction.
6. Consignor warrants that he has full authority to sell Consigned Articles and further, that he will make available all necessary documents of title within three (3) days prior to the day of auction.
7. Consignor warrants and guarantees that his title to the Consigned Articles is unencumbered and free from any liens.
8. If there are any liens against the Consigned Articles, Consignor authorizes Auctioneer to deduct amounts from the auction proceeds with which to pay off lienholder(s). Auctioneer shall deduct all amounts owing to Auctioneer before making payments to lienholder(s). Notwithstanding the foregoing, Auctioneer shall have no duty to determine the existence of liens, or to pay lienors.
9. Consignor assumes all risk of loss to the Consigned Articles until such risk passes to buyer. Auctioneer is not responsible for fire, theft, vandalism, or other losses. It is the Consignor's responsibility, at his sole expense, to keep said articles insured until such risk passes to buyer.
10. Consignor warrants to Auctioneer, solely for the protection of Auctioneer, that there are no known hidden defects in articles sold or to be sold.
11. Consignor hereby engages Auctioneer as the agent of Consignor for purposes related to the auction. Auctioneer shall have authority to execute bills ofsale to purchasers at the auction, and to receive, demand, and collect sale proceeds.
12. Auctioneer does not guarantee that any sale to a bidder at the auction will be completed. If for any reason a bidder refuses to pay for an auctioned item prior to removal of the item from the auction site, Auctioneer may, at its option, return the item in question to Consignor (in which case Auctioneer shall not be required to make any payment to Consignor) or re-auction such item within a reasonable time after the auction specified herein.
13. Auctioneer may charge Consignor for actions required to prepare the Consigned Articles for auction.
14. Consignor authorizes Auctioneer to start and move equipment in the auction area.
15. Consignor assumes, and indemnifies Auctioneer from, all risk and liability which may arise from the failure of the Consigned Articles to comply with government regulations, including environmental regulations, and Consignor shall pay all costs of cleanup of such articles and any other costs incurred due to environmental pollutants associated with said articles.
16. Consignor will indemnify Auctioneer from any loss, casualty, or liability (including attorneys fees, costs, expenses, settlements and judgments) incurred by or threatened against Auctioneer by any third party from any claim (whether or not suit is filed) not the fault of Auctioneer, including but not limited to the following matters: claims asserting defects in Consignor's title or in Consignor's authority to consign for auction any goods sold or to be sold; injury (including environmental injury) resulting from any goods sold or to be sold; or claims caused by any breach of this agreement by Consignor. Consignor authorizes Auctioneer to withhold net auction proceeds as necessary to assure Auctioneer of indemnification hereunder, but Consignor's obligation to indemnify shall not be limited to amounts withheld (if any).
17. Consignor will indemnify Auctioneer for all attorneys fees and costs (whether or not suit is filed) incurred by Auctioneer to enforce any term of this agreement, or to determine conflicting or uncertain claims by third parties to the auction proceeds, whether by negotiation, arbitration, or commencement of suit (including interpleader action). Consignor authorizes Auctioneer to withhold net auction proceeds as necessary to assure reimbursement of Auctioneer for attorneys fees and costs hereunder, but Consignor's obligation to indemnify shall not be limited to amounts withheld (if any).
18. In the case of conflicting or uncertain claims (including Consignor's and/or Auctioneer's claims) to the auction proceeds, Auctioneer may obtain determination of those claims (including filing of suit for interpleader) for the protection and release of Auctioneer from any further liability for the auction proceeds. In case of interpleader, Auctioneer may deduct all commissions, expenses and indemnification amounts to which Auctioneer is entitled under this agreement before the net proceeds are interpleaded.
19. This contract contains the entire agreement between the parties. No representations or warranties have been made by Auctioneer or by any of Auctioneer's agents or employees. No modification of the terms herein shall be effective except in writing and signed by both parties.
20. Consignor agrees to submit, at Auctioneer's election, to the jurisdiction and venue of the Superior Court of the State of Washington for King or Snohomish County (in which case Consignor waives any right of removal) or to the jurisdiction and venue of the United States District Court for the Western District of Washington in any action concerning in any way this agreement. This agreement shall be governed by the laws of the State of Washington.

(List additional equipment on additional sheets)

Consignor agrees, by signature, to abide by the foregoing terms and conditions, and further, acknowledges receipt of a copy of this contract:

(Name of Company or Individual)

By (Authorized Agent) Date:

# Agenda Item 1

Covington City Council Meeting
Date: April 26, 2016

SUBJECT: DISCUSS FIRST DRAFT OF COUNCIL CODE OF ETHICS AND REVISIONS TO RULES OF PROCEDURE

RECOMMENDED BY: Regan Bolli, City Manager

ATTACHMENT(S):

1. Meeting materials will be distributed under separate cover.

PREPARED BY: Sara Springer, City Attorney

EXPLANATION:

ALTERNATIVES:

FISCAL IMPACT:

CITY COUNCIL ACTION: ____Ordinance ____Resolution ____Motion __X__Other

**DISCUSSION ITEM ONLY**

# Agenda Item 2

Covington City Council Meeting
Date: April 26, 2016

SUBJECT: DISCUSS LOW INCOME AND DISABLED DISCOUNTS IN THE MANDATORY SOLID WASTE COLLECTION SERVICE

RECOMMENDED BY: Marlla Mhoon, Council Member

ATTACHMENT(S):
1. Summary of other cities with discounts

PREPARED BY: Don Vondran, PE, Public Works Director
Shellie Bates, Programs Supervisor

EXPLANATION:
On October 13, 2015 the City Council passed Ordinance No. 08-15 relating to universal mandatory solid waste collection service in the City of Covington to begin July 1, 2016. Since that time staff has been working with Republic Services on the implementation process.

**Implementation Timeline:**

| | |
|---|---|
| 10/13/15 | Ordinance No. 08-15 adopted |
| 10/23/15 | Ordinance No. 08-15 published |
| 12/03/15 | Implementation planning meeting with Republic Services |
| 02/12/16 | News Release |
| 02/19/16 | Covington Reporter article |
| 02/29/16 | Carts on display at City Hall |
| 03/01/16 | Postcards mailed by Republic Services |
| 03/04/16 | City Scoop Article in Covington Reporter |
| 03/15/16 | Tri-fold cart selection postcard mailed by Republic Services |
| 03/30/16 | New Garbage Service Open House at City Hall (2 sessions – 20 people attended) |
| 05/01/16 | Carts deliveries begin |
| 07/01/16 | Mandatory service begins |

During the implementation process staff have received some phone calls from citizens stating they cannot afford to pay for this service and requested some sort of relief. Several Councilmembers asked if there was a provision in the Republic Services contract that allows for a discount for low income and disabled residents. The current contract does not have a provision that allows for a discount for qualifying low income or disabled residents. Staff has had conversations with Republic Services and they are willing to amend the contract without renegotiating the entire contract. However, there would need to be some sort of rate adjustment to all the rate payers to offset the discounts that would be given to residents that qualify for a low income or disabled discount. The current contract with Republic Services already has an annual rate inflator that is tied to the Consumer Price Index (CPI) for Urban Wage Earners and Clerical Workers index for Seattle-Tacoma-Bremerton from June to June each year. If Council wants to implement a discount for qualifying low income or disabled residents, then the annual rate

inflator could be changed to a different CPI to offset the projected lost revenue from the discounted rate.

The City of Covington currently has a Utility Tax Rebate Program for citizens that are 65 years and older or physically or mentally disabled that qualify for low income. The City of Covington processes an average of 20 utility tax rebates each year. Each rebate takes approximately one hour for the finance department to process, which takes place during financial statement season. A breakdown of the rebates by year are as follows:

- 2013: 20 Utility Tax Rebates
- 2014: 19 Utility Tax Rebates
- 2015: 17 Utility Tax Rebates so far (deadline is April 30, 2016)

The City already administers requests for low income and disabled discounts to Comcast basic cable service. The city reviews the applications for discounted rates and if they meet the threshold qualifications, then staff notifies Comcast to reduce the bill by the discounted rate. If Council decides to implement a discount for garbage services for the low income or disabled, staff recommends that a similar process be followed for implementation.

Staff has talked to staff from other cities as well as researched other city's municipal codes that have implemented mandatory services and found that some offer a discount to low-income senior citizens or disabled persons that qualify annually. See Attachment 1 for a summary of the cities who provided information.

ALTERNATIVES:

2. Council may direct staff to amend the contract to bring back to the council for further review.

FISCAL IMPACT:
The discounted rate and subsequent revenue from the qualifying low income and disabled households would be offset by an increased rate for all the commercial and residential ratepayers.

CITY COUNCIL ACTION: ____Ordinance ____Resolution ____Motion __X__Other

**Discussion item. Staff requests input and direction from Council.**

REVIEWED BY: City Manager; City Attorney, Finance Director

## Jurisdictions with Mandatory Solid Waste Service

ATTACHMENT 1

| Jurisdiction | Discounts | Notes |
|---|---|---|
| City of Auburn | 50% of the rates specified under Chapter 8.08 ACC | Seniors 62 or older and permanently disabled persons who qualify as low income |
| City of Kent | 50% of the monthly rate | Seniors 62 or older and permanently disabled persons who qualify as low income |
| City of Lakewood | 80% of the otherwise applicable residential and garbage and recycling rate | Seniors 62 or older and permanently disabled persons who qualify as low income |
| City of Lynnwood | None | WUTC Regulations. Franchise Agreement |
| City of Puyallup | | All monetary senior discounts will be applied for Seniors over 61 who qualify |
| City of Renton | 50% subsidy | Seniors 61 or older and permanently disabled persons who qualify as low income |

# Agenda Item 3

Covington City Council Meeting
Date: April 26, 2016

SUBJECT: RATINGS PRESENTATION FOR STANDARD & POORS

RECOMMENDED BY: Regan Bolli, City Manager
Rob Hendrickson, Finance Director

ATTACHMENT(S):

1. Attachment will be presented at the meeting

PREPARED BY: Rob Hendrickson, Finance Director

EXPLANATION:
As part of the bond refunding process, city staff will make a presentation along with the city's underwriter – Lindsay Sovde with Piper Jaffray – to ratings analysts at the San Francisco office of Standard & Poors. This will take place Wednesday, April 27 at 3:00 p.m.

The following presentation gives council the opportunity to see the information that will be presented. The primary objective is to demonstrate the city's ability to pay back the bonds. This is accomplished through telling the city's story and explaining the city's financials that support that data.

ALTERNATIVES:
NA

FISCAL IMPACT:
No fiscal impact from showing the presentation.

CITY COUNCIL ACTION: ____Ordinance ____Resolution ____Motion __X__Other

**NO ACTION NECESSARY**

REVIEWED BY: City Manager

# DISCUSSION OF FUTURE AGENDA TOPICS:

**7:30 a.m., Wednesday, May 4, 2016**
**Kentwood High School Listening Session**

**6:30 p.m., Wednesday, May 4, 2016**
**Tri Cities Meeting**

**6:00 p.m., Tuesday, May 10, 2016**
**Special Meeting – Study Session**

**7:00 p.m., Tuesday, May 10, 2016**
**Regular Meeting**

**(Draft Agendas Attached)**

*Draft*
*as of 4/22/16*

# CITY OF COVINGTON
# CITY COUNCIL SPECIAL MEETING AGENDA

**Kentwood High School**
**25800 164th Avenue SE, Covington, WA 98042**
**www.covingtonwa.gov**

**Wednesday, May 4, 2016 – 7:30 a.m.**

## CALL CITY COUNCIL SPECIAL MEETING TO ORDER

## ITEM FOR DISCUSSION

1. Listening Session to Receive Student Comments on the Town Center Plan

**PUBLIC COMMENT** Speakers will state their name, address, and organization. Comments are directed to the City Council, not the audience or staff. Comments are not intended for conversation or debate and are limited to no more than four minutes per speaker. Speakers may request additional time on a future agenda as time allows.*

## ADJOURN

**Americans with Disabilities Act – Reasonable Accommodations Provided Upon Request a minimum of 24 hours in advance (253-480-2400)**

| BLACK DIAMOND COUNCIL | COVINGTON COUNCIL | MAPLE VALLEY COUNCIL |
|---|---|---|
| Carol Benson, Mayor | Jeff Wagner, Mayor | Sean P. Kelly, Mayor |
| Tamie Deady | Sean Smith, Mayor Pro Tem | Dana Parnello, Deputy Mayor |
| Erika Morgan | Marlla Mhoon | Bill Allison |
| Janie Edelman | Mark Lanza | Les Burberry |
| Brian Webber | Margaret Harto | Erin Weaver |
| Pat Pepper | Joseph Cimaomo, Jr. | Megan Sheridan |
| | Jim Scott | Linda Johnson |

# 9th ANNUAL JOINT CITY COUNCIL MEETING AGENDA
# CITIES OF BLACK DIAMOND, COVINGTON AND MAPLE VALLEY

*Hosted by City of Maple Valley*

**Wednesday, May 4, 2016, 6:30 p.m.**
City of Covington City Hall-Council Chambers
16720 SE 271st Street, Covington, WA

**RECEPTION - 6:30 p.m.**

**CALL MEETING TO ORDER - 7:00 p.m. -** Maple Valley Mayor Sean P. Kelly

**PLEDGE OF ALLEGIANCE/INTRODUCTIONS/APPROVAL OF AGENDA**

**OPENING REMARKS –** Mayor Kelly

**ITEMS FOR JOINT COUNCIL DISCUSSION:**

1. Honorable David Reichert
2. Updates from Cities (Black Diamond, Covington, Maple Valley)
3. ILA Updates and Joint Projects: (Public Works and Community Development Directors)
4. Discussion Topics:
   a. King County Metro Transit Proposal: SE King County Cities Van
   b. Homelessness Issues in SE King County
   c. Parks and Recreation Program Partnerships: Recreation Leagues, Municipal Park Districts, Regional Trail Training
   d. Public Safety-Drug Abuse and Regional SET Detective Program

**COUNCIL CLOSING REMARKS**

**ADJOURN**

Americans with Disabilities Act – Reasonable Accommodations Provided Upon Request (425-413-8800)

*Draft*
*as of 4/22/16*

# CITY OF COVINGTON
# SPECIAL MEETING AGENDA
# CITY COUNCIL JOINT STUDY SESSION WITH ECONOMIC DEVELOPMENT COUNCIL & COVINGTON CHAMBER OF COMMERCE BOARD

**Council Chambers – 16720 SE 271st Street, Suite 100, Covington**
**www.covingtonwa.gov**

**Tuesday, May 10, 2016 – 6:00 p.m.**

**GENERAL INFORMATION:**
*The study session is an informal meeting involving discussion between and among the City Council, Commissioners, and city staff regarding policy issues. Study sessions may involve presentations, feedback, brainstorming, etc., regarding further work to be done by the staff on key policy matters.*

**CALL CITY COUNCIL JOINT STUDY SESSION TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**ITEM(S) FOR DISCUSSION**
1. Play Unplugged Program (update on progress) (_____)
2. Business Breakfast (how it went and get future topics (_____)
3. Request Input from Council and Chambers on Future Projects and Programs (_____)

**PUBLIC COMMENT** Speakers will state their name, address, and organization. Comments are directed to the City Council, not the audience or staff. Comments are not intended for conversation or debate and are limited to no more than four minutes per speaker. Speakers may request additional time on a future agenda as time allows.*

**ADJOURN**

**Americans with Disabilities Act – Reasonable Accommodations Provided Upon Request a minimum of 24 hours in advance (253-480-2400)**

***Note* A Regular Council meeting will follow at approximately 7:00 p.m.**

*Draft*
*as of 4/22/16*

**CITY OF COVINGTON**
**CITY COUNCIL REGULAR MEETING AGENDA**
**www.covingtonwa.gov**

**Tuesday, May 10, 2016** | **City Council Chambers**
**7:00 p.m.** | **16720 SE 271st Street, Suite 100, Covington**

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***Note: A Study Session is scheduled from 6:00 to 7:00 p.m.***

**CALL CITY COUNCIL REGULAR MEETING TO ORDER**

**ROLL CALL/PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMUNICATION**

- National Public Works Week Proclamation – May 2016 (Lindskov)
- Affordable Housing Week – May 16-22 (_____)

**PUBLIC COMMENT** Speakers will state their name, address, and organization. Comments are directed to the City Council, not the audience or staff. Comments are not intended for conversation or debate and are limited to no more than four minutes per speaker. Speakers may request additional time on a future agenda as time allows.*

**APPROVE CONSENT AGENDA**

C-1. Minutes: March 22, 2016 Regular Meeting; April 12, 2016 Special Meeting – Study Session; April 12, 2016 Regular Meeting; and April 26, 2016 Regular Meeting (Scott)
C-2. Vouchers (Hendrickson)
C-3. Acceptance of City-wide Safety Improvement Project (Vondran)

**NEW BUSINESS**

1. Consider Acceptance of Timberlane Estates Drainage Project Bid (Vondran)
2. Consider Ordinance Adopting Revised Building and Fire Code (Meyers/Napier)
3. 2016 First Quarter Financial Report (Hendrickson)

**COUNCIL/STAFF COMMENTS -** Future Agenda Topics

**PUBLIC COMMENT** *See Guidelines on Public Comments above in First Public Comment Section

**EXECUTIVE SESSION – if needed**

**ADJOURN**

**Americans with Disabilities Act – reasonable accommodations provided upon request a minimum of 24 hours in advance (253-480-2400).**