

Covington: Unmatched quality of life  
**AGENDA**  
**CITY OF COVINGTON**  
**CITY COUNCIL SPECIAL AND REGULAR MEETING**  
[www.covingtonwa.gov](http://www.covingtonwa.gov)



**Tuesday, August 9, 2011**  
**7:00 p.m.**

**City Council Chambers**  
**16720 SE 271<sup>st</sup> Street, Suite 100, Covington**

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*Council will interview Planning Commission applicants beginning at 6:30 p.m.*

**CALL CITY COUNCIL REGULAR MEETING TO ORDER – approximately 7:00 p.m.**

**ROLL CALL/PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**EXECUTIVE SESSION:** Pending Litigation. (RCW 42.30.110(1)(i))

**PUBLIC COMMUNICATION - None**

**PUBLIC COMMENT** *Persons addressing the Council shall state their name, address, and organization for the record. Speakers shall address comments to the City Council, not the audience or the staff. Public Comment shall be for the purpose of the Council receiving comment from the public and is not intended for conversation or debate. Public comments shall be limited to no more than four minutes per speaker. If additional time is needed a person may request that the Council place an item on a future agenda as time allows.\**

**APPROVE CONSENT AGENDA**

- C-1. Approval of Minutes (Scott)
- C-2. Approval of Vouchers (Hendrickson)
- C-3. Approve Covington/Maple Valley Joint Street Sweeping Agreement (Akramoff)
- C-4. Approve Resolution Approving Cornerstone Final Plat for Recording (Lyons)

**PUBLIC HEARING**

- 1. Receive Public Testimony on Proposed 2011 Comprehensive Plan Amendments (Hart)

**NEW BUSINESS**

- 2. Consider Appointments to the Planning Commission (Council)
- 3. Consider Ordinance and Planning Commission Recommendation on Medical Marijuana Dispensaries and Community Gardens (Springer/Hart)
- 4. Introduction to CIP 1127 – SR 516: Jenkins Creek to 185<sup>th</sup> Avenue SE (Akramoff/Vondran)
- 5. Consider Sublease Agreement with King County (Matheson)
- 6. Discuss Multifamily Property Tax Exemption Incentive for Economic Development (Matheson)

**COUNCIL/STAFF COMMENTS**

- Future Agenda Topics

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

**ADJOURN**

*Any person requiring disability accommodation should contact the City of Covington at (253) 638-1110 a minimum of 24 hours in advance. For TDD relay service, please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial (253) 638-1110.*

**Consent Agenda Item C-1**

Covington City Council Meeting

Date: August 9, 2011

SUBJECT: APPROVAL OF MINUTES: JUNE 28, 2011 CITY COUNCIL REGULAR MEETING MINUTES AND JULY 12, 2011 CITY COUNCIL SPECIAL AND REGULAR MEETING MINUTES.

RECOMMENDED BY: Sharon G. Scott, City Clerk

ATTACHMENT(S): Proposed Minutes

PREPARED BY: Joan Michaud, Deputy City Clerk

EXPLANATION:

ALTERNATIVES:

FISCAL IMPACT:

CITY COUNCIL ACTION: \_\_\_\_\_ Ordinance \_\_\_\_\_ Resolution  X  Motion \_\_\_\_\_ Other

**Councilmember \_\_\_\_\_ moves, Councilmember \_\_\_\_\_ seconds, to approve the June 28, 2011 City Council Regular Meeting Minutes and the July 12 City Council Special and Regular Meeting Minutes.**

**City of Covington  
Regular City Council Meeting Minutes  
Tuesday, June 28, 2011**

(This meeting was recorded and will be retained for a period of six years from the date of the meeting).

The Regular Meeting of the City Council of the City of Covington was called to order in the City Council Chambers, 16720 SE 271<sup>st</sup> Street, Suite 100, Covington, Washington, Tuesday, June 28, 2011, at 7:03 p.m., with Mayor Harto presiding.

**COUNCILMEMBERS PRESENT:**

Margaret Harto, Mark Lanza, David Lucavish, Marlla Mhoon, Jim Scott, Wayne Snoey, and Jeff Wagner.

**STAFF PRESENT:**

Glenn Akramoff, Public Works Director (Acting City Manager); Richard Hart, Community Development Director; Rob Hendrickson, Finance Director; Kevin Klason, Covington Police Chief; Karla Slate, Community Relations Coordinator; Scott Thomas, Parks & Recreation Director; Sara Springer, City Attorney; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Margaret Harto opened the meeting with the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

**Council Action: Councilmember Wagner moved and Councilmember Mhoon seconded to approve the Agenda as amended to move Consent Item 2 to Continued Business Item 1. Vote: 7-0. Motion carried.**

**PUBLIC COMMUNICATION:**

- Personnel & Human Services Analyst Victoria Throm accepted the Association of Washington Cities WellCity Award.
  
- Parks & Recreation Director Scott Thomas accepted the Parks & Recreation Month Proclamation.

**PUBLIC COMMENT:**

Mayor Harto called for public comments.

There being no comments, Mayor Harto closed the public comment period.

**APPROVE CONSENT AGENDA:**

C-1. Vouchers #25455-25516, in the Amount of \$1,467,070.88, Dated June 14, 2011; and Paylocity Payroll Checks #1000044943-1000044964, Inclusive, Plus Employee Direct Deposits in the Amount of \$136,445.77, Dated June 24, 2011.

Unapproved Draft – June 28, 2011 Regular Meeting Minutes  
Submitted for Approval: August 9, 2011

**Council Action: Councilmember Lucavish moved and Councilmember Wagner seconded to approve the Consent Agenda. Vote: 7-0. Motion carried.**

**REPORTS OF COMMISSIONS:**

**Arts Commission** – Chair Sandy Bisordi reported on the June 9 meeting.

**Parks & Recreation Commission** – No report.

**Planning Commission** – Chair Sean Smith reported on the June 2 and June 16 meetings.

**Human Services Commission** – Chair Haris Ahmad reported on the June 9 meeting.

**Economic Development Council** – Co-Chair Jeff Wagner reported on the June 23 meeting.

**CONTINUED BUSINESS:**

1. Approve MacLeod Reckord Contract Amendment for Scope Changes in Park Design Review for Covington Community Park.

Parks & Recreation Director Scott Thomas gave the staff report on this item. Mr. Thomas handed out a revised contract amendment reflecting a change in the compensation amount and an additional task to the scope of work.

**Council Action: Councilmember Lanza moved and Councilmember Snoey seconded to authorize the City Manager to execute contract amendment #1 as amended between the City of Covington and MacLeod Reckord to complete additional design for the City's Covington Community Park. Vote: 7-0. Motion carried.**

**NEW BUSINESS:**

2. Approve Electric Lightwave Franchise Renewal.

ORDINANCE NO. 07-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON GRANTING UNTO ELECTRIC LIGHTWAVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT, PRIVILEGE, AUTHORITY AND NON-EXCLUSIVE FRANCHISE FOR FIVE YEARS TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE AND REPAIR TELECOMMUNICATIONS SYSTEM, IN, ACROSS, OVER, ALONG, UNDER, THROUGH AND BELOW CERTAIN DESIGNATED PUBLIC RIGHTS-OF-WAY OF THE CITY OF COVINGTON, WASHINGTON.

**Council Action: Councilmember Scott moved and Councilmember Snoey seconded to adopt Ordinance No. 07-11 granting a non-exclusive franchise with Electric Lightwave, LLC. Vote: 7-0. Motion carried.**

3. Police Citizen Volunteer Program Discussion.

Police Chief Kevin Klason gave the staff report on this item.

Councilmembers provided comments and asked questions, and Chief Klason provided responses.

4. Adopt Agreement with South Correctional Entity (SCORE) for Jail Services.

Police Chief Kevin Klason gave the staff report on this item.

Council provided comments and asked questions, and Chief Klason responded.

#### RESOLUTION NO. 11-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF COVINGTON AND THE SOUTH CORRECTIONAL ENTITY (SCORE), DES MOINES, WASHINGTON, FOR THE HOUSING OF INMATES IN THE SOUTH CORRECTIONAL ENTITY JAIL.

**Council Action: Councilmember Snoey moved and Councilmember Scott seconded to pass Resolution No. 11-04 authorizing the City Manager to execute an agreement between the City of Covington, Washington and the South Correction Entity (SCORE), Washington for the Housing of Inmates in the SCORE jail. Vote: 7-0. Motion carried.**

5. Discuss Selection of Citizen and Honorary Citizen of the Year.

Community Relations Coordinator Karla Slate gave the staff report on this item.

**Council Action: Councilmember Wagner moved to nominate George and Susan Pearson for citizens of the year and Councilmember Mhoon seconded. Vote: 7-0. Motion carried.**

**Council Action: Councilmember Snoey moved to nominate Richard Balash and then amended to Richard and Ina Balash for honorary citizens of the year, and Councilmember Wagner seconded. Vote: 7-0. Motion carried.**

#### COUNCIL/STAFF COMMENTS:

Councilmembers and staff discussed Future Agenda Topics and made comments.

Councilmember Marlla Mhoon gave a report on her recent convention experience at the AWC conference.

Acting City Manager Glenn Akramoff asked Council for direction as to whether to bring a resolution forward supporting the King County Veterans and Human Services Levy. Council requested further information and a presentation.

Community Development Richard Hart mentioned that there had been a recent increase in a variety of code enforcement complaints. Mr. Hart suggested a study session for the Council in September or October to give a presentation on the code enforcement process, and Mayor Harto agreed.

Councilmember Snoey asked Council if they would like to endorse the \$20 car tab fee to support King County Metro. Councilmember Snoey added that King County Metro staff would be willing to make a presentation if Council was agreeable. Council concurred that they would like to hear from Metro.

As a follow up to Mr. Akramoff's report on the utility meetings, Mayor Harto mentioned the benefits of continuing the annual meeting with the utilities.

**PUBLIC COMMENTS:**

Mayor Harto called for public comments.

There being no comments, Mayor Harto closed the public comment period.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:40 p.m.

Prepared by:

Submitted by:

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Joan Michaud  
Deputy City Clerk

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Sharon Scott  
City Clerk

**City of Covington**  
**Special and Regular City Council Meeting Minutes**  
**Tuesday, July 12, 2011**

(This meeting was recorded and will be retained for a period of six years from the date of the meeting).

**INTERVIEWS – 6:15-7:00 P.M.:**

The Council conducted interviews for openings on the Covington Economic Development Council and the Planning Commission. Applicants interviewed for the Covington Economic Development Council included Steven Pand and Ed Cook. The applicant interviewed for the Planning Commission was Joseph Cimaomo, Sr.

The Regular Meeting of the City Council of the City of Covington was called to order in the City Council Chambers, 16720 SE 271<sup>st</sup> Street, Suite 100, Covington, Washington, Tuesday, July 12, 2011, at 7:10 p.m., with Mayor Harto presiding.

**COUNCILMEMBERS PRESENT:**

Margaret Harto, Mark Lanza, David Lucavish, Marlla Mhoon, Jim Scott, Wayne Snoey, and Jeff Wagner.

**STAFF PRESENT:**

Derek Matheson, City Manager; Glenn Akramoff, Public Works Director; Noreen Beaufriere, Personnel Manager; Richard Hart, Community Development Director; Kevin Klason, Covington Police Chief; Karla Slate, Community Relations Coordinator; Scott Thomas, Parks & Recreation Director; Sara Springer, City Attorney; and Sharon Scott, City Clerk/Executive Assistant.

Mayor Margaret Harto opened the meeting with the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

**Council Action: Councilmember Wagner moved and Councilmember Mhoon seconded to approve the Agenda. Vote: 7-0. Motion carried.**

**PUBLIC COMMUNICATION:**

- Bill Block, Director, Committee to End Homelessness in King County, gave a mid-plan review report.
- Council presented a proclamation to George and Susan Pearson as the 2011 Citizens of the Year, proclaiming Saturday, July 16, 2011, as George and Susan Pearson Day in the city of Covington.
- Council presented a proclamation to Richard and Ina Balash as the 2011 Honorary Citizens of the Year, proclaiming Sunday, July 17, 2011, as Richard and Ina Balash Day in the city of Covington.

Council recessed from 7:42 to 8:01 p.m. for a brief reception for the citizens of the year and the honorary citizens of the year.

**PUBLIC COMMENT:**

Mayor Harto called for public comments.

**Mike Heinisch, Executive Director of Kent Youth & Family Services,** spoke in support of the King County Veterans and Human Services Levy.

**Donald Lachman, veteran and citizen of King County,** spoke in support of the King County Veterans and Human Services Levy.

**Joel Estey, Regional Veterans Services Manager, King County Veterans and Community Services,** spoke in support of the King County Veterans and Human Services Levy.

**Mike Graves, resident of Maple Valley and veteran,** spoke in support of the King County Veterans and Human Services Levy.

**Leslie Hamada, 28026 189<sup>th</sup> Avenue SE, Kent, representing South King County Human Services Alliance,** spoke in support of the King County Veterans and Human Services Levy.

**Chele Dimmett, Timberlane HOA, 26626 190<sup>th</sup> Avenue SE,** reported on the 2<sup>nd</sup> Annual Timberlane Trash & Bash Community Cleanup and Block Party on Saturday, July 9, 2011.

There being no further comments, Mayor Harto closed the public comment period.

**APPROVE CONSENT AGENDA:**

C-1. Approval of Minutes: June 14, 2011 City Council Regular Meeting Minutes.

C-2. Approval of Vouchers: Vouchers #25517-25569, in the Amount of \$357,070.81, Dated June 27, 2011; and Vouchers #25570-25570, in the Amount of \$30.50, Dated June 30, 2011.

**Council Action: Councilmember Snoey moved and Councilmember Lanza seconded to approve the Consent Agenda. Vote: 7-0. Motion carried.**

**NEW BUSINESS:**

1. Consider Appointments to Covington Economic Development Council.

**Council Action: Councilmember Snoey moved and Councilmember Lucavish seconded to appoint Steven Pand to fill Position No. 2 on the Covington Economic Development Council with a term expiring July 31, 2013. Vote: 7-0. Motion carried.**

**Council Action: Councilmember Lucavish moved and Councilmember Snoey seconded to appoint Ed Cook to fill Position No. 8 on the Covington Economic Development Council with a term expiring July 31, 2013. Vote: 7-0. Motion carried.**

2. Consider Resolution Supporting King County Veterans and Human Services Levy.

RESOLUTION NO. 11-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, STATING THE CITY COUNCIL'S SUPPORT OF KING COUNTY VETERANS AND HUMAN SERVICES LEVY ON THE AUGUST 16, 2011 PRIMARY ELECTION BALLOT.

**Council Action:** Councilmember Mhoon moved and Councilmember Snoey seconded to pass Resolution No. 11-05 stating the Covington City Council's support of the King County Veterans and Human Services Levy renewal on the August 16, 2011 primary election ballot. **Vote: 7-0. Motion carried.**

3. Street Light Funding Presentation.

Public Works Director Glenn Akramoff gave the staff report on this item.

Councilmembers provided comments and asked questions, and Mr. Akramoff provided responses.

**Council Action:** There was Council consensus to consider a resolution adopting a street lighting policy.

**COUNCIL/STAFF COMMENTS:**

Councilmembers and staff discussed Future Agenda Topics and made comments.

**PUBLIC COMMENTS:**

Mayor Harto called for public comments.

**George Pearson, Mike Graves, Steve Pand, Joel Estey, and Chele Dimmett,** thanked the Council for passing the resolution in support of the King County Veterans and Human Services Levy.

There being no further comments, Mayor Harto closed the public comment period.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:45 p.m.

Prepared by:

Submitted by:

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Joan Michaud  
Deputy City Clerk

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Sharon Scott  
City Clerk

**Consent Agenda Item C-2**

Covington City Council Meeting

Date: August 9, 2011

SUBJECT: APROVAL OF VOUCHERS.

RECOMMENDED BY: Rob Hendrickson, Finance Director

ATTACHMENT(S): Vouchers #25571-25648, in the Amount of \$373,028.13, Dated July 13, 2011; Vouchers #25649-25715, in the Amount of \$255,199.67, Dated July 25, 2011; Paylocity Payroll Checks #1000058641-1000058651, Inclusive, Plus Employee Direct Deposits in the Amount of \$141,835.63, Dated July 8, 2011; and Covington Check #1039, Paylocity Checks #1000073836-1000073858, Inclusive, Plus Employee Director Deposits, Nationwide Forefeiture Account in the Amount of \$142,467.52, dated July 22, 2011.

PREPARED BY: Joan Michaud, 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 #25571-25648, in the Amount of \$373,028.13, Dated July 13, 2011; Vouchers #25649-25715, in the Amount of \$255,199.67, Dated July 25, 2011; Paylocity Payroll Checks #1000058641-1000058651, Inclusive, Plus Employee Direct Deposits in the Amount of \$141,835.63, Dated July 8, 2011; and Covington Check #1039, Paylocity Checks #1000073836-1000073858, Inclusive, Plus Employee Director Deposits, Nationwide Forefeiture Account in the Amount of \$142,467.52, dated July 22, 2011 .**

July 13, 2011

City of Covington

City of Covington

City of Covington  
Voucher/Check Register

Check # 25571 Through Check # 25648

In the Amount of \$373,028.13

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  
Accountant

\_\_\_\_\_  
Mark Lanza  
City Councilmember

\_\_\_\_\_  
Wayne Snoey  
City Councilmember

\_\_\_\_\_  
Marlla Mhoon  
City Councilmember

Council Meeting Date Approved \_\_\_\_\_

			<u>Check Amount</u>
<b>Check No:</b> 25571	<b>Check Date:</b> 07/13/2011		
<b>Vendor:</b> 0463	<b>Allied Waste Services</b>		
0176-00314	Maint Shop disposal; 6/1-6/31/11	07/13/2011	221.70
0176-00314	Maint Shop disposal; 6/1-6/31/11	07/13/2011	221.69
0176-00314	Maint Shop disposal; 6/1-6/31/11	07/13/2011	110.85
<b>Check Total:</b>			554.24
<b>Check No:</b> 25572	<b>Check Date:</b> 07/13/2011		
<b>Vendor:</b> 1705	<b>Alpine Products, Inc.</b>		
TM-116983	Community events; sign stands	07/13/2011	386.54
<b>Check Total:</b>			386.54
<b>Check No:</b> 25573	<b>Check Date:</b> 07/13/2011		
<b>Vendor:</b> 2033	<b>Aquatic Specialty Services</b>		
789	Aquatics; clean/calibration service, June	07/13/2011	124.90
780	Aquatics; pool chemicals	07/13/2011	1,405.56
<b>Check Total:</b>			1,530.46
<b>Check No:</b> 25574	<b>Check Date:</b> 07/13/2011		
<b>Vendor:</b> 2223	<b>ARC Imaging Resources</b>		
946334	Plotter/Scanner maint; 6/21-7/21/11	07/13/2011	98.72
946334	Plotter/Scanner maint; 6/21-7/21/11	07/13/2011	49.36
946334	Plotter/Scanner maint; 6/21-7/21/11	07/13/2011	98.72
<b>Check Total:</b>			246.80
<b>Check No:</b> 25575	<b>Check Date:</b> 07/13/2011		
<b>Vendor:</b> 2255	<b>Thane Balles</b>		
234	Covington Days; Against Grain concert	07/13/2011	200.00
<b>Check Total:</b>			200.00
<b>Check No:</b> 25576	<b>Check Date:</b> 07/13/2011		
<b>Vendor:</b> 0499	<b>Bank of America</b>		
9115-7	Lyons; APA conference, train	07/13/2011	11.16
9115-7	Lyons; APA conference, registration	07/13/2011	50.00
9115-7	Lyons; APA conference, registration	07/13/2011	200.00
1346-7	Volunteer appreciation; entertainment	07/13/2011	100.00
1346-7	RDVTF meeting; supplies	07/13/2011	29.94
1346-7	Seasonal maint worker; classified ad	07/13/2011	25.00
8290-7	Aquatics; off site event, supplies	07/13/2011	24.97
8290-7	Aquatics; Merit replacement, gift cards	07/13/2011	100.00
3544-7	Matheson; Chamber luncheon	07/13/2011	20.00
4935-7	Vondran; APWA meeting, registration	07/13/2011	14.00
4935-7	Vondran; APWA meeting, registration	07/13/2011	21.00
3692-7	Hendrickson; WFOA conf, registration	07/13/2011	375.00
0446-7	Guardstart books	07/13/2011	67.50
0446-7	Aquatics; window tinting film, use tax	07/13/2011	-4.14
0446-7	Aquatics; window tinting film	07/13/2011	52.32
0446-7	Aquatics; MV Days, dunk tank	07/13/2011	372.30
6540-7	Bates; planner	07/13/2011	26.03
6540-7	Slate; Flip Video	07/13/2011	141.17
6540-7	Public relation books, use tax	07/13/2011	-5.50
6540-7	Public relation books	07/13/2011	69.45
9115-7	Lyons; APA conference, train	07/13/2011	44.64
2959-7	Hart; APA conference, registration	07/13/2011	210.00
2959-7	Hart; APA conference, registration	07/13/2011	90.00
6540-7	Savvy award entry fee	07/13/2011	85.00
3544-7	Matheson; various lunch meetings	07/13/2011	63.32
1030-7	Maint shop; sunscreen	07/13/2011	8.15
1030-7	O & M meeting; food/supplies	07/13/2011	7.69
1030-7	Maint shop; sunscreen	07/13/2011	16.29
6540-7	Hand held vacuum	07/13/2011	31.49
1030-7	O & M meeting; food/supplies	07/13/2011	15.37
1030-7	Maint shop; sunscreen	07/13/2011	16.29
1030-7	O & M meeting; food/supplies	07/13/2011	15.37
3692-7	Citizens Academy Graduation; BBQ	07/13/2011	41.63
<b>Check Total:</b>			2,335.44

				<u>Check Amount</u>
<b>Check No:</b> 25577	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0176	<b>Noreen Beaufriere</b>			
0176-7	Reimburse; Wellness cubicle area rug	07/13/2011		54.72
			<b>Check Total:</b>	54.72
<b>Check No:</b> 25578	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1676	<b>Bravo Environmental</b>			
531372	Street sweeping; 6/12/11	07/13/2011		1,031.70
531513	Street sweeping; 6/27/11	07/13/2011		1,031.70
531467	Street sweeping; 6/19/11	07/13/2011		1,031.70
			<b>Check Total:</b>	3,095.10
<b>Check No:</b> 25579	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0026	<b>C&amp;B Awards</b>			
24135	Art Commission; name/desk badges	07/13/2011		77.38
			<b>Check Total:</b>	77.38
<b>Check No:</b> 25580	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2259	<b>Lance Campbell</b>			
2259-7	Volunteer Appreciation; entertainment	07/13/2011		250.00
			<b>Check Total:</b>	250.00
<b>Check No:</b> 25581	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2256	<b>Robert Cann</b>			
7/15/2011	Covington Days; EriAm Sisters	07/13/2011		2,000.00
			<b>Check Total:</b>	2,000.00
<b>Check No:</b> 25582	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2136	<b>Carbonic Systems, Inc.</b>			
05030128	Aquatics; carbomizer rental	07/13/2011		59.73
01239504	Aquatics; CO2 for pH control	07/13/2011		96.90
			<b>Check Total:</b>	156.63
<b>Check No:</b> 25583	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0395	<b>City of Buckley</b>			
0395-7	Jail costs; June	07/13/2011		5,985.00
			<b>Check Total:</b>	5,985.00
<b>Check No:</b> 25584	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1170	<b>Coastwide Laboratories</b>			
W2327140	Aquatics; cleaning supplies	07/13/2011		427.49
W2327140-1	Aquatics; cleaning supplies	07/13/2011		115.12
			<b>Check Total:</b>	542.61
<b>Check No:</b> 25585	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1169	<b>Conney Safety Products</b>			
03948505	Aquatics; first aid supplies	07/13/2011		298.67
03948505	Aquatics; first aid supplies, use tax	07/13/2011		-23.65
			<b>Check Total:</b>	275.02
<b>Check No:</b> 25586	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1409	<b>Delta Communications Systems</b>			
916217	Aquatics; long distance, July	07/13/2011		51.26
			<b>Check Total:</b>	51.26
<b>Check No:</b> 25587	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0699	<b>Department of Licensing</b>			
0699-7	Drivers abstract; seasonal maintenance	07/13/2011		10.00
			<b>Check Total:</b>	10.00
<b>Check No:</b> 25588	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0136	<b>Department of Transportation</b>			
RE41JA4992	CIP 1039; engineering, May	07/13/2011		64.84
			<b>Check Total:</b>	64.84
<b>Check No:</b> 25589	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2260	<b>Fenix Face and Body Art</b>			
100E	Volunteer Appreciation; entertainment	07/13/2011		380.00
			<b>Check Total:</b>	380.00
<b>Check No:</b> 25590	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1875	<b>FirstChoice</b>			
381066	Coffee service	07/13/2011		106.00
			<b>Check Total:</b>	106.00

				<u>Check Amount</u>
<b>Check No:</b> 25591	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2213	<b>Fleet Services</b>			
26460491	Vehicle fuel	07/13/2011		61.22
			<b>Check Total:</b>	61.22
<b>Check No:</b> 25592	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2257	<b>Jim Freeman</b>			
SVNW-1006	Covington Days; All Mixed Up	07/13/2011		750.00
			<b>Check Total:</b>	750.00
<b>Check No:</b> 25593	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2078	<b>Girard Resources &amp; Recycling,</b>			
4880	Crushed rock	07/13/2011		184.35
4994	Crushed rock	07/13/2011		73.74
4955	Crushed rock	07/13/2011		258.09
			<b>Check Total:</b>	516.18
<b>Check No:</b> 25594	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1733	<b>The Good Earth Works, Inc.</b>			
114109	Weedeater parts, oil	07/13/2011		78.91
114109	Weedeater parts, oil	07/13/2011		39.45
114109	Weedeater parts, oil	07/13/2011		78.91
			<b>Check Total:</b>	197.27
<b>Check No:</b> 25595	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2045	<b>Goodbye Graffiti Seattle</b>			
14372	Everclean program, July	07/13/2011		376.84
			<b>Check Total:</b>	376.84
<b>Check No:</b> 25596	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0302	<b>Gray &amp; Osborne</b>			
10445.00-1	CIP 1026; Aqua Vista, 5/29-6/25/11	07/13/2011		2,868.19
			<b>Check Total:</b>	2,868.19
<b>Check No:</b> 25597	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1564	<b>HealthForce OccMed</b>			
5670	Employee substance testing	07/13/2011		185.00
			<b>Check Total:</b>	185.00
<b>Check No:</b> 25598	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1271	<b>Rob Hendrickson</b>			
11-39	Hendrickson; 2011 flexible spending	07/13/2011		112.93
			<b>Check Total:</b>	112.93
<b>Check No:</b> 25599	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1658	<b>Hertz Equipment Rental Corp.</b>			
25677737-0	Rental; dump truck, 6/13-6/24/11	07/13/2011		1,294.15
25662254-0	Rental; compressor, asphalt cutter	07/13/2011		691.78
			<b>Check Total:</b>	1,985.93
<b>Check No:</b> 25600	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0923	<b>Hewlett-Packard Company</b>			
49563770	5 - Computers	07/13/2011		3,627.24
49698348	Refund; 4 - Computers	07/13/2011		-2,901.79
			<b>Check Total:</b>	725.45
<b>Check No:</b> 25601	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2258	<b>Allan Hirsch</b>			
2258-7	Covington Days; Alleyoop performance	07/13/2011		350.00
			<b>Check Total:</b>	350.00
<b>Check No:</b> 25602	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0867	<b>Home Depot Credit Services</b>			
2070240	Maint shop; spray paint	07/13/2011		25.97
1040077	Aquatics; washer & dryer	07/13/2011		930.67
1020073	Public works office; cabinets	07/13/2011		226.43
1020073	Public works office; cabinets	07/13/2011		226.44
1010112	Public works office; countertop	07/13/2011		81.45
1013130	Maint shop; lumber	07/13/2011		5.73
2070240	Maint shop; spray paint	07/13/2011		12.98
2070240	Maint shop; spray paint	07/13/2011		25.97
1013130	Maint shop; lumber	07/13/2011		11.46

				<u>Check Amount</u>
1013130	Maint shop; lumber	07/13/2011		11.46
4570480	Aquatics; line string, velcro closures	07/13/2011		7.53
3054219	Aquatics; spray paint	07/13/2011		11.45
1015508	Tank exchange	07/13/2011		19.35
1010112	Public works office; countertop	07/13/2011		81.45
<b>Check Total:</b>				<b>1,678.34</b>
<b>Check No:</b>	<b>25603</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>0218</b>	<b>IIMC</b>		
0218-7	Michaud; Clerk designation, application	07/13/2011		50.00
<b>Check Total:</b>				<b>50.00</b>
<b>Check No:</b>	<b>25604</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>1701</b>	<b>Johnsons Home &amp; Garden</b>		
357846	Public works office; nails	07/13/2011		1.35
357846	Public works office; nails	07/13/2011		1.35
357676	#2766; nuts, bolts	07/13/2011		16.16
<b>Check Total:</b>				<b>18.86</b>
<b>Check No:</b>	<b>25605</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>0111</b>	<b>Kenyon Disend, PLLC</b>		
14774	Prosecution/Jail services, 2nd Qtr 2011	07/13/2011		937.50
<b>Check Total:</b>				<b>937.50</b>
<b>Check No:</b>	<b>25606</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>0143</b>	<b>King County Finance</b>		
4077927	Maint; sewer treatment, 4/1-6/30/11	07/13/2011		9.71
4077927	Maint; sewer treatment, 4/1-6/30/11	07/13/2011		19.43
4077927	Maint; sewer treatment, 4/1-6/30/11	07/13/2011		19.43
<b>Check Total:</b>				<b>48.57</b>
<b>Check No:</b>	<b>25607</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>0541</b>	<b>King County Fleet Admin</b>		
Bid N-1156	1998 Unibelt Asphalt Patcher	07/13/2011		3,285.00
Bid N-1155	2005 Freightliner Dump Truck	07/13/2011		52,310.41
<b>Check Total:</b>				<b>55,595.41</b>
<b>Check No:</b>	<b>25608</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>0204</b>	<b>King County Pet Licensing</b>		
0204-7	Pet licence; June remittance	07/13/2011		693.00
<b>Check Total:</b>				<b>693.00</b>
<b>Check No:</b>	<b>25609</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>0641</b>	<b>King County Sheriff's Office</b>		
11-183	Police services; June	07/13/2011		241,252.33
<b>Check Total:</b>				<b>241,252.33</b>
<b>Check No:</b>	<b>25610</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>0273</b>	<b>King County Water &amp; Land</b>		
CITLAK10Co	2010; ILA, monitoring water Pipe Lake	07/13/2011		3,231.50
<b>Check Total:</b>				<b>3,231.50</b>
<b>Check No:</b>	<b>25611</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>1405</b>	<b>Lakeside Industries</b>		
12030816MB	Asphalt	07/13/2011		2,025.94
12030740MB	Asphalt	07/13/2011		1,372.27
12030675MB	Tack bucket	07/13/2011		119.46
<b>Check Total:</b>				<b>3,517.67</b>
<b>Check No:</b>	<b>25612</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>1622</b>	<b>Law Offices of Thomas R Hargan</b>		
11-CV06	Prosecution services through 6/30/11	07/13/2011		4,359.54
<b>Check Total:</b>				<b>4,359.54</b>
<b>Check No:</b>	<b>25613</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>2263</b>	<b>Hailey MacConaghy</b>		
1034036.00	Refund; lap swim card, David	07/13/2011		37.25
<b>Check Total:</b>				<b>37.25</b>
<b>Check No:</b>	<b>25614</b>	<b>Check Date:</b>	<b>07/13/2011</b>	
<b>Vendor:</b>	<b>1410</b>	<b>Marlla Mhoon</b>		
1410-7	Mhoon, AWC conference; hotel/miles	07/13/2011		751.74
<b>Check Total:</b>				<b>751.74</b>

				<u>Check Amount</u>
<b>Check No:</b> 25615	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1901	<b>Modern Building Systems, Inc.</b>			
0043233	Maint shop; building lease, 8/1-9/1/11	07/13/2011		569.06
0043233	Maint shop; building lease, 8/1-9/1/11	07/13/2011		569.07
0043233	Maint shop; building lease, 8/1-9/1/11	07/13/2011		284.53
			<b>Check Total:</b>	1,422.66
<b>Check No:</b> 25616	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1487	<b>NAPA Auto Parts</b>			
603756	#2882, spare fuse	07/13/2011		8.10
			<b>Check Total:</b>	8.10
<b>Check No:</b> 25617	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2261	<b>Nates Surplus</b>			
1163	3 - Airsoft training rifles; accessories	07/13/2011		1,357.68
			<b>Check Total:</b>	1,357.68
<b>Check No:</b> 25618	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1327	<b>Ethan Newton</b>			
1327-7	Newton; mileage reimbursement, June	07/13/2011		147.19
			<b>Check Total:</b>	147.19
<b>Check No:</b> 25619	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0682	<b>Nextel Communications</b>			
591066496-	Internet connection card, 6/21-7/20/11	07/13/2011		61.49
591066496-	Internet connection card, 6/21-7/20/11	07/13/2011		20.49
591066496-	Internet connection card, 6/21-7/20/11	07/13/2011		40.99
591066496-	Internet connection card, 6/21-7/20/11	07/13/2011		40.99
			<b>Check Total:</b>	163.96
<b>Check No:</b> 25620	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1249	<b>Orca Pacific Inc.</b>			
049903	Aquatics; chemicals	07/13/2011		187.33
			<b>Check Total:</b>	187.33
<b>Check No:</b> 25621	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1452	<b>Palmer Coking Coal Company</b>			
IN023992	Dirt/rock; disposal fee	07/13/2011		16.05
IN023960	Topsoil; disposal fee	07/13/2011		38.50
IN023960	Crushed gravel, quarry rock	07/13/2011		145.30
IN024018	Clay; disposal fee	07/13/2011		58.50
IN023947	Crushed gravel	07/13/2011		104.13
IN023947	Dirt/rock; disposal fee	07/13/2011		19.25
IN024018	Crushed gravel	07/13/2011		127.53
			<b>Check Total:</b>	509.26
<b>Check No:</b> 25622	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0973	<b>Public Finance Inc.</b>			
0001479	LID administration; 3rd Qtr 2011	07/13/2011		121.50
			<b>Check Total:</b>	121.50
<b>Check No:</b> 25623	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0161	<b>Puget Sound Energy</b>			
7042899661	Streets; electricity, 6/3-7/1/11	07/13/2011		96.94
4077636381	Streets; electricity, 6/3-7/1/11	07/13/2011		76.67
7042897053	Streets; electricity, 6/3-7/1/11	07/13/2011		7,745.98
5282721009	Aquatics; electricity, 6/1-6/29/11	07/13/2011		2,055.03
5282721009	Aquatics; natural gas, 6/1-6/29/11	07/13/2011		2,586.09
7042898374	Streets; electricity, 6/4-7/5/11	07/13/2011		57.20
7042895297	Streets; electricity, 6/4-7/5/11	07/13/2011		9.92
7042894886	Streets; electricity, 6/4-7/5/11	07/13/2011		50.13
4077639500	Skate park; electricity, 6/4-7/5/11	07/13/2011		12.05
8910394751	City hall; electricity, 6/3-7/1/11	07/13/2011		1,929.56
7042890538	Streets; electricity, 6/3-7/1/11	07/13/2011		121.96
7042894027	Streets; electricity, 6/3-7/1/11	07/13/2011		9.92
7042894027	City tree; electricity, 6/3-7/1/11	07/13/2011		9.92
4513241002	SR 516; electricity, 6/1-6/29/11	07/13/2011		104.10
8732768927	Maint shop; electricity, 6/1-6/29/11	07/13/2011		52.53
8732768927	Maint shop; electricity, 6/1-6/29/11	07/13/2011		26.27
8732768927	Maint shop; electricity, 6/1-6/29/11	07/13/2011		52.53

			<u>Check Amount</u>
4513241002	Crystal view; electricity, 6/1-6/29/11	07/13/2011	9.92
7042898077	Streets; electricity, 6/3-7/1/11	07/13/2011	56.72
1777131457	Streets; electricity, 6/1-6/29/11	07/13/2011	62.14
0047532379	Streets; electricity, 6/1-6/29/11	07/13/2011	74.41
<b>Check Total:</b>			<b>15,199.99</b>
<b>Check No: 25624</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 0006</b>	<b>Qwest</b>		
6381431686	Maint shop; telephone, 6/25-7/25/11	07/13/2011	72.60
6381431686	Maint shop; telephone, 6/25-7/25/11	07/13/2011	36.30
4137665359	Aquatics; telephone, 6/26-7/26/11	07/13/2011	267.94
6381431686	Maint shop; telephone, 6/25-7/25/11	07/13/2011	72.59
<b>Check Total:</b>			<b>449.43</b>
<b>Check No: 25625</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 1851</b>	<b>Qwest Business Services</b>		
1170570896	Aquatics; internet/loop, June	07/13/2011	475.00
<b>Check Total:</b>			<b>475.00</b>
<b>Check No: 25626</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 1197</b>	<b>Rainier Wood Recyclers</b>		
00040928	Maint shop; disposal fees	07/13/2011	14.00
00040928	Maint shop; disposal fees	07/13/2011	7.00
00040928	Maint shop; disposal fees	07/13/2011	14.00
00040928	SWM; disposal fees	07/13/2011	35.00
00040928	Streets; disposal fees	07/13/2011	50.00
<b>Check Total:</b>			<b>120.00</b>
<b>Check No: 25627</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 1478</b>	<b>Rent Me Storage, LLC</b>		
50680	Maint shop storage, lease, 7/22-8/22	07/13/2011	29.38
50680	Maint shop storage; interest, 7/22-8/22	07/13/2011	3.93
50680	Maint shop storage, lease, 7/22-8/22	07/13/2011	58.75
50680	Maint shop storage; interest, 7/22-8/22	07/13/2011	7.85
50680	Maint shop storage, lease, 7/22-8/22	07/13/2011	58.75
50680	Maint shop storage; interest, 7/22-8/22	07/13/2011	7.85
<b>Check Total:</b>			<b>166.51</b>
<b>Check No: 25628</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 2250</b>	<b>SBS Legal Services</b>		
C003	Legal services; June	07/13/2011	5,000.00
<b>Check Total:</b>			<b>5,000.00</b>
<b>Check No: 25629</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 2207</b>	<b>db Secure Shred, LLC</b>		
67996	Document destruction services	07/13/2011	21.94
<b>Check Total:</b>			<b>21.94</b>
<b>Check No: 25630</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 1905</b>	<b>Sharp Electronics Corporation</b>		
C721257-70	Copier; usage, 5/20-6/21/11	07/13/2011	19.35
<b>Check Total:</b>			<b>19.35</b>
<b>Check No: 25631</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 1903</b>	<b>Sound Publishing, Inc.</b>		
384675	Weekly bulletins; 6/3, 6/10, 6/24	07/13/2011	1,409.57
<b>Check Total:</b>			<b>1,409.57</b>
<b>Check No: 25632</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 0736</b>	<b>Sound Security, Inc.</b>		
0556082-IN	Security monitoring; July	07/13/2011	707.50
<b>Check Total:</b>			<b>707.50</b>
<b>Check No: 25633</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 1907</b>	<b>Star Rentals</b>		
33-078268-	#2926; repairs	07/13/2011	153.30
<b>Check Total:</b>			<b>153.30</b>
<b>Check No: 25634</b>	<b>Check Date: 07/13/2011</b>		
<b>Vendor: 2085</b>	<b>Swerve Driver Training</b>		
012281	Refund; rental room deposit	07/13/2011	256.00
<b>Check Total:</b>			<b>256.00</b>

				<u>Check Amount</u>
<b>Check No:</b> 25635	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1917	<b>US Bank National Association</b>			
386000046-	Investment service charge; 4/1-6/30/11	07/13/2011		60.21
386000046-	Investment service charge; 4/1-6/30/11	07/13/2011		5.79
			<b>Check Total:</b>	66.00
<b>Check No:</b> 25636	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2103	<b>US Bank Office Equip Finance</b>			
181412206	Copier; lease	07/13/2011		101.89
181129008	Copier lease, 7/3-8/2/11	07/13/2011		100.54
181129008	Copier lease, 7/3-8/2/11	07/13/2011		150.82
			<b>Check Total:</b>	353.25
<b>Check No:</b> 25637	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0357	<b>Valley Communications</b>			
0012269	800MHz access fee, June	07/13/2011		75.00
			<b>Check Total:</b>	75.00
<b>Check No:</b> 25638	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0046	<b>Verizon Wireless</b>			
0988056144	Maint shop; on call phone, 6/21-7/20/11	07/13/2011		11.94
0988056144	Maint shop; on call phone, 6/21-7/20/11	07/13/2011		11.94
0988056144	Maint shop; on call phone, 6/21-7/20/11	07/13/2011		5.97
			<b>Check Total:</b>	29.85
<b>Check No:</b> 25639	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0819	<b>Don Vondran</b>			
11-40	Vondran; 2011 flexible spending	07/13/2011		66.98
			<b>Check Total:</b>	66.98
<b>Check No:</b> 25640	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2262	<b>Voyager Fleet Systems Inc.</b>			
8692854601	Vehicle fuel	07/13/2011		1,507.81
			<b>Check Total:</b>	1,507.81
<b>Check No:</b> 25641	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1421	<b>Ward's Power Equipment</b>			
34876	Trimmer line	07/13/2011		15.19
34876	Trimmer line	07/13/2011		15.18
34876	Trimmer line	07/13/2011		7.59
			<b>Check Total:</b>	37.96
<b>Check No:</b> 25642	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2254	<b>Washington Department of Reven</b>			
00003754	Business licence; credit card fee, 1Qtr	07/13/2011		219.99
			<b>Check Total:</b>	219.99
<b>Check No:</b> 25643	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1105	<b>Washington State Patrol</b>			
111010414	6 - background checks	07/13/2011		60.00
			<b>Check Total:</b>	60.00
<b>Check No:</b> 25644	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 1408	<b>Washington Workwear Stores Inc</b>			
346	Marchefka; glove, bandana	07/13/2011		2.60
346	Marchefka; glove, bandana	07/13/2011		2.59
347	Atlas gloves	07/13/2011		93.59
346	Marchefka; glove, bandana	07/13/2011		1.30
			<b>Check Total:</b>	100.08
<b>Check No:</b> 25645	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0348	<b>Wescom Communications</b>			
20603	Subpoena; radar expert	07/13/2011		270.00
			<b>Check Total:</b>	270.00
<b>Check No:</b> 25646	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 2264	<b>Mary Wiles</b>			
2264-7	Covington Days; Mary Wiles Show	07/13/2011		1,000.00
			<b>Check Total:</b>	1,000.00
<b>Check No:</b> 25647	<b>Check Date:</b> 07/13/2011			
<b>Vendor:</b> 0995	<b>Xerox Corporation</b>			
500036914	B&W copier; lease	07/13/2011		518.30

			<u>Check Amount</u>
055881828	B&W copier; usage	07/13/2011	221.30
055992231	Color copier; usage	07/13/2011	1,519.87
500035562	Color copier; lease	07/13/2011	425.71
<b>Check Total:</b>			<b>2,685.18</b>
<b>Check No:</b> 25648	<b>Check Date:</b> 07/13/2011		
<b>Vendor:</b> 1894	<b>Diana Ziolkowski</b>		
1894-	Facilty monitoring; 7/10, 7/11	07/13/2011	57.00
<b>Check Total:</b>			<b>57.00</b>
<b>Date Totals:</b>			<b>373,028.13</b>
<b>Report Total:</b>		<b>0.00</b>	<b>373,028.13</b>

July 26, 2011

City of Covington

City of Covington

City of Covington  
Voucher/Check Register

Check # 25649 Through Check # 25715

In the Amount of \$255,199.67

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  
Accountant

\_\_\_\_\_  
Mark Lanza  
City Councilmember

\_\_\_\_\_  
Wayne Snoey  
City Councilmember

\_\_\_\_\_  
Marlla Mhoon  
City Councilmember

Council Meeting Date Approved \_\_\_\_\_

				<u>Check Amount</u>
<b>Check No:</b> 25649	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 2094	<b>"Poly" Bag, LLC</b>			
27353	Maint shop; bags	07/26/2011		88.21
27353	Maint shop; bags	07/26/2011		88.21
27353	Maint shop; bags	07/26/2011		44.10
<b>Check Total:</b>				220.52
<b>Check No:</b> 25650	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 2167	<b>Advent Print Resources</b>			
654694	Covington Days; giveaway logoed bottles	07/26/2011		345.58
654693	Covington Days; giveaway logoed totes	07/26/2011		325.60
<b>Check Total:</b>				671.18
<b>Check No:</b> 25651	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0206	<b>AFLAC</b>			
135241	Insurance premiums; July	07/26/2011		433.17
<b>Check Total:</b>				433.17
<b>Check No:</b> 25652	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0463	<b>Allied Waste Services</b>			
0176-00314	Aquatics; disposal, 6/1-6/30/11	07/26/2011		227.71
<b>Check Total:</b>				227.71
<b>Check No:</b> 25653	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1705	<b>Alpine Products, Inc.</b>			
TM-117150	Covington Days; banner signs	07/26/2011		153.30
TM-117363	Delineator posts, bases	07/26/2011		216.59
<b>Check Total:</b>				369.89
<b>Check No:</b> 25654	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0019	<b>AWC Employee Benefits Trust</b>			
100315L082	Medical Insurance Premiums, August	07/26/2011		8,446.87
100315L082	Medical Insurance Premiums, August	07/26/2011		5,079.03
100106158E	Nemens; COBRA premium, August	07/26/2011		457.04
100106158E	Nemens; COBRA premium, August	07/26/2011		195.87
100315L082	Medical Insurance Premiums, August	07/26/2011		7,811.08
100315L082	Medical Insurance Premiums, August	07/26/2011		5,642.72
100315L082	Medical Insurance Premiums, August	07/26/2011		1,920.39
100315L082	Medical Insurance Premiums, August	07/26/2011		1,839.57
100315L082	Medical Insurance Premiums, August	07/26/2011		2,751.67
100315L082	Medical Insurance Premiums, August	07/26/2011		5,286.73
100315L082	Medical Insurance Premiums, August	07/26/2011		1,664.15
100315L082	Medical Insurance Premiums, August	07/26/2011		2,061.56
100315L082	Medical Insurance Premiums, August	07/26/2011		480.08
100315L082	Medical Insurance Premiums, August	07/26/2011		768.29
<b>Check Total:</b>				44,405.05
<b>Check No:</b> 25655	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1676	<b>Bravo Environmental</b>			
531931	Vactor/jet storm control structures	07/26/2011		2,657.99
<b>Check Total:</b>				2,657.99
<b>Check No:</b> 25656	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1868	<b>The Brickman Group Ltd, LLC</b>			
759232	Parks; landscaping, July	07/26/2011		1,331.44
759232	Streets; landscaping, July	07/26/2011		3,677.20
<b>Check Total:</b>				5,008.64
<b>Check No:</b> 25657	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0026	<b>C&amp;B Awards</b>			
24165	Citizens of year; plaque	07/26/2011		157.47
<b>Check Total:</b>				157.47
<b>Check No:</b> 25658	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 2266	<b>Lena Carkeek</b>			
2266-7	Aquatics; volunteer of the year shirt	07/26/2011		47.62
<b>Check Total:</b>				47.62
<b>Check No:</b> 25659	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1178	<b>Child Care Resources</b>			
1178-2Qtr	Human services; 2nd Quarter 2011	07/26/2011		882.00

			<u>Check Amount</u>
1178-2Qtr	Human services; joint funding, 2Qtr 2011	07/26/2011	5,917.75
<b>Check Total:</b>			<b>6,799.75</b>
<b>Check No:</b>	<b>25660</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>0208</b>	<b>City of Kent</b>	
RI 21401	Fire services; 2nd Quarter 2011	07/26/2011	15,375.00
RI 21401	Fire investigations; 2nd Quarter 2011	07/26/2011	531.00
<b>Check Total:</b>			<b>15,906.00</b>
<b>Check No:</b>	<b>25661</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>1699</b>	<b>Communities in Schools of Kent</b>	
1699-2Qtr	Human services; 2nd Quarter 2011	07/26/2011	1,125.00
<b>Check Total:</b>			<b>1,125.00</b>
<b>Check No:</b>	<b>25662</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>1091</b>	<b>Complete Office Solutions</b>	
723801-0	Public works; magnifier	07/26/2011	13.09
723801-0	Public works; magnifier	07/26/2011	13.09
723801-0	Paper	07/26/2011	55.83
<b>Check Total:</b>			<b>82.01</b>
<b>Check No:</b>	<b>25663</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>0706</b>	<b>Covington Retail Associates</b>	
3546	2nd floor; operating expenses, August	07/26/2011	1,515.88
3546	2nd floor; building lease, August	07/26/2011	3,046.58
3541	1st floor; operating expenses, August	07/26/2011	9,398.95
3541	1st floor; building lease, August	07/26/2011	23,880.83
<b>Check Total:</b>			<b>37,842.24</b>
<b>Check No:</b>	<b>25664</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>0537</b>	<b>Covington Water District</b>	
122505-7	Maint shop; water, 5/16-7/15/11	07/26/2011	14.88
115324-7	Aquatics; water, 5/13-7/15/11	07/26/2011	1,185.02
105731-7	SR 516; water, 6/13-7/18/11	07/26/2011	44.90
104587-7	Crystal view; water, 6/13-7/18/11	07/26/2011	381.08
107666-7	Community park; water, 5/16-7/18/11	07/26/2011	33.00
122505-7	Maint shop; water, 5/16-7/15/11	07/26/2011	29.77
122505-7	Maint shop; water, 5/16-7/15/11	07/26/2011	29.76
108188-7	Skate park; water, 5/16-7/18/11	07/26/2011	46.95
<b>Check Total:</b>			<b>1,765.36</b>
<b>Check No:</b>	<b>25665</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>0780</b>	<b>DAWN</b>	
0780-2Qtr	Human services; joint funding, 2Qtr 2011	07/26/2011	10,400.00
0780-2Qtr	Human services; 2nd Quarter 2011	07/26/2011	2,000.00
<b>Check Total:</b>			<b>12,400.00</b>
<b>Check No:</b>	<b>25666</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>1983</b>	<b>De Lage Landen Financial Srvc</b>	
10199116	Copier lease, 7/15-8/14/11	07/26/2011	120.08
<b>Check Total:</b>			<b>120.08</b>
<b>Check No:</b>	<b>25667</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>0136</b>	<b>Department of Transportation</b>	
R41JA992L0	CIP 1039; engineering, June 2011	07/26/2011	64.84
<b>Check Total:</b>			<b>64.84</b>
<b>Check No:</b>	<b>25668</b>	<b>Check Date: 07/26/2011</b>	
<b>Vendor:</b>	<b>0072</b>	<b>Dept of Labor &amp; Industries</b>	
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	3,300.42
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	152.38
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	622.56
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	366.60
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	305.68
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	3,397.37
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	447.60
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	1,313.53
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	1,284.62
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	314.74
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	407.57
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	162.27

			<u>Check Amount</u>
601802997-	Industrial Insurance, 2nd Quarter 2011	07/26/2011	203.17
<b>Check Total:</b>			<b>12,278.51</b>
<b>Check No: 25669</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 0361</b>	<b>Employment Security Department</b>		
013167000-	Unemployment Compensation; 2nd Qtr	07/26/2011	10,179.00
<b>Check Total:</b>			<b>10,179.00</b>
<b>Check No: 25670</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 1613</b>	<b>The Fab Shop</b>		
16760	#3307; tail gate doors installation	07/26/2011	1,834.76
<b>Check Total:</b>			<b>1,834.76</b>
<b>Check No: 25671</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 1996</b>	<b>Facility Maintenance Contracto</b>		
SALES01465	Maint shop; janitorial service, July	07/26/2011	99.60
SALES01465	Maint shop; janitorial service, July	07/26/2011	49.80
SALES01465	Maint shop; janitorial service, July	07/26/2011	99.60
<b>Check Total:</b>			<b>249.00</b>
<b>Check No: 25672</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 2078</b>	<b>Girard Resources &amp; Recycling,</b>		
5964	Mulch	07/26/2011	151.77
5927	Mulch	07/26/2011	121.41
<b>Check Total:</b>			<b>273.18</b>
<b>Check No: 25673</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 1733</b>	<b>The Good Earth Works, Inc.</b>		
114478	Trimmer line	07/26/2011	17.97
114478	Trimmer line	07/26/2011	17.97
114478	Trimmer line	07/26/2011	8.98
<b>Check Total:</b>			<b>44.92</b>
<b>Check No: 25674</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 1658</b>	<b>Hertz Equipment Rental Corp.</b>		
25724344-0	Rental; pressure washer, 7/7-7/11/11	07/26/2011	116.86
25724344-0	Rental; pressure washer, 7/7-7/11/11	07/26/2011	233.70
25724344-0	Rental; pressure washer, 7/7-7/11/11	07/26/2011	233.70
<b>Check Total:</b>			<b>584.26</b>
<b>Check No: 25675</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 1722</b>	<b>Honey Bucket</b>		
1-313978	Skate park; portable toilet, 7/5-8/4/11	07/26/2011	198.36
<b>Check Total:</b>			<b>198.36</b>
<b>Check No: 25676</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 1342</b>	<b>Integra Telecom</b>		
8514378	City hall; telephone, 7/8-8/7/11	07/26/2011	1,346.94
<b>Check Total:</b>			<b>1,346.94</b>
<b>Check No: 25677</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 2235</b>	<b>Integrity Structural Engineeri</b>		
1100103	Rainier Vista; bridge consulting, June	07/26/2011	375.00
<b>Check Total:</b>			<b>375.00</b>
<b>Check No: 25678</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 1803</b>	<b>Iron Mountain</b>		
DUT7523	Document storage to 7/31/11	07/26/2011	224.35
<b>Check Total:</b>			<b>224.35</b>
<b>Check No: 25679</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 0050</b>	<b>Kent School District</b>		
0050-7	School mitigation payable; March	07/26/2011	29,300.00
0050-7	School mitigation payable; June	07/26/2011	5,394.00
<b>Check Total:</b>			<b>34,694.00</b>
<b>Check No: 25680</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 0111</b>	<b>Kenyon Disend, PLLC</b>		
14775	CIP 1039; legal, June	07/26/2011	147.00
<b>Check Total:</b>			<b>147.00</b>
<b>Check No: 25681</b>	<b>Check Date: 07/26/2011</b>		
<b>Vendor: 0143</b>	<b>King County Finance</b>		
1621757	Street services; 6/1-6/30/11	07/26/2011	28,126.36

				<u>Check Amount</u>
1621758	Street services; 6/1-6/30/11	07/26/2011		460.96
1621756	Street services; 6/1-6/30/11	07/26/2011		127.91
<b>Check Total:</b>				<b>28,715.23</b>
<b>Check No:</b>	<b>25682</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>0273</b>	<b>King County Water &amp; Land</b>		
HYDRL22011	Local cost share Hydrilla ILA, 1/1-6/30	07/26/2011		97.22
<b>Check Total:</b>				<b>97.22</b>
<b>Check No:</b>	<b>25683</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>1828</b>	<b>Kathleen Kirshenbaum</b>		
1828-7	Kirshenbaum; defense screening, miles	07/26/2011		13.73
<b>Check Total:</b>				<b>13.73</b>
<b>Check No:</b>	<b>25684</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>0831</b>	<b>Knotty Tree Service</b>		
247625	Cottonwood trees; removal	07/26/2011		705.90
<b>Check Total:</b>				<b>705.90</b>
<b>Check No:</b>	<b>25685</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>1405</b>	<b>Lakeside Industries</b>		
12030880MB	Asphalt	07/26/2011		681.90
<b>Check Total:</b>				<b>681.90</b>
<b>Check No:</b>	<b>25686</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>1131</b>	<b>Lincoln Equipment, Inc.</b>		
SI167609	Aquatics; SeaKlear stain prevention	07/26/2011		751.12
<b>Check Total:</b>				<b>751.12</b>
<b>Check No:</b>	<b>25687</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>0333</b>	<b>Maple Valley Food Bank</b>		
03330-2Qtr	Human services; 2nd Quarter 2011	07/26/2011		3,750.00
<b>Check Total:</b>				<b>3,750.00</b>
<b>Check No:</b>	<b>25688</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>1992</b>	<b>Med-Express, Inc.</b>		
N118247	Aquatics; nitrile gloves	07/26/2011		131.13
N118247	Aquatics; nitrile gloves, use tax	07/26/2011		-10.38
<b>Check Total:</b>				<b>120.75</b>
<b>Check No:</b>	<b>25689</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>0252</b>	<b>Microflex</b>		
00020096	Tax audit program	07/26/2011		31.59
<b>Check Total:</b>				<b>31.59</b>
<b>Check No:</b>	<b>25690</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>1688</b>	<b>Mountain Mist</b>		
054257-7	Maint shop; bottled water, June	07/26/2011		6.15
054257-7	City hall; bottled water, June	07/26/2011		117.60
054257-7	Aquatics; bottled water, June	07/26/2011		40.32
054257-7	Maint shop; bottled water, June	07/26/2011		12.29
054257-7	Maint shop; bottled water, June	07/26/2011		12.29
<b>Check Total:</b>				<b>188.65</b>
<b>Check No:</b>	<b>25691</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>0305</b>	<b>Net Venture</b>		
572483	Maint shop; DSL, 7/24-10/23/11	07/26/2011		59.94
572483	Maint shop; DSL, 7/24-10/23/11	07/26/2011		29.97
572483	Maint shop; DSL, 7/24-10/23/11	07/26/2011		59.94
<b>Check Total:</b>				<b>149.85</b>
<b>Check No:</b>	<b>25692</b>	<b>Check Date:</b>	<b>07/26/2011</b>	
<b>Vendor:</b>	<b>0682</b>	<b>Nextel Communications</b>		
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		248.94
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		85.12
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		27.36
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		244.00
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		27.36
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		103.95
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		79.33
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		32.83
550142028-	Cellular service, 7/8-8/7/11	07/26/2011		65.14

				<u>Check Amount</u>
				<b>Check Total:</b> 914.03
<b>Check No:</b> 25693	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0004	<b>Office Depot</b>			
135161279	Aquatics; easels, foam board, tape	07/26/2011		95.51
1363265212	Covington Days; laminate event posters	07/26/2011		42.48
1358475761	Slate; wireless mouse	07/26/2011		43.43
5699756880	Office supplies	07/26/2011		221.62
5699756880	Wisk broom	07/26/2011		8.99
1362928536	Art Show; supplies	07/26/2011		72.40
5699757900	Office supplies	07/26/2011		36.01
5699757920	Extension cord	07/26/2011		14.06
5706483860	Office supplies	07/26/2011		209.33
5706483340	Aquatics; electronic hand labeler	07/26/2011		30.03
				<b>Check Total:</b> 773.86
<b>Check No:</b> 25694	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 2186	<b>Olympic Foundry, Inc.</b>			
0000216913	Manhole ring and covers	07/26/2011		647.83
				<b>Check Total:</b> 647.83
<b>Check No:</b> 25695	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1452	<b>Palmer Coking Coal Company</b>			
IN024246	Disposal; sod	07/26/2011		10.85
				<b>Check Total:</b> 10.85
<b>Check No:</b> 25696	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1407	<b>Parametrix, Inc.</b>			
11-56568	Plan review services; 5/29-7/2/211	07/26/2011		1,639.46
				<b>Check Total:</b> 1,639.46
<b>Check No:</b> 25697	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 2233	<b>Pediatric Interim Care Center</b>			
2233-2Qtr	Human services; 2nd Quarter 2011	07/26/2011		250.00
				<b>Check Total:</b> 250.00
<b>Check No:</b> 25698	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0057	<b>Petty Cash</b>			
0057-7	Akramoff; MSWMAC meeting, parking	07/26/2011		5.00
0057-7	Akramoff; MSWMAC meeting, parking	07/26/2011		5.00
0057-7	Parrish; SWM meeting, parking	07/26/2011		4.00
0057-7	#2900; carwash	07/26/2011		10.00
0057-7	#2900/#2883; carwash	07/26/2011		20.00
0057-7	Public works; drawer organizer trays	07/26/2011		6.38
0057-7	Public works; drawer organizer trays	07/26/2011		6.39
				<b>Check Total:</b> 56.77
<b>Check No:</b> 25699	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0164	<b>Pitney Bowes</b>			
612270	Postage meter lease; 8/16-11/15/11	07/26/2011		283.99
				<b>Check Total:</b> 283.99
<b>Check No:</b> 25700	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 2267	<b>Donavon Preiser</b>			
2267-7	Art purchase; "Mt Rainier & L Clouds"	07/26/2011		295.00
				<b>Check Total:</b> 295.00
<b>Check No:</b> 25701	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0006	<b>Qwest</b>			
6392827698	City hall; telephone, 7/8-8/8/11	07/26/2011		133.41
				<b>Check Total:</b> 133.41
<b>Check No:</b> 25702	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 2196	<b>Revize, LLC</b>			
1557	Software subscription, 8/23/11-8/22/12	07/26/2011		1,800.00
				<b>Check Total:</b> 1,800.00
<b>Check No:</b> 25703	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1905	<b>Sharp Electronics Corporation</b>			
C722309-70	Copier; usage, 6/17-7/14/11	07/26/2011		32.27
C722309-70	Copier; usage, 6/17-7/14/11	07/26/2011		21.52
				<b>Check Total:</b> 53.79

				<u>Check Amount</u>
<b>Check No:</b> 25704	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 2044	<b>Karla Slate</b>			
2044-7	Covington Days; booth contest, supplies	07/26/2011		29.70
				<b>Check Total:</b> 29.70
<b>Check No:</b> 25705	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1903	<b>Sound Publishing, Inc.</b>			
384890	Covington Residents' Guide	07/26/2011		1,500.00
				<b>Check Total:</b> 1,500.00
<b>Check No:</b> 25706	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1158	<b>Sprint Rothhammer Intl, Inc.</b>			
75441A	Aquatics; resale items, goggles/caps	07/26/2011		415.81
				<b>Check Total:</b> 415.81
<b>Check No:</b> 25707	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0281	<b>Standard Insurance Company</b>			
0063555100	Life Insurance Premiums, August	07/26/2011		81.00
0063555100	Life Insurance Premiums, August	07/26/2011		104.54
0063555100	Life Insurance Premiums, August	07/26/2011		34.34
0063555100	Life Insurance Premiums, August	07/26/2011		269.01
0063555100	Life Insurance Premiums, August	07/26/2011		201.30
0063555100	Life Insurance Premiums, August	07/26/2011		70.65
0063555100	Life Insurance Premiums, August	07/26/2011		42.92
0063555100	Life Insurance Premiums, August	07/26/2011		46.66
0063555100	Life Insurance Premiums, August	07/26/2011		11.25
0063555100	Life Insurance Premiums, August	07/26/2011		32.19
0063555100	Life Insurance Premiums, August	07/26/2011		27.85
0063555100	Life Insurance Premiums, August	07/26/2011		8.44
0063555100	Life Insurance Premiums, August	07/26/2011		128.76
0063555100	Life Insurance Premiums, August	07/26/2011		65.49
0063555100	Life Insurance Premiums, August	07/26/2011		18.61
0063555100	Life Insurance Premiums, August	07/26/2011		42.92
0063555100	Life Insurance Premiums, August	07/26/2011		35.03
0063555100	Life Insurance Premiums, August	07/26/2011		11.25
0063555100	Life Insurance Premiums, August	07/26/2011		85.84
0063555100	Life Insurance Premiums, August	07/26/2011		71.74
0063555100	Life Insurance Premiums, August	07/26/2011		22.50
0063555100	Life Insurance Premiums, August	07/26/2011		169.33
0063555100	Life Insurance Premiums, August	07/26/2011		130.98
0063555100	Life Insurance Premiums, August	07/26/2011		44.55
0063555100	Life Insurance Premiums, August	07/26/2011		269.06
0063555100	Life Insurance Premiums, August	07/26/2011		203.53
0063555100	Life Insurance Premiums, August	07/26/2011		70.88
0063555100	Life Insurance Premiums, August	07/26/2011		7.91
0063555100	Life Insurance Premiums, August	07/26/2011		33.75
0063555100	Life Insurance Premiums, August	07/26/2011		51.69
0063555100	Life Insurance Premiums, August	07/26/2011		178.40
0063555100	Life Insurance Premiums, August	07/26/2011		95.18
0063555100	Life Insurance Premiums, August	07/26/2011		201.72
0063555100	Life Insurance Premiums, August	07/26/2011		9.00
0063555100	Life Insurance Premiums, August	07/26/2011		23.91
0063555100	Life Insurance Premiums, August	07/26/2011		64.88
0063555100	Life Insurance Premiums, August	07/26/2011		25.09
				<b>Check Total:</b> 2,992.15
<b>Check No:</b> 25708	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0217	<b>State Auditor's Office</b>			
L89112	State audit fees; June	07/26/2011		11,770.11
				<b>Check Total:</b> 11,770.11
<b>Check No:</b> 25709	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0070	<b>State Treasurer</b>			
0070-7	State building permit payable; 1/1-6/30	07/26/2011		225.00
				<b>Check Total:</b> 225.00

				<u>Check Amount</u>
<b>Check No:</b> 25710	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0819	<b>Don Vondran</b>			
11-41	Vondran; 2011 flexible spending	07/26/2011		20.00
				<b>Check Total:</b> 20.00
<b>Check No:</b> 25711	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0119	<b>WABO</b>			
23326	IGCC Fundamentals Workbook kit	07/26/2011		40.45
				<b>Check Total:</b> 40.45
<b>Check No:</b> 25712	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1408	<b>Washington Workwear Stores Inc</b>			
361	Dalton; pants	07/27/2011		5.42
6024	Slate; shirts	07/26/2011		94.48
361	Dalton; pants	07/27/2011		10.86
361	Dalton; pants	07/27/2011		10.86
6025	3 - Maintenance caps	07/26/2011		36.48
6025	Digitizing Covington Maintenance logo	07/26/2011		43.44
6025	Digitizing Covington Maintenance logo	07/26/2011		43.44
6025	3 - Maintenance caps	07/26/2011		36.47
6025	3 - Maintenance caps	07/26/2011		18.24
6025	Digitizing Covington Maintenance logo	07/26/2011		21.72
				<b>Check Total:</b> 321.41
<b>Check No:</b> 25713	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0348	<b>Wescom Communications</b>			
20646	#DS11625; calibration/antenna lens	07/26/2011		158.78
20647	#DS12603; calibration	07/26/2011		87.60
20648	#TA01939; calibration	07/26/2011		87.60
20645	#DS5262; calibration/antenna repair	07/26/2011		147.83
				<b>Check Total:</b> 481.81
<b>Check No:</b> 25714	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 0781	<b>YWCA of Seattle &amp; King County</b>			
0781-2Qtr	Human services; DV services, 2nd Qtr	07/26/2011		1,664.00
0781-2Qtr1	Human services; Emgcy Housing, 2nd Qtr	07/26/2011		835.50
				<b>Check Total:</b> 2,499.50
<b>Check No:</b> 25715	<b>Check Date:</b> 07/26/2011			
<b>Vendor:</b> 1894	<b>Diana Ziolkowski</b>			
1894-7	Facility monitoring; 7/16, 7/24	07/26/2011		105.00
				<b>Check Total:</b> 105.00
				<b>Date Totals:</b> 255,199.67
				<b>Report Total:</b> 0.00 255,199.67

July 8, 2011

City of Covington

Payroll Approval

- Request Council approval for payment of Payroll dated 07/08/11 consisting of:

PAYLOCITY CHECK # 1000058641 through PAYLOCITY CHECK # 1000058651 inclusive,  
plus employee direct deposits

IN THE AMOUNT OF \$141,835.63

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.

\_\_\_\_\_  
Robert M. Hendrickson  
Finance Director

\_\_\_\_\_  
Mark Lanza  
City Councilmember

\_\_\_\_\_  
Wayne Snoey  
City Councilmember

\_\_\_\_\_  
Marlla Mhoon  
City Councilmember

Council Meeting Date Approved: \_\_\_\_\_

07-08-11 Payroll Voucher

Payroll Checks for Account Paylocity Account

Check/Voucher	Check Type	Check Date	Employee Name	Net Amount
100453	Regular	7/8/2011	Agnish, Ashley	147.46
100454	Regular	7/8/2011	Kirshenbaum, Kathleen	533.09
100455	Regular	7/8/2011	Lyon, Valerie	1,370.68
100456	Regular	7/8/2011	Matheson, Derek M	4,280.04
100457	Regular	7/8/2011	Mhoun, Darren S	1,242.06
100458	Regular	7/8/2011	Michaud, Joan M	1,732.48
100459	Regular	7/8/2011	Scott, Sharon G	2,159.89
100460	Regular	7/8/2011	Slate, Karla J	2,226.96
100461	Regular	7/8/2011	Hart, Richard	3,331.33
100462	Regular	7/8/2011	Quintanar, Louis A	1,025.88
100463	Regular	7/8/2011	Cles, Staci M	1,597.70
100464	Regular	7/8/2011	Hagen, Lindsay K	1,314.88
100465	Regular	7/8/2011	Hendrickson, Robert	3,942.37
100466	Regular	7/8/2011	Parker, Cassandra	2,204.67
100467	Regular	7/8/2011	Dalton, Jesse J	1,729.01
100468	Regular	7/8/2011	Egbert, Thomas	522.08
100469	Regular	7/8/2011	Garnett, Stuart W	944.66
100470	Regular	7/8/2011	Guest, Robert	708.49
100471	Regular	7/8/2011	Hall, Ron	995.93
100472	Regular	7/8/2011	Junkin, Ross D	2,442.36
100473	Regular	7/8/2011	Marchefka, Joe A	1,848.19
100474	Regular	7/8/2011	Wesley, Daniel A	1,938.73
100475	Regular	7/8/2011	Bykonen, Brian D	1,539.97
100476	Regular	7/8/2011	Christenson, Gregg R	2,111.75
100477	Regular	7/8/2011	Lyons, Salina K	2,138.82
100478	Regular	7/8/2011	Meyers, Robert L	3,032.22
100479	Regular	7/8/2011	Ogren, Nelson W	2,405.44
100480	Regular	7/8/2011	Thompson, Kelly	1,751.86
100481	Regular	7/8/2011	Morrissey, Mayson	2,377.73
100482	Regular	7/8/2011	Bahl, Rachel A	1,596.64
100483	Regular	7/8/2011	Newton, Ethan A	1,913.09
100484	Regular	7/8/2011	Patterson, Clifford	2,228.22
100485	Regular	7/8/2011	Thomas, Scott R	3,106.24
100486	Regular	7/8/2011	Akramoff, Glenn A	3,209.02
100487	Regular	7/8/2011	Bates, Shellie L	1,793.11
100488	Regular	7/8/2011	Buck, Shawn M	1,396.00
100489	Regular	7/8/2011	French, Fred	2,605.82
100490	Regular	7/8/2011	Parrish, Benjamin A	1,592.70
100491	Regular	7/8/2011	Vondran, Donald M	3,221.08
100492	Regular	7/8/2011	Archuleta, Alexander A	741.04
100493	Regular	7/8/2011	Campbell, Noel M	97.28
100494	Regular	7/8/2011	Carrillo, Cameron	471.34
100495	Regular	7/8/2011	Cox, Melissa	268.90
100496	Regular	7/8/2011	Felcyn, Adam	297.84
100497	Regular	7/8/2011	Halbert, Mitchell S	49.41
100498	Regular	7/8/2011	Houghton, Cassandra L	362.82
100499	Regular	7/8/2011	Kiselyov, Tatyana	132.68
100500	Regular	7/8/2011	Lusebrink, Christa	335.60
100501	Regular	7/8/2011	MacConaghy, Hailey	482.79
100502	Regular	7/8/2011	Mathison, Matthew	633.06
100503	Regular	7/8/2011	Middleton, Jordan	771.73

**Check Register**

CITY OF COVINGTON (B1951)

Check Date: 07/08/2011

Process: 2011070801

Page 2 of 2

Pay Period: 06/19/2011 to 07/02/2011

100504 Regular	7/8/2011	Mohr, Emily A	176.82
100505 Regular	7/8/2011	Mooney, Lynell	129.14
100506 Regular	7/8/2011	Perko, Roxanne H	216.27
100507 Regular	7/8/2011	Praggastis, Alexander	82.57
100508 Regular	7/8/2011	Reynolds, Taylor	299.53
100509 Regular	7/8/2011	Wonio, Reece	418.14
100510 Regular	7/8/2011	Beaufriere, Noreen	2,622.66
100511 Regular	7/8/2011	Throm, Victoria J	1,803.90
1000058641 Regular	7/8/2011	Gaudette, John J	1,655.18
1000058642 Regular	7/8/2011	Carkeek, Lena	457.51
1000058643 Regular	7/8/2011	Cochran, Neil A	145.42
1000058644 Regular	7/8/2011	Eastin, Tatiana	181.90
1000058645 Regular	7/8/2011	Goldfoos, Rhyan	449.59
1000058646 Regular	7/8/2011	Hatch, Jenessa	469.76
1000058647 Regular	7/8/2011	Jensen, Rachel	531.55
1000058648 Regular	7/8/2011	Johansen, Andrea	570.81
1000058649 Regular	7/8/2011	Milburn, Luke	188.97
1000058650 Regular	7/8/2011	Milburn, Matthew	198.14
1000058651 Regular	7/8/2011	Panzer, Erika	403.10
<b>Totals for Payroll Checks</b>			<b>91,904.10</b>
<b>70 Items</b>			

Third Party Checks for Account Paylocity Account

Check/Voucher	Check Type	Check Date	Employee Name	Net Amount
100512	AGENCY	7/8/2011	Paylocity Corporation	125.00
1000058652	AGENCY	7/8/2011	Vantagepoint Transfer Agent-	348.55
1000058653	AGENCY	7/8/2011	City of Covington	2,618.13
1000058654	AGENCY	7/8/2011	City of Covington Employee	70.00
1000058655	AGENCY	7/8/2011	ICMA Retirement Trust	2,123.00
1000058656	AGENCY	7/8/2011	WASH CHILD SUPPORT	110.41
1000058657	AGENCY	7/8/2011	King County Superior Court	236.17
1000058658	AGENCY	7/8/2011	Nationwide	26,655.05
1000058659	AGENCY	7/8/2011	United Way of King County	18.00
1000058660	AGENCY	7/8/2011	HRA VEBA Trust Contributions	1,050.00
<b>Totals for Third Party Checks</b>			<b>33,354.31</b>	
<b>10 Items</b>				

Tax Liabilities	16,413.72
Paylocity fees	163.50
<b>Grand Total</b>	<b>\$ 141,835.63</b>

July 22, 2011

City of Covington

Payroll Approval

- Request Council approval for payment of Payroll dated 07/22/11 consisting of:

COVINGTON CHECK #1039

PAYLOCITY CHECK # 1000073836 through PAYLOCITY CHECK # 1000073858 inclusive,  
plus employee direct deposits

NATIONWIDE FORFEITURE ACCOUNT

IN THE AMOUNT OF \$142,467.52

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.

\_\_\_\_\_  
Robert M. Hendrickson  
Finance Director

\_\_\_\_\_  
Mark Lanza  
City Councilmember

\_\_\_\_\_  
Wayne Snoey  
City Councilmember

\_\_\_\_\_  
Marlla Mhoon  
City Councilmember

Council Meeting Date Approved: \_\_\_\_\_

07-22-11 Payroll Voucher

Payroll Checks for Account Paylocity Account

Check/Voucher	Check Type	Check Date	Employee Name	Net Amount
100518	Regular	7/22/2011	Agnish, Ashley	157.42
100519	Regular	7/22/2011	Kirshenbaum, Kathleen	626.38
100520	Regular	7/22/2011	Lyon, Valerie	1,370.68
100521	Regular	7/22/2011	Matheson, Derek M	4,280.04
100522	Regular	7/22/2011	Mhoon, Darren S	1,242.06
100523	Regular	7/22/2011	Michaud, Joan M	1,748.01
100524	Regular	7/22/2011	Scott, Sharon G	2,159.90
100525	Regular	7/22/2011	Slate, Karla J	2,226.96
100526	Regular	7/22/2011	Hart, Richard	3,331.33
100527	Regular	7/22/2011	Quintanar, Louis A	1,025.88
100528	Regular	7/22/2011	Cles, Staci M	1,597.70
100529	Regular	7/22/2011	Hagen, Lindsay K	1,314.88
100530	Regular	7/22/2011	Hendrickson, Robert	3,942.36
100531	Regular	7/22/2011	Parker, Cassandra	2,204.67
100532	Regular	7/22/2011	Harto, Margaret	461.75
100533	Regular	7/22/2011	Lanza, Mark	390.86
100534	Regular	7/22/2011	Mhoon, Marlla	390.86
100535	Regular	7/22/2011	Scott, James A	415.57
100536	Regular	7/22/2011	Wagner, Jeffrey	415.57
100537	Regular	7/22/2011	Dalton, Jesse J	1,579.54
100538	Regular	7/22/2011	Garnett, Stuart W	853.03
100539	Regular	7/22/2011	Guest, Robert	717.08
100540	Regular	7/22/2011	Hall, Ron	998.80
100541	Regular	7/22/2011	Junkin, Ross D	2,462.36
100542	Regular	7/22/2011	Marchefka, Joe A	1,893.09
100543	Regular	7/22/2011	Wesley, Daniel A	2,620.42
100544	Regular	7/22/2011	Bykonen, Brian D	1,539.97
100545	Regular	7/22/2011	Christenson, Gregg R	2,230.70
100546	Regular	7/22/2011	Lyons, Salina K	2,138.82
100547	Regular	7/22/2011	Meyers, Robert L	3,032.21
100548	Regular	7/22/2011	Ogren, Nelson W	2,442.13
100549	Regular	7/22/2011	Thompson, Kelly	1,751.87
100550	Regular	7/22/2011	Morrissey, Mayson	2,377.73
100551	Regular	7/22/2011	Bahl, Rachel A	1,467.33
100552	Regular	7/22/2011	Newton, Ethan A	1,913.09
100553	Regular	7/22/2011	Patterson, Clifford	2,228.21
100554	Regular	7/22/2011	Thomas, Scott R	3,106.24
100555	Regular	7/22/2011	Akramoff, Glenn A	3,209.03
100556	Regular	7/22/2011	Bates, Shellie L	1,793.11
100557	Regular	7/22/2011	Buck, Shawn M	1,396.00
100558	Regular	7/22/2011	Parrish, Benjamin A	1,615.49
100559	Regular	7/22/2011	Vondran, Donald M	3,221.07
100560	Regular	7/22/2011	Archuleta, Alexander A	670.13
100561	Regular	7/22/2011	Campbell, Noel M	235.46
100562	Regular	7/22/2011	Carrillo, Cameron	504.87
100563	Regular	7/22/2011	Cox, Melissa	223.86
100564	Regular	7/22/2011	Felcyn, Adam	355.88

100565 Regular	7/22/2011	Gehring, John T	21.57
100566 Regular	7/22/2011	Halbert, Mitchell S	62.41
100567 Regular	7/22/2011	Houghton, Cassandra L	430.38
100568 Regular	7/22/2011	Kiselyov, Tatyana	13.27
100569 Regular	7/22/2011	Lusebrink, Christa	400.69
100570 Regular	7/22/2011	MacConaghy, Hailey	456.69
100571 Regular	7/22/2011	Mathison, Matthew	592.50
100572 Regular	7/22/2011	Middleton, Jordan	173.15
100573 Regular	7/22/2011	Mohr, Emily A	72.80
100574 Regular	7/22/2011	Mooney, Lynell	115.92
100575 Regular	7/22/2011	Perko, John	53.57
100576 Regular	7/22/2011	Perko, Roxanne H	320.42
100577 Regular	7/22/2011	Praggastis, Alexander	49.81
100578 Regular	7/22/2011	Reynolds, Taylor	312.36
100579 Regular	7/22/2011	Wonio, Reece	394.56
100580 Regular	7/22/2011	Beaufreere, Noreen	2,622.65
100581 Regular	7/22/2011	Throm, Victoria J	1,803.90
1000073836 Regular	7/22/2011	Lucavish, David	415.57
1000073837 Regular	7/22/2011	Snoey, Wayne	188.36
1000073838 Regular	7/22/2011	Gaudette, John J	1,383.46
1000073839 Regular	7/22/2011	Palmer, Stephen C	468.53
1000073840 Regular	7/22/2011	Carkeek, Lena	523.31
1000073841 Regular	7/22/2011	Cochran, Neil A	166.90
1000073842 Regular	7/22/2011	Eastin, Tatiana	230.02
1000073843 Regular	7/22/2011	Goldfoos, Rhyan	527.62
1000073844 Regular	7/22/2011	Hatch, Jenessa	580.15
1000073845 Regular	7/22/2011	Jensen, Rachel	452.78
1000073846 Regular	7/22/2011	Johansen, Andrea	731.19
1000073847 Regular	7/22/2011	Milburn, Luke	267.03
1000073848 Regular	7/22/2011	Milburn, Matthew	219.80
1000073849 Regular	7/22/2011	Panzer, Erika	661.41

**Totals for Payroll Checks 78 Items 92,593.18**

Third Party Checks for Account Paylocity Account

Check/Voucher	Check Type	Check Date	Employee Name	Net Amount
100582	AGENCY	7/22/2011	Paylocity Corporation	125.00
1000073850	AGENCY	7/22/2011	Vantagepoint Transfer Agent-	348.55
1000073851	AGENCY	7/22/2011	City of Covington	2,788.29
1000073852	AGENCY	7/22/2011	City of Covington Employee	70.00
1000073853	AGENCY	7/22/2011	ICMA Retirement Trust	2,348.00
1000073854	AGENCY	7/22/2011	WASH CHILD SUPPORT	110.41
1000073855	AGENCY	7/22/2011	King County Superior Court	239.03
1000073856	AGENCY	7/22/2011	Nationwide	11,410.34
1000073857	AGENCY	7/22/2011	United Way of King County	18.00
1000073858	AGENCY	7/22/2011	HRA VEBA Trust Contributions	1,050.00

**Totals for Third Party 10 Items 18,507.62**

Check #1039/Nationwide 401(a)	3,422.96
Nationwide Forfeiture Account	11,985.90
Tax Liabilities	15,652.66
Paylocity fees	305.20
<b>Grand Total</b>	<b>\$ 142,467.52</b>

## Consent Agenda Item C-3

Covington City Council Meeting

Date: August 9, 2011

**SUBJECT:** AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR SERVICES WITH BEST PARKING LOT CLEANING FOR THE JOINT COVINGTON/MAPLE VALLEY STREET SWEEPING CONTRACT.

**RECOMMENDED BY:** Glenn Akramoff, Public Works Director

**ATTACHMENT(S):**

1. Agreement for Services for Street Sweeping

**PREPARED BY:** Ross Junkin, Maintenance Supervisor

**EXPLANATION:**

The Public Works Department solicited bids from all the sweeping companies identified on the Municipal Research and Services Center (MRSC) Small Works Roster. Three companies provided complete bids for the service. The lowest bid is listed below.

**Schedule A: City of Covington**

Item No.	Items of Work	Bid Qty	Units	Unit Prices	Total Amount
A1	Downtown Streets	52	Each	490.00	25,480.00
A2	Arterial Streets	25	Each	980.00	24,500.00
A3	Residential Streets	4	Each	3,400.00	13,600.00
A4	Emergency Response	1	Hour	82.00	N/A
A5	Special Event Sweeps	3	Hour	82.00	N/A
A6	Storm Clean-Up	1	Cubic Yard	30.00	N/A
<b>Total</b>					63,580.00
<b>Sales Tax</b>					5,467.88
<b>Grand Total</b>					69,047.88

**Schedule B: City of Maple Valley**

<b>Item No.</b>	<b>Items of Work</b>	<b>Bid Qty</b>	<b>Units</b>	<b>Unit Prices</b>	<b>Total Amount</b>
B1	Primary Streets	12	Each	1,216.00	14,592.00
B2	Local Streets	4	Each	4,372.41	17,489.64
B3	Emergency Response	1	Hour	82.00	N/A
B4	Special Event Sweeps	1	Hour	82.00	N/A
B5	Storm Clean-Up	1	Cubic Yard	30.00	N/A
<b>Total</b>					32,081.64
<b>Sales Tax</b>					2,759.02
<b>Grand Total</b>					34,840.66

**Schedule A and Schedule B Grand Total      103,888.54**

Staff requests the City Council to award the 2011 Street Cleaning Agreement to the lowest, most qualified bidder, Best Parking Lot Cleaning, in the amount of \$103,888.54 to sweep the streets of Covington and Maple Valley as outlined in the agreement. The remaining funds will be used for discretionary items that include emergency cleaning after storms, callouts due to accidents, project specific cleanup, problem areas that need extra unplanned cleaning, street cleaning for community events (safety and aesthetic issues) and emergency spill cleanup in the street surfaces (oil, gasoline, diesel and other chemicals).

The City of Covington will administer this contract for Covington as well as Maple Valley. Reimbursement requests will be provided to the City of Maple Valley for the sweeping done within their borders as well as administrative costs associated with overseeing this contract.

Each city has a different schedule and frequency for sweeping their individual city which is outlined in the contract documents.

This contract calls for renewal each year up to three years provided the contractor meets performance standards and both parties agree to the renewal.

ALTERNATIVES:

1. Reject all bids and re-advertise the project for competitive bids later.

FISCAL IMPACT:

The Agreement for Services with Best Parking Lot Cleaning for Street Sweeping will not exceed \$115,000.

Approximately \$27,000 is remaining in the 2011 Budget for street sweeping services. We believe that will cover the Covington portion for mid August through December of 2011. With the new billing procedures in the Joint Interlocal Agreement with Maple Valley we will bill

Maple Valley for their portion including administrative fees. Once we receive the payment that will be offset on the revenue side.

The 2012 Budget amount requested for this activity is \$115,000 (Surface Water Management Fund).

The level of sweeping continues to lower the vactoring costs, reduce citizen complaints and provide a well maintained aesthetic downtown area.

CITY COUNCIL ACTION: \_\_\_\_\_Ordinance \_\_\_\_\_Resolution  X Motion \_\_\_\_\_Other

**Councilmember \_\_\_\_\_ moves, Councilmember \_\_\_\_\_ seconds, to authorize the City Manager to execute an Agreement for Services with Best Parking Lot Cleaning for Street Sweeping.**

REVIEWED BY: City Manager, City Attorney, Finance Director

**CITY OF COVINGTON  
AGREEMENT FOR SERVICES**

Between: City of Covington and Best Parking Lot Cleaning Inc.  
Project: Street Sweeping  
Commencing: August 15, 2011  
Terminating: August 14, 2012  
Amount: Not to Exceed \$115,000

THIS AGREEMENT FOR SERVICES ("Agreement") is entered into this \_\_\_\_ day of August, 2011, by and between the City of Covington ("City"), a Washington municipal corporation, and Best Parking Lot Cleaning Inc. ("Contractor"), a corporation.

RECITALS:

A. The City, in partnership with the City of Maple Valley ("Maple Valley"), seeks the temporary services of a skilled independent contractor capable of working without direct supervision to perform street sweeping services on behalf of the citizens of Covington and Maple Valley; and

B. The City has taken the lead administrative role of requesting bids for said services and has selected the Contractor to perform said services; and

C. The Contractor has the requisite skill and experience necessary to provide said services; and

D. The purpose of this Agreement is to establish the terms and conditions under which the Contractor will perform said services.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, the City and the Contractor do hereby agree as follows:

1. Engagement. The City, acting pursuant to its vested authority, does hereby engage the Contractor and the Contractor does hereby agree to perform on behalf of the City the services more particularly described herein.

2. Scope of Services. Upon written authorization from the City to proceed, the Contractor shall perform the services described on both Exhibit "A" and Exhibit "B", attached hereto and incorporated herein by this reference ("Services"), in a manner consistent with the accepted practices for similar services, performed to the City's satisfaction, within the time period prescribed by the City and pursuant to the direction of the City Manager or his or her designee. In performing the Services, the Contractor shall comply with all federal, state and local laws and regulations, including, without limitation, all City codes, ordinances, resolutions, standards and policies, as now existing or hereafter adopted or amended, that may be applicable to its performance. To the extent required by law, the Contractor and all subcontractors shall pay no less than the prevailing wage rate to employees performing work under this Agreement and shall submit a

“Statement of Intent to Pay Prevailing Wages” and an “Affidavit of Wages Paid” in compliance with RCW 39.12.

3. Term of Agreement. This Agreement shall be in full force and effect for a period commencing upon execution and ending upon the completion of the Services, but in any event no later than August 14, 2012, unless earlier terminated under the provisions of this Agreement. This Agreement may be extended for additional periods of time upon the mutual written agreement of the City and the Contractor. Time is of the essence in each and every term of this Agreement.

3.1. This Agreement may be renewed each August for the succeeding two (2) years (2012 and 2013) upon performance audit and approval by the City. The unit price of the Agreement shall be adjusted each year using the Seattle-Tacoma Consumer Price Index – Urban (CPI-W) rate starting with May of 2012 as the initial benchmark and the rate in May in subsequent years to be applied in August of that year.

4. Compensation and Method of Payment. Work for each City shall be invoiced separately to the City of Covington.

4.1 Compensation. In consideration of the Contractor performing the Services, the City agrees to pay the Contractor an amount not to exceed \$115,000.

4.2. Method of Payment. Payment for Services shall be made after the Services have been satisfactorily performed, a voucher or invoice is submitted in a form acceptable to the City within thirty (30) days of performance of the Services, and the same is approved by the appropriate City representative. Payment shall be made no later than ten (10) days after the City’s Council approval of the invoiced amount.

4.3 First Invoice. Prior to or along with the first invoice submitted, the Contractor shall return to the City a completed “Request for Taxpayer Identification Number and Certification”, also known as IRS Form W-9.

4.4 Contractor Responsible for Taxes. The Contractor shall be solely responsible for the payment of any taxes imposed by any lawful jurisdiction as a result of the performance and payment of this Agreement.

5. Warranty. The Contractor warrants that it has the requisite training, skill and experience necessary to provide the Services and is appropriately accredited and licensed by all applicable agencies and governmental entities, including but not limited to being registered to do business in the City of Covington by obtaining a City of Covington business license. The City of Maple Valley requires a Washington State business license. The Contractor shall be responsible for the professional quality, technical adequacy and accuracy, timely completion and coordination of all plans, designs, drawings, specifications, reports and other services prepared or performed pursuant to this Agreement. The Contractor shall perform its work in accordance with the requirements of this Agreement and pursuant to the standards of professional care, skill, diligence and competence as are normally exercised by other members and/or firms of the profession in good standing working under the same or similar conditions and circumstances and in similar communities as the services provided by the Contractor under this Agreement. The Contractor shall be responsible for the professional standards, performance and actions of all persons and firms performing work pursuant to this Agreement on behalf of

the Contractor. The City shall also have the right to deduct from payments to the Contractor any costs or damages incurred by the City, or which may be incurred by the City, as a result of the Contractor's failure to comply with the requirements of the Agreement or failure to meet the professional standard of care and skill, or both. The City's approval of plans, drawings, designs, specifications, reports and other products of the professional services rendered hereunder shall not in any way relieve the Contractor of responsibility for the technical adequacy or accuracy thereof. Neither the City's review, approval, acceptance of, and/or payment for any services shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

6. Ownership and Use of Documents. Any and all original and copies of records, reports, designs, files, documents, drawings, specifications, data or information, regardless of form or format, and all other materials prepared or produced by the Contractor in connection with the Services shall be the property of the City whether the project for which they were created is executed or not. At the termination or cancellation of this Agreement, any and all such records or information remaining in the possession of the Contractor shall be delivered to the City.

7. Independent Contractor. It is the intention and understanding of the City and the Contractor that the Contractor shall be an independent contractor and that the City shall be neither liable nor obligated to pay the Contractor sick leave, vacation pay or any other benefit of employment. The Contractor shall pay all income and other taxes due. Industrial or any other insurance that is purchased for the benefit of the City, regardless of whether such may provide a secondary or incidental benefit to the Contractor, shall not be deemed to convert this Agreement to an employment contract. The Contractor will be solely responsible for its acts and for the acts of its agents, employees, sub contractors or representatives during the performance of this Agreement. Nothing in this Agreement shall be considered to create the relation of employer and employee or principal and agent between the parties hereto. The Contractor shall have the sole judgment of the means, mode or manner of the actual performance of this Agreement. The Contractor, as an independent Contractor, assumes the entire responsibility for carrying out and accomplishing this Agreement.

8. Indemnification. To the maximum extent permitted by law, Contractor shall defend, indemnify and hold harmless the Cities of Covington and Maple Valley and all of its officials, employees, principals and agents from all claims, demands, suits, actions, and liability of any kind, including injuries to persons or damages to property, which arise out of, are connected with, or are due to any errors, omissions or negligent acts of Contractor, its employees, agents, volunteers or representatives in performance of this Agreement; provided, however, that if (and only if) the provisions of RCW 4.24.115 apply to the work and services under this Agreement and any such damages and injuries to persons or property are caused by or result from the concurrent negligence of Contractor, its employees, agents, volunteers or representatives and the City or its employees, agents, or representatives, the indemnification applies only to the extent of the negligence of Contractor, its employees, volunteers, agents, or representatives. In the event of any such claims, demands, suits, actions, and lawsuits, Contractor shall assume all costs of defense thereof, including administrative and legal fees incurred by the City, and of all resulting judgments that may be obtained against the City or any of its officers, principals, agents, or employees. If resulting there from, any lien is placed upon property of the City or any of its officers, principals, agents, or employees, Contractor shall at once cause the

same to be dissolved and discharged by giving bond or otherwise. Contractor specifically assumes potential liability for actions brought by Contractor's own employees against the City and for that purpose Contractor specifically waives, as respects the City only, any immunity under the Worker's Compensation Act, RCW Title 51; and Contractor recognizes that this waiver was the subject of mutual negotiation and specifically entered into pursuant to the provision of RCW 4.24.115, if applicable. In the event either party incurs attorney's fees, costs or other legal expenses to enforce the provisions of this section against the other party, all such fees, costs and expenses shall be recoverable by the prevailing party.

The provisions of this Section shall survive any expiration or termination of this Agreement.

9. Insurance. The Contractor shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of work hereunder by the Contractor, its agents, representatives or employees. Contractor's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the Cities of Covington's and Maple Valley's recourse to any remedy available at law or in equity. The Contractor shall at a minimum obtain and carry the following insurance in such forms and with such carriers who have a rating satisfactory to the City:

9.1 Workers' compensation and employer's liability insurance in amounts sufficient pursuant to the laws of the State of Washington;

9.2 Commercial general liability insurance covering liability arising from premises, operations, independent contractors, personal injury and advertising injury and written on ISO occurrence form CG 00 01 with combined single limits of liability not less than \$1,000,000 each occurrence, \$2,000,000 general aggregate for bodily injury, including personal injury or death, products liability and property damage.

9.3 Automobile liability insurance covering all owned, non-owned, hired and leased vehicles and written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage with combined single limits of liability not less than \$1,000,000 per accident for bodily injury, including personal injury or death and property damage. If necessary, the policy shall be endorsed to provide contractual liability coverage.

The Cities of Covington and Maple Valley shall be named as additional insured on all such insurance policies, with the exception of workers' compensation coverage(s) if the Contractor participates in a state-run workers' comp program. The Contractor shall provide original certificates of insurance and a copy of the amendatory endorsement, concurrent with the execution of this Agreement, evidencing such coverage and, at City's request, furnish the City with copies of all insurance policies and with evidence of payment of premiums or fees of such policies. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII. All insurance policies shall contain a clause of endorsement providing that they may not be terminated or materially amended during the Term of this Agreement, except after thirty (30) days prior written notice to the City. If the Contractor's insurance policies are "claims made," the Contractor shall be required to maintain tail coverage for a minimum period of three (3) years from the date this

Agreement is actually terminated or upon project completion and acceptance by the City. The Contractor's failure to maintain such insurance policies shall be grounds for the City's immediate termination of this Agreement.

The provisions of this Section shall survive the expiration or termination of this Agreement with respect to any event occurring prior to such expiration or termination.

10. Books and Records. The Contractor agrees to maintain books, records, and documents which sufficiently and properly reflect all direct and indirect costs related to the performance of the Services and maintain such accounting procedures and practices as may be deemed necessary by the City to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject, at all reasonable times, to inspection, review or audit by the City, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.

11. Termination.

11.1 Prior to the expiration of the Term, this Agreement may be terminated immediately, with or without cause, by the City. The Contractor may terminate this Agreement upon sixty (60) days notice to the City. In the event of termination or suspension, all finished or unfinished documents, data, studies, worksheets, models, reports or other materials prepared by the Contractor pursuant to this Agreement shall be submitted to the City within five (5) days of the date of termination.

11.2 In the event this Agreement is terminated or suspended, the Contractor shall be entitled to payment for all services satisfactorily performed and reimbursable expenses incurred to the date of termination.

11.3 This provision shall not prevent the City from seeking any legal remedies it may otherwise have for the violation, default, or nonperformance of any provision of this Agreement. The remedies provided in this paragraph shall be in addition to any other remedy the City may have at law or in equity.

12. Discrimination. In all Contractor services, programs or activities, and all Contractor hiring and employment made possible by or resulting from this Agreement, there shall be no discrimination by the Contractor or by the Contractor's employees, agents, subcontractors or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, creed, national origin, marital status or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Contractor shall not violate any of the terms of Chapter 49.60 RCW, Title VII of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973 or any other applicable federal, state or local law or regulation regarding non-discrimination. Any material violation of this provision shall be grounds for termination of this Agreement by the City and, in the case of the Contractor's breach, may result in ineligibility for further City agreements.

13. Assignment and Subcontract. The Contractor shall not assign or transfer any interest in this Agreement or subcontract any portion of the services contemplated hereunder without the prior written consent of the City.

14. Conflict of Interest. The Contractor represents to the City that it has no conflict of interest in performing any of the services described herein. It is recognized that the Contractor may or will be performing services during the Term for other parties; provided, however that such performance of other services shall not conflict with or interfere with the Contractor's ability to perform the Services. In the event that the Contractor is asked to perform services for a project with which it may have a conflict, the Contractor shall immediately disclose such potential conflict to the City. The Contractor agrees to resolve any actual conflicts of interest in favor of the City.

15. Non-appropriation of Funds. If sufficient funds are not appropriated or allocated for payment under this Agreement for any future fiscal period, the City will so notify the Contractor and shall not be obligated to make payments for services or amounts incurred after the end of the City's current fiscal period. This Agreement shall terminate upon the completion of all remaining services for which funds are allocated. No penalty or expense shall accrue to the City in the event that the terms of this provision are effectuated.

16. Entire Agreement. This Agreement, including the exhibits attached hereto, constitutes the entire agreement between the parties with respect to the subject matter of this Agreement. There are no promises, terms, conditions or obligations other than those contained herein, and this Agreement shall supersede all previous communications, negotiations, representations or agreements, either verbal or written, between the parties hereto concerning the subject matter of this Agreement.

17. Amendment. This Agreement may not be modified or amended except by writing signed by all parties hereto.

18. No Waiver. Failure or delay of the City to declare any breach or default immediately upon occurrence shall not waive such breach or default. Failure of the City to declare one breach or default does not act as a waiver of the City's right to declare another breach or default.

19. Successors. Subject to the provisions of paragraph 13 above, this Agreement shall inure to the benefit of and be binding upon the parties, their respective heirs, executors, administrators, personal representatives, successors and assigns.

20. Severability. Each and every provision of this Agreement shall be deemed to be severable. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and the Agreement shall be construed in all respects as if such invalid or unenforceable provision were not a part of this Agreement.

21. Notices. All notices, payments and other communications hereunder shall be in writing and shall be deemed to have been duly given if personally delivered or mailed, by first class or certified mail, with postage prepaid,

if to the Contractor, to:

Best Parking Lot Cleaning Inc.  
Attn: Rich Hamilton  
P.O. Box 159  
Sumner, WA 98390

or to such other person or place as the Contractor shall furnish to the City in writing; and

if to the City, to:

City of Covington  
Attn: Maintenance Supervisor  
16720 SE 271<sup>st</sup> Street, Suite100  
Covington, WA 98042

or to such other person or place as the City shall furnish to the Contractor in writing.

Notices and payments shall be deemed given upon personal delivery or, if mailed, upon the earlier of actual receipt or three (3) business days after the date of mailing.

22. Governing Law; Venue. This Agreement shall be interpreted in accordance with the laws of the State of Washington. The venue for any cause of action arising out of this Agreement shall be King County, Washington.

23. Attorney's Fees. In the event of any default under this Agreement, the substantially defaulting party agrees to pay the substantially non-defaulting party's reasonable expenses which the latter incurs by reason thereof, including but not limited to reasonable attorney's fees, whether with respect to the investigation of such default or the determination of the application or the pursuit of remedies with respect thereto, or in legal proceedings, or otherwise. The term "legal proceedings" as used in this paragraph shall include all litigation, arbitration, administrative, bankruptcy and judicial proceedings, including appeals therefrom.

24. Survival of Representations. The representations and warranties of the City and the Contractor contained hereto shall survive indefinitely.

25. Independent Counsel. The Contractor acknowledges that the drafter of this Agreement is the City's legal representative to whom the Contractor does not look to for any legal counseling or legal advice with regard to this transaction. The Contractor further acknowledges that it has been advised to consult with independent legal counsel and has had an opportunity to do so. By signing this Agreement, the Contractor acknowledges that it has consulted with independent legal counsel of its choice or has knowingly waived the right to do so. There shall be no presumption of draftsmanship in favor of or implied against any party hereto.

26. Authority. Each individual executing this Agreement on behalf of the City and the Contractor represents and warrants that such individuals are duly authorized to execute and deliver this Agreement on behalf of the Contractor or the City.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year written above.

CITY OF COVINGTON

\_\_\_\_\_  
By: Derek Matheson  
Its: City Manager

Attest:

Approved as to form:

\_\_\_\_\_  
Sharon Scott, City Clerk

\_\_\_\_\_  
Sara Springer, City Attorney

BEST PARKING LOT CLEANING INC.

\_\_\_\_\_  
By: Rich Hamilton  
Its: Owner

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

On this day personally appeared before me \_\_\_\_\_, to me known to be the \_\_\_\_\_ of \_\_\_\_\_ that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2011.

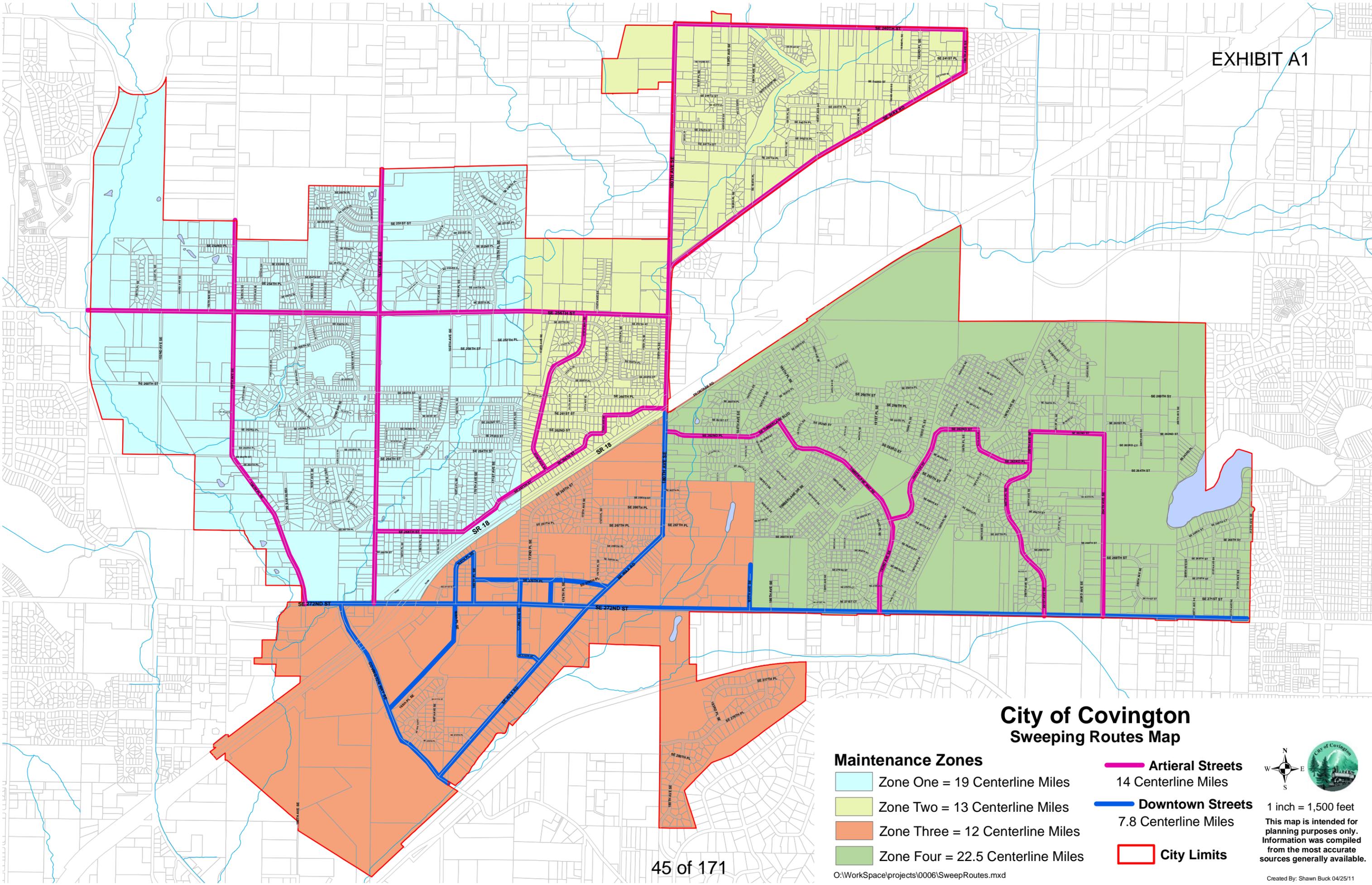
\_\_\_\_\_  
\_\_\_\_\_  
(typed/printed name of notary)  
Notary Public in and for the State of Washington.  
My commission expires \_\_\_\_\_

**SCOPE OF SERVICES  
WITHIN THE CITY OF COVINGTON**

The Contractor agrees to provide street sweeping services, curb to curb (or to edge of pavement), during this contract as follows (see Exhibit A1 for locations):

1. Downtown Streets
  - January – December (52) Once every week (nights)
  - Prior to Community Events (3) July, October, and December
  
2. Arterial Streets
  - January – April Once every other week
  - May – August Once per month
  - September – October Once every other week
  - November – December Weekly
  
3. Residential Streets
  - Sweep all 4 maintenance zones (Quarterly) January, April, September, December
  
4. Emergency Response
  - Storm cleanup which includes sweeping sand after snow and ice events and wind storm cleanup (must be cleaned within 30 days of end of event).
  - Callout response which includes accidents and/or spill cleanup (must be within 1 hour).
  - Response to specific requests as transmitted by the City.
  
5. Contractor will provide monthly verification of proper disposal of spoils with each invoice submitted
  
6. Contractor will notify the City of Covington Maintenance Supervisor in advance of work schedules.
  
7. Contractor will provide a weekly log to the City of Covington Maintenance Supervisor via email or fax indicating completed work.

Note: The contractor is responsible for proper disposals of all sweepings. No storage on City of Covington or City of Maple Valley property is available.



### City of Covington Sweeping Routes Map

**Maintenance Zones**

- Zone One = 19 Centerline Miles
- Zone Two = 13 Centerline Miles
- Zone Three = 12 Centerline Miles
- Zone Four = 22.5 Centerline Miles

**Arterial Streets**  
14 Centerline Miles

**Downtown Streets**  
7.8 Centerline Miles

**City Limits**



1 inch = 1,500 feet  
This map is intended for planning purposes only. Information was compiled from the most accurate sources generally available.

**SCOPE OF SERVICES  
WITHIN THE CITY OF MAPLE VALLEY**

The Contractor agrees to provide street sweeping services, curb to curb (or to edge of pavement), during this contract as follows (see Exhibit B1 for locations):

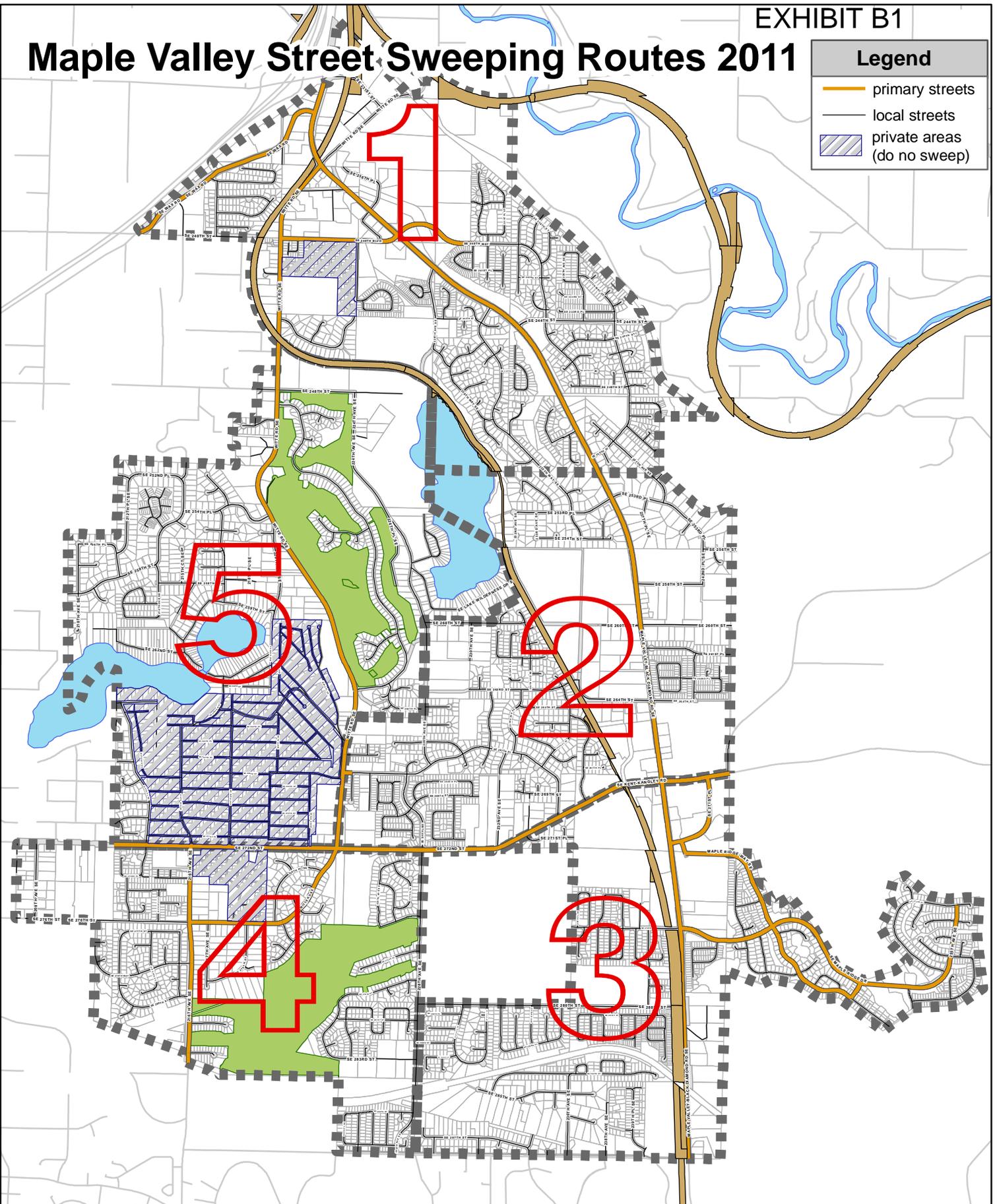
1. Primary Streets
  - Once per month
  - Prior to Community Events (1) June, MV Days (see Exhibit B2)
2. Local Streets
  - Quarterly
3. Emergency Response
  - Storm cleanup which includes sweeping sand after snow and ice events and wind storm cleanup (must be cleaned within 30 days of end of event).
  - Callout response which includes accidents and/or spill cleanup (must be within 1 hour).
  - Response to specific requests as transmitted by the City.
5. Contractor will provide monthly verification of proper disposal of spoils with each invoice submitted.
6. Contractor will notify the City of Covington Maintenance Supervisor in advance of work schedules.
7. Contractor will provide a weekly log to the City of Covington Maintenance Supervisor via email or fax indicating completed work.

Note: The contractor is responsible for proper disposals of all sweepings. No storage on City of Covington or City of Maple Valley property is available.

# Maple Valley Street Sweeping Routes 2011

**Legend**

-  primary streets
-  local streets
-  private areas (do no sweep)



ZONE	LOCAL CENTERLINE MILES	LOCAL LANE MILES	PRIMARY CENTERLINE MILES	PRIMARY LANE MILES	TOTAL LANE MILES
1	13.3	26.8	5.31	10.62	37.22
2	12.72	25.44	4.58	9.17	34.61
3	12.22	24.45	5.58	11.16	35.81
4	9.95	19.9	2.78	5.55	25.45
5	21.85	43.7	1.37	2.74	48.44



## Consent Agenda Item C-4

Covington City Council Meeting

Date: August 9, 2011

**SUBJECT:** PROPOSED RESOLUTION APPROVING FINAL PLAT OF CORNERSTONE  
LU06-0017/2098 FOR RECORDING.

**RECOMMENDED BY:** Richard Hart, Community Development Director  
Salina Lyons, Senior Planner

**ATTACHMENT(S):**

1. Final Plat Maps (reduced).
2. Mitigated Determination of Non-Significance dated August 8, 2007
3. Preliminary Plat Hearing Examiner Findings, Conclusions and Decision dated October 27, 2009
4. Proposed Resolution

**PREPARED BY:** Salina Lyons, Senior Planner

**EXPLANATION:**

**Overview**

DR Horton (Developer) has requested approval of the Final Plat of Cornerstone (City File No. LU06-0017/2098) to subdivide 17.52 acres into 104 single family residential lots). The property is located at 19500 SE 272nd St. The site lies within the SE ¼ of Section 30, Township 26N, Range 6E, and consists of Parcel Number 3022069016. Reduced copies of the Final Plat maps are attached (Exhibit 1). The site contains no environmentally critical areas.

The City of Covington received a preliminary plat application, submitted by DR Horton on May 26, 2006. The application was deemed complete for vesting purposes on June 15, 2006. The City issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on August 8, 2007. A copy of the MDNS is attached (Exhibit 2).

The City of Covington Hearing Examiner held an open record public hearing on the proposal on September 17, 2009. The Examiner approved the plat subject to 61 conditions as noted in the Examiner's Report dated October 27, 2009. A copy of the Examiner's Findings, Conclusions and Decision is attached (Exhibit 3). The clearing and grading permit and Notice to Proceed for construction of the site improvements was issued on July 15, 2010. Site Improvements were completed by JR Hayes in July 2011.

**Site Improvements**

The site is accessed via SE 272<sup>nd</sup> St. The entrance was designed as a collector arterial to provide for additional capacity since this is the main and only access to the development for the residences. Emergency access will be provided via SE 267<sup>th</sup> St, through the Timberlane Development.

Stormwater will be collected and treated via a drainage facility located on the western portion of the property. Water quality is accomplished through the use of bio-infiltration swales. The treated stormwater is directed to infiltration areas which discharge into surrounding soils. After

the two year maintenance of the stormwater facilities is completed by the developer, the City will be responsible for the maintenance of the public stormwater system.

The Developer is providing 63,729 sq. ft. of recreation space to be owned and maintained by the Cornerstone Association.

**Financial Guarantees**

City Staff has inspected the plat improvements constructed by JR Hayes. 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. No building permits will be issued for the individual lots until all water and sewer utilities have been inspected and approved by Covington Water District and Soos Creek Water and Sewer District.

**Staff Recommendation**

City Staff has reviewed the plat development final engineering plans filed by the Developer for conformance with applicable City of Covington engineering 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 Final Plat of Cornerstone, City File No. LU06-0017/2098, 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 a Resolution approving the Final Plat of Cornerstone, City File No. LU06-0017/2059 for recording.**

REVIEWED BY: Richard Hart, Community Development Director  
Rob Hendrickson, Finance Director  
Sara Springer, City Attorney

## CORNERSTONE

### BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 WEST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00° 30' 17" EAST ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 1891.27 FEET TO INTERSECT THE SOUTHEASTERLY LINE OF THAT CERTAIN TRACT "A", MORE PARTICULARLY DESCRIBED IN WARRANTY DEED FROM COVINGTON PROPERTIES TO EL PASO NATURAL GAS COMPANY, DATED NOVEMBER 10, 1971 AND RECORDED UNDER RECORDING NO. 7201140388; THENCE SOUTH 27° 25' 54" WEST ALONG SAID SOUTHEASTERLY LINE OF TRACT "A", 597.62 FEET; THENCE SOUTH 26° 14' 54" WEST ALONG SAID SOUTHEASTERLY LINE OF TRACT "A", 893.90 FEET TO INTERSECT THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 00° 30' 57" WEST ALONG SAID WEST LINE 557.55 FEET TO INTERSECT THE SOUTH LINE OF SAID SECTION 30; THENCE EAST ALONG SAID SOUTH LINE 659.03 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 30 AND THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONTAINED WITHIN S.E. 272ND STREET (ALSO KNOWN AS KENT-KANGLEY ROAD);

AND EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 5 OF TIMBER HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 122 OF PLATS, PAGES 8 AND 9.

(ALSO KNOWN AS LOT A OF KING COUNTY LOT LINE ADJUSTMENT NO. 8706025, RECORDED UNDER RECORDING NO. 8709221730).

**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 HERE- BY, 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 AND TRACTS 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 AND CONVEY 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 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 CITY OF COVINGTON.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD 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 SUBSURFACE 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 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 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:

SSHI, LLC. D/B/A D.R. HORTON  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: SHLR OF WASHINGTON, INC.  
ITS: MANAGER  
BY: J. MATT FARIS  
ITS: DIVISION PRESIDENT

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. MATT FARIS THE PERSON WHO APPEARED BEFORE ME, AND HE ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DIVISION PRESIDENT OF SHLR OF WASHINGTON, INC., MANAGER OF SSHI, LLC., D/B/A D.R. HORTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

DEVELOPMENT REVIEW ENGINEER  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

DEVELOPMENT REVIEW ENGINEER \_\_\_\_\_

CITY MANAGER  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CITY MANAGER \_\_\_\_\_

FINANCE DIRECTOR  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

FINANCE DIRECTOR \_\_\_\_\_

DIRECTOR OF COMMUNITY DEVELOPMENT  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_

**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 \_\_\_\_\_, 2011.

FINANCE DIVISION \_\_\_\_\_

MANAGER, FINANCE DIVISION \_\_\_\_\_

DEPUTY \_\_\_\_\_

KING COUNTY DEPARTMENT OF ASSESSMENTS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

KING COUNTY ASSESSOR \_\_\_\_\_ DEPUTY KING COUNTY ASSESSOR \_\_\_\_\_  
ACCOUNT NUMBER 302206-9016

SOOS CREEK WATER AND SEWER DISTRICT  
EXAMINED AND REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

SOOS CREEK WATER AND SEWER DISTRICT \_\_\_\_\_

COVINGTON WATER DISTRICT  
REVIEWED BY COVINGTON WATER DISTRICT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

COVINGTON WATER DISTRICT - DISTRICT ENGINEER \_\_\_\_\_

	SQUARE FOOTAGE
TOTAL BUILDABLE AREA (LOTS):	418,913 SQ. FT.
TOTAL CRITICAL AREAS (INCLUDING BUFFERS):	-0-
TOTAL AREA FOR RIGHT OF WAY (DEDICATED TO THE CITY):	210,055 SQ. FT.
TOTAL AREA IN PARK SPACE:	64,729 SQ. FT.
TOTAL AREA DEDICATED TO RETENTION/DETENTION/DRAINAGE FACILITIES:	61,451 SQ. FT.
AVERAGE LOT SIZE:	4,028 SQ. FT.

CITY OF COVINGTON FILE NO. LU06-0017/2098

JOB NO. 12081

**RECORDING CERTIFICATE:**

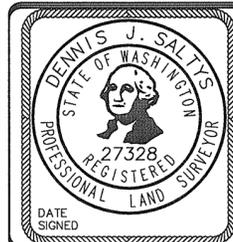
Recording No. \_\_\_\_\_  
Filed for record at the request of the CITY OF COVINGTON this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ minutes past \_\_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Plats at pages \_\_\_\_\_ through \_\_\_\_\_, records of King County, Washington.  
DIVISION OF RECORDS AND ELECTIONS

Manager \_\_\_\_\_ Superintendent of Records \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATE:**

I hereby certify that this plat of CORNERSTONE is based upon an actual survey and subdivision of 30, Township 22 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

DENNIS J. SALTYS, PLS NO. 27328 \_\_\_\_\_ Date \_\_\_\_\_



**Barghausen Consulting Engineers, Inc.**

Civil Engineering, Land Planning, Surveying, Environmental Services  
18215 72nd Avenue South Kent, WA 98032  
Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.  
**SHEET 1 OF 6**



# CORNERSTONE

## BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

### PLAT NOTES AND RESTRICTIONS:

- THE ARTICLES OF INCORPORATION FOR THE CORNERSTONE OWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
- TRACTS "A-1", "A-2" AND "A-4" ARE PARK AND OPEN SPACE TRACTS, AND ARE HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES.
- TRACT "A-3" IS A PARK TRACT, AND IS HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES.
- TRACTS "A-5" AND "A-6" ARE LANDSCAPE TRACTS, AND ARE HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES.
- TRACT "B-1" IS AN EMERGENCY ACCESS TRACT, AND IS HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES. THE TRACT SHALL BE UNOBSTRUCTED AND SHALL NOT BE USED FOR ADDITIONAL NEIGHBORHOOD PARKING.
- TRACTS "C-1", "C-2" AND "C-3" ARE DRAINAGE FACILITY TRACTS, AND ARE HEREBY CONVEYED TO THE CITY OF COVINGTON FOR OWNERSHIP AND MAINTENANCE PURPOSES.
- TRACT "D-1" IS A UTILITY AND LANDSCAPING TRACT, AND IS HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES. ALL UTILITY PURVEYORS ARE GRANTED AN EASEMENT OVER ENTIRE TRACT "D-1" FOR MAINTENANCE OF THEIR FACILITIES LOCATED WITHIN THE TRACT.
- ALL WATERLINE EASEMENTS (WLE) ARE HEREBY CONVEYED TO COVINGTON WATER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE.
- ALL SANITARY SEWER EASEMENTS (SSE) ARE HEREBY CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER SERVICE.
- ALL STORM DRAINAGE EASEMENTS (SDE) ARE HEREBY CONVEYED TO THE CITY OF COVINGTON FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF STORM DRAINAGE FACILITIES UPON THE RECORDING OF THIS PLAT.
- THE UTILITY EASEMENTS (UE) SHOWN HEREON ARE HEREBY RESERVED FOR ANY AND ALL UTILITIES FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING THE FACILITIES WITHIN THE EASEMENT. ALSO SEE "EASEMENTS AND RESERVATIONS", AT RIGHT.
- THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. LU06-0017, ON FILE WITH THE CITY OF COVINGTON. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY OF COVINGTON.
- THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO THE APPROVED TREE PLAN, ON FILE WITH THE CITY OF COVINGTON. THE STREET TREES PLANTED WITHIN THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE ADJUTING LOT OWNERS. THE STREET TREES AND PLANTER STRIP LANDSCAPING ADJACENT TO TRACT AREAS SHALL BE OWNED BY THE CITY OF COVINGTON AND MAINTAINED BY THE CORNERSTONE OWNERS ASSOCIATION.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) RECORDED UNDER KING COUNTY RECORDING NO. \_\_\_\_\_
- 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 DRAWINGS NO. LU06-0017 ON FILE WITH CITY OF COVINGTON. THIS PLAN WILL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED BY THE CITY PRIOR TO FINAL BUILDING INSPECTION APPROVAL. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE DRAINAGE SYSTEMS.
- THE PEDESTRIAN CONNECTION TO CEDAR HEIGHTS JR. HIGH IS AN EXTENSION OF THE PUBLIC SIDEWALK, AND IS THE RESPONSIBILITY OF THE CITY OF COVINGTON.
- THE PLAT IS EXEMPT FROM PAYING TRANSPORTATION IMPACT FEES.
- SINGLE-FAMILY BUILDING LOTS WITH COMPLETED BUILDING PERMIT APPLICATIONS SUBMITTED TO THE CITY BY OCTOBER 1, 2011, ARE EXEMPT FROM SCHOOL IMPACT FEES. SINGLE-FAMILY BUILDING PERMIT APPLICATIONS SUBMITTED AFTER OCTOBER 1, 2011, WILL BE REQUIRED TO PAY 100% OF THE SCHOOL IMPACT FEE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION. ANY SINGLE-FAMILY BUILDING PERMIT APPLICATIONS THAT EXPIRE AFTER THE OCTOBER 1, 2011, DATE WILL BE REQUIRED TO PAY 100% OF THE SCHOOL IMPACT FEE IN EFFECT AT THE TIME OF NEW SINGLE-FAMILY BUILDING PERMIT APPLICATION.

### TITLE EXCEPTIONS:

A PLAT CERTIFICATE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, THEIR ORDER NO. 1313978 AND DATED OCTOBER 8, 2010, AND ALL SUPPLEMENTALS THEREOF, WERE RELIED UPON FOR RECORD INFORMATION AFFECTING THIS SURVEY. ACCORDING TO THESE DOCUMENTS, THIS SITE IS SUBJECT TO THE FOLLOWING SPECIAL EXCEPTIONS:

- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY AS RECORDED UNDER RECORDING NO. 8901030305, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO COVINGTON WATER DISTRICT AS RECORDED UNDER RECORDING NO. 8906230858, RECORDS OF KING COUNTY, WASHINGTON. (TO BE RELINQUISHED)
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY AS RECORDED UNDER RECORDING NO. 9006040807, RECORDS OF KING COUNTY, WASHINGTON. (SHOWN)
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO SOOS CREEK WATER AND SEWER DISTRICT AS RECORDED UNDER RECORDING NO. 9302101536, RECORDS OF KING COUNTY, WASHINGTON. (TO BE RELINQUISHED)
- THIS PROPERTY IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED AS RECORDED UNDER RECORDING NO. 6307197, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
- THIS PROPERTY IS SUBJECT TO CONVEYANCE OF CERTAIN "SUBSURFACE RESOURCES" PURSUANT TO BARGAIN AND SALE MINERAL DEED AS RECORDED UNDER RECORDING NO. 20061005000614, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
- THIS PROPERTY SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON KING COUNTY LOT LINE ADJUSTMENT NO. 8706025 AS RECORDED UNDER RECORDING NO. 8709221730. (NOTED HERE)
- THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 8803290505, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
- THIS PROPERTY IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON SUBJECT PROPERTY AS GRANTED IN DEED RECORDED UNDER RECORDING NO. 8704220515, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
- NOT APPLICABLE TO BE SHOWN ON SURVEY.
- EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUGET SOUND ENERGY OF UTILITY SYSTEMS FOR GAS AND ELECTRICITY AS RECORDED UNDER RECORDING NO. 20110401000432, AS FOLLOWS:

EASEMENT NO. 1: ALL STREETS, ROAD RIGHTS-OF-WAY, ACCESS TRACTS AND ALLEYS (BOTH PRIVATE AND PUBLIC) AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE HEREIN DESCRIBED PROPERTY. (AT SUCH TIME AS ANY OF THE STREETS, ROAD RIGHTS-OF-WAY AND ALLEYS ARE DEDICATED TO THE PUBLIC, SAID STREETS, ROAD RIGHTS-OF-WAY AND ALLEYS WILL NO LONGER BE SUBJECT TO THIS EASEMENT.

EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE HEREIN DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PUBLIC AND PRIVATE STREETS, ROAD RIGHTS-OF-WAY, INCLUDING THE 10-FOOT FRONTAGE ABUTTING SE 272ND STREET, ALSO KNOWN AS STATE ROUTE 516 AND KENT-KANGLEY ROAD.

EASEMENT NO. 3: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE HEREIN DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL ALLEYS, ACCESS TRACTS AND PRIVATE DRIVES.

### EASEMENT RESERVATION FOR WATER PIPELINE

THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY RESERVED FOR COVINGTON WATER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR/OR REPLACEMENT OF A WATER PIPELINE AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY AND RELATED THERETO.

THE GRANTOR RESERVES, FOR ITSELF, ASSIGNS AND SUCCESSORS IN INTEREST, THE RIGHT TO USE THE SURFACE OF THE ABOVE DESCRIBED EASEMENTS, BUT SHALL NOT ERECT ANY BUILDINGS, STRUCTURES, AND/OR PLANT TREES OR PLANTS OF ANY KIND WITH INTRUSIVE ROOTS ON IF, IN THE FUTURE, THE SURFACE OF THE ABOVE PROPERTY IS CHANGED BY THE GRANTOR, ITS ASSIGNS OR SUCCESSORS IN INTEREST, THE THEN OWNER OF PROPERTY AGREES TO PAY THE DISTRICT THE COST OF RELOCATING THE ABOVE WATER PIPELINE AND APPURTENANCES SO THAT THE AMOUNT OF EARTH COVERING THE SAME (THE DEPTH THEREOF) MEETS THE DISTRICT'S THEN MINIMUM STANDARDS AND SPECIFICATIONS.

EASEMENT PROPERTIES INCLUDE:

THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, INCLUDING SE 272ND STREET (SR 516)

A PORTION OF TRACT "D-1"

THE AREA SHOWN ON PROPOSED WATERLINE EASEMENT EXHIBIT AS RECORDED UNDER RECORDING NO. \_\_\_\_\_

### EASEMENTS AND RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, QWEST COMMUNICATIONS, ANY CABLE TELEVISION COMPANY, SOOS CREEK WATER AND SEWER DISTRICT, COVINGTON WATER DISTRICT AND THE CITY OF COVINGTON AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, INCLUDING SE 272ND STREET (SR 516), IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, SANITARY SEWER STRUCTURES, AND STORM DRAINAGE STRUCTURES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER METERS, SANITARY SEWER STRUCTURES, STORM DRAINAGE STRUCTURES AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

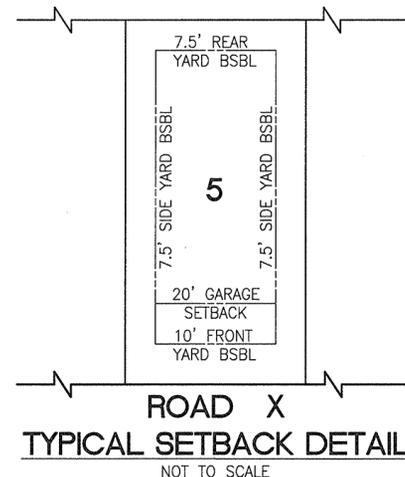
THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

### SURVEYOR'S NOTES

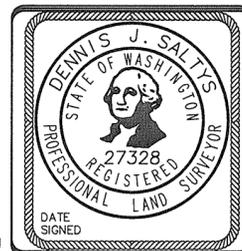
- HORIZONTAL DATUM IS NAD 1983 (91), BASED ON INFORMATION PUBLISHED BY KING COUNTY SURVEY CONTROL (KCSC).
- BASIS OF BEARING: WE HELD THE SE CORNER OF SECTION 30 (KCSC 4110) FOR POSITION AND A BEARING OF NORTH 89°20'54" WEST TOWARD THE S¼ CORNER OF SECTION 30 (KCSC 4111).
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE-SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
- ALL BACK LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 27328" AS PLAT CONSTRUCTION IS COMPLETED. LOT AND TRACT CORNERS ABUTTING STREETS WERE NOT SET. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.

### WELL PROTECTION AREA NOTE

THIS PLAT OF CORNERSTONE IS LOCATED IN A WELL PROTECTION AREA. FOR MORE INFORMATION ON HOW TO PROTECT YOUR DRINKING WATER SOURCE, CONTACT THE CITY OF KENT PUBLIC WORKS DEPARTMENT AT 253-856-5500.



JOB NO. 12081



**Barghausen Consulting Engineers, Inc.**  
Civil Engineering, Land Planning, Surveying, Environmental Services  
18215 72nd Avenue South Kent, WA. 98032  
Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.

**SHEET 3 OF 6**

# CORNERSTONE

BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

SEE SHEET 5



CEDAR HEIGHTS JR. HIGH SCHOOL

TEMPORARY CONSTRUCTION EASEMENT REC. NO. 20100630001281

20' X 35' WATERLINE EASEMENT REC. NO. 20100617000085

TEMPORARY CONSTRUCTION EASEMENT REC. NO. 20100630001281

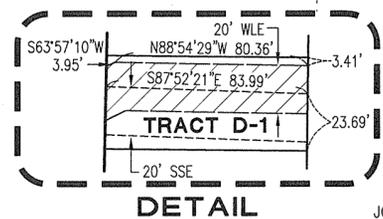
**LEGEND**

- ⊕ SECTION CORNER (SEE SHEET 2 FOR DESCRIPTION)
- SET SUBDIVISION CORNER
- CITY OF COVINGTON STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
- UE UTILITY EASEMENT (SEE PLAT NOTE 11, SHEET 3)
- WLE WATERLINE EASEMENT [HATCHED AREA] (SEE PLAT NOTE 8, SHEET 3)
- SSE SANITARY SEWER EASEMENT (SEE PLAT NOTE 9, SHEET 3)
- SDE PUBLIC STORM DRAINAGE EASEMENT (SEE PLAT NOTE 10, SHEET 3)
- BSBL BUILDING SETBACK LINE

**NOTES**

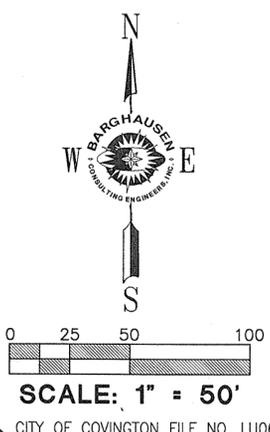
PLEASE REFER TO THE REQUIREMENTS OF THE CITY OF COVINGTON FOR A COMPLETE EXPLANATION OF ALL SETBACK REQUIREMENTS THAT AFFECT THESE PARCELS.  
PLEASE REFER TO THE EASEMENT PROVISIONS AND PLAT NOTES ON SHEET 3 FOR ADDITIONAL INFORMATION THAT MAY AFFECT THIS PLAT AND THE INDIVIDUAL LOTS.

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	75°31'38"	39.55'	30.00'
C2	14°28'22"	7.58'	30.00'
C3	90°00'00"	47.12'	30.00'
C4	55°37'54"	29.13'	30.00'
C5	34°22'06"	18.00'	30.00'
C6	90°00'00"	47.12'	30.00'
C7	90°00'00"	47.12'	30.00'
C8	90°00'00"	47.12'	30.00'
C9	90°00'00"	47.12'	30.00'
C10	90°00'00"	47.12'	30.00'
C11	90°00'00"	47.12'	30.00'
C12	90°00'00"	47.12'	30.00'
C13	90°00'00"	47.12'	30.00'
C14	90°00'00"	47.12'	30.00'
C15	90°00'00"	47.12'	30.00'
C16	90°00'00"	47.12'	30.00'

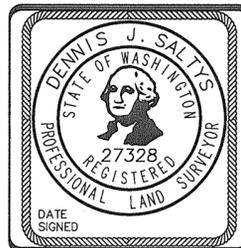


**DETAIL**

JOB NO. 12081



CITY OF COVINGTON FILE NO. LU06-0017/2098



**Barghausen Consulting Engineers, Inc.**  
Civil Engineering, Land Planning, Surveying, Environmental Services  
18215 72nd Avenue South Kent, WA 98032  
Telephone: (425) 251-6222 Fax: (425) 251-8782

**NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.**

**SHEET 4 OF 6**

# CORNERSTONE

BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

SEE SHEET 6



SEE SHEET 4

SEE SHEET 4

CEDAR HEIGHTS JR. HIGH SCHOOL

**LEGEND**

- SET SUBDIVISION CORNER
- CITY OF COVINGTON STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
- UE UTILITY EASEMENT (SEE PLAT NOTE 11, SHEET 3)
- WLE WATERLINE EASEMENT [HATCHED AREA] (SEE PLAT NOTE 8, SHEET 3)
- BSBL BUILDING SETBACK LINE

**NOTES**

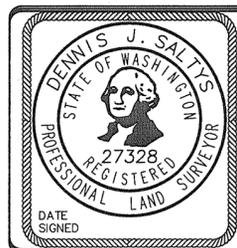
PLEASE REFER TO THE REQUIREMENTS OF THE CITY OF COVINGTON FOR A COMPLETE EXPLANATION OF ALL SETBACK REQUIREMENTS THAT AFFECT THESE PARCELS.  
PLEASE REFER TO THE EASEMENT PROVISIONS AND PLAT NOTES ON SHEET 3 FOR ADDITIONAL INFORMATION THAT MAY AFFECT THIS PLAT AND THE INDIVIDUAL LOTS.

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C17	90°00'00"	47.12'	30.00'
C18	90°00'00"	47.12'	30.00'
C19	90°00'00"	47.12'	30.00'



0 25 50 100  
**SCALE: 1" = 50'**

CITY OF COVINGTON FILE NO. LU06-0017/2098



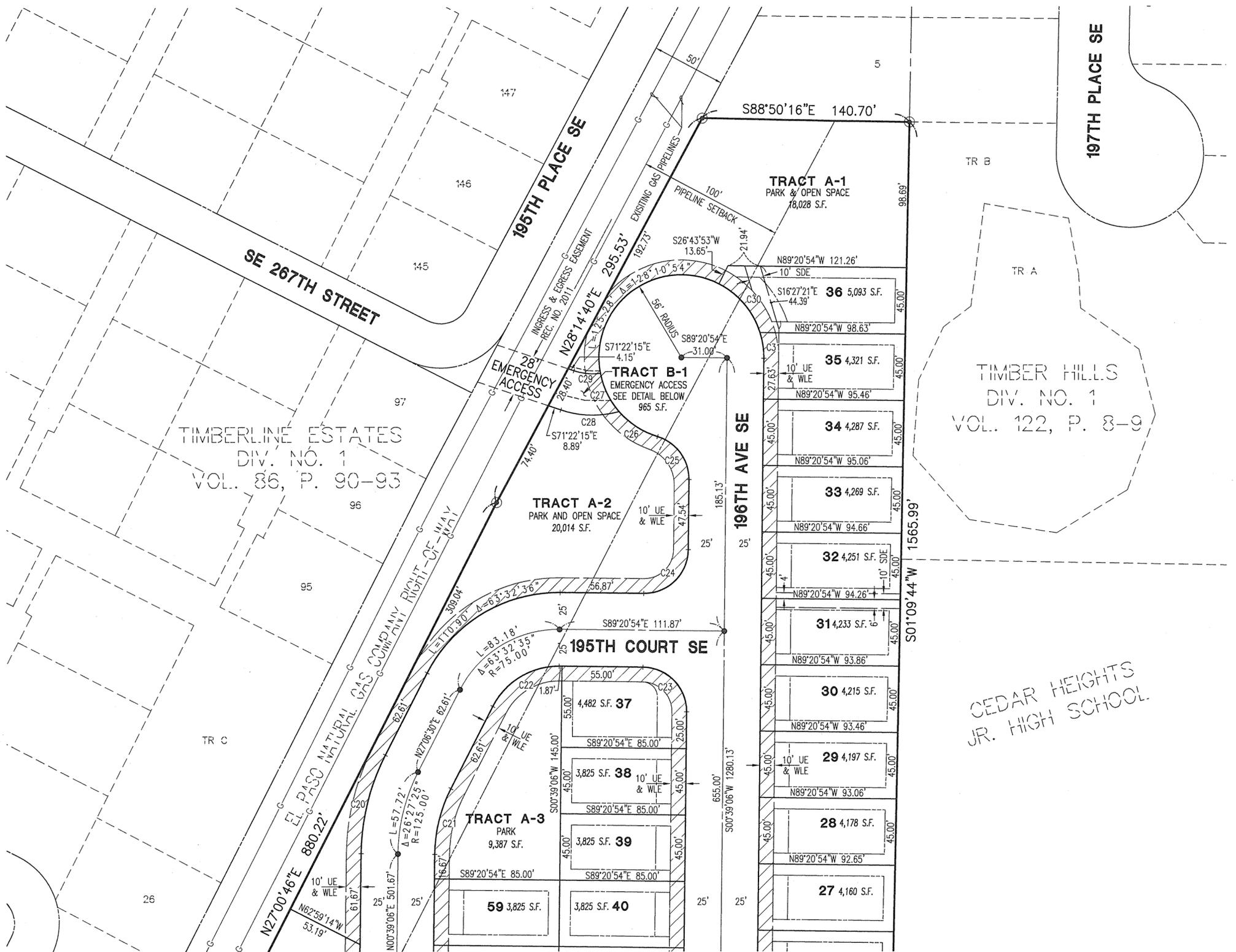
**Barghausen Consulting Engineers, Inc.**  
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Telephone: (425) 251-6222 Fax: (425) 251-8782

**NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.**  
**SHEET 5 OF 6**

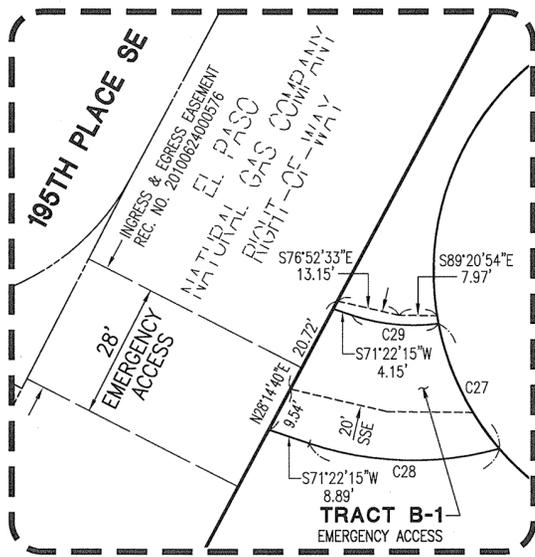
JOB NO. 12081

# CORNERSTONE

BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON



SEE SHEET 5



DETAIL

CITY OF COVINGTON FILE NO. LU06-0017/2098



SCALE: 1" = 50'

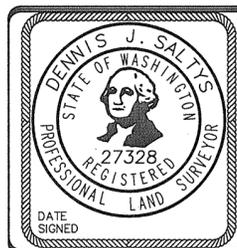
**NOTES**  
PLEASE REFER TO THE REQUIREMENTS OF THE CITY OF COVINGTON FOR A COMPLETE EXPLANATION OF ALL SETBACK REQUIREMENTS THAT AFFECT THESE PARCELS.  
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**LEGEND**

- SET SUBDIVISION CORNER
- CITY OF COVINGTON STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
- UE UTILITY EASEMENT (SEE PLAT NOTE 11, SHEET 3)
- WLE WATERLINE EASEMENT [HATCHED AREA] (SEE PLAT NOTE 8, SHEET 3)
- SSE SANITARY SEWER EASEMENT (SEE PLAT NOTE 9, SHEET 3)
- SDE PUBLIC STORM DRAINAGE EASEMENT (SEE PLAT NOTE 10, SHEET 3)
- BSBL BUILDING SETBACK LINE

CURVE	DELTA	LENGTH	RADIUS
C20	26°27'24"	69.26'	150.00'
C21	26°27'24"	46.18'	100.00'
C22	63°32'36"	55.45'	50.00'
C23	90°00'00"	47.12'	30.00'
C24	90°00'00"	47.12'	30.00'
C25	73°47'43"	38.64'	30.00'
C26	32°15'12"	31.52'	56.00'
C27	29°52'16"	29.20'	56.00'
C28	33°51'45"	40.19'	68.00'
C29	26°08'51"	18.25'	40.00'
C30	45°24'49"	44.39'	56.00'
C31	18°04'27"	17.67'	56.00'

JOB NO. 12081



**Barchausen Consulting Engineers, Inc.**  
Civil Engineering, Land Planning, Surveying, Environmental Services  
18215 72nd Avenue South Kent, WA 98032  
Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.

**SHEET 6 OF 6**



**City of Covington**

**ATTACHMENT 2**

16720 SE 271<sup>st</sup> Street, Suite 100 • Covington, WA 98042 • (253) 638-1110 • Fax: (253) 638-1122

**SEPA MITIGATED DETERMINATION OF  
NON-SIGNIFICANCE**

**Application Name:** Cornerstone Preliminary Plat

**Application File Number:** LU06-0017/2098

**Applicant:** D.R. Horton  
12931 NE 126<sup>th</sup> Place  
Kirkland, WA 98034

**Contact:** Ivana Halvorsen  
Barghausen Consulting Engineers, Inc  
18215 72<sup>nd</sup> Ave. South  
Kent, WA 98032

**Date of Issuance:** August 8, 2007

**Project Location:** The subject property is located at 194xx SE 272<sup>nd</sup> St. in the City of Covington. The site lies within the ¼ SE Section 30, Township 22N, Range 6E and consists of King County Parcel No. 3022059016.

**Project Description:** The Applicant is proposing the subdivision of 17.52 acres into 146 single family residential lots within the City's R-6 zone. The site will be accessed from SE 272<sup>nd</sup> St. and will provide new internal streets to serve the lots. The site proposes parks and open space tracts that are located between the proposed site and the Timberlane Estates to the west. Stormwater will be collected within the plat and water and sewer is required to serve all residential lots within the plat. The project will be constructed in two phases to meet traffic concurrency requirements. Phase I will include the construction of 104 lots and all infrastructure need to serve the proposed 146 lots. Phase II will include the construction of 42 lots.

**Environmental Documents:** Site Plan (Barghausen Consulting Engineers, received 05/26/07), Geotechnical Report (Terra Associates Inc. 03/06), Level 1 Downstream Analysis (Barghausen Consulting Engineers, 05/06), Supplemental Traffic Information Memorandum (Transportation Engineering NorthWest LLC 03/07) and other information on file with the lead agency.

**Responsible Official/** David Nemens, Community Development Director  
**Lead Agency** City of Covington SEPA Official  
 16720 S.E. 271<sup>st</sup> Street,  
 Covington, Washington 98042  
 (253) 638-1110

X This MDNS is issued under WAC 197-11-350. Notice is hereby provided for the SEPA action for a Type III Land Use permit application. Comments must be submitted and received by the City of Covington by August 22, 2007.

**Comments and Appeals Notice**

Comments and appeals on this MDNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address. The comment period is 14 calendar days and ends August 22, 2007 at 5PM.

Any notice of appeals must be filed in writing, with the required filing fee paid in cash or check and received within 14 calendar days of the end of the comment period at Covington City Hall Offices, i.e. by September 5, 2007 at 5 PM. You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to read or to ask about the procedures for SEPA appeals. Any SEPA appeals will be heard by City of Covington Hearing Examiner according to CMC 14.30.090 & 14.35.

**Signature of Responsible Official:** *David Nemens* **Date:** 8/8/07

**ATTACHMENT A**  
**SEPA Mitigation Measures for**  
**Cornerstone LU06-0017/2098**  
**Preliminary Plat**

**Earth**

1. *The Applicant shall implement an approved Temporary Erosion and Sedimentation Control Plan and meet applicable City of Covington erosion and sedimentation control requirements.*

**Transportation**

2. *The Applicant, or its subsequent owner, shall comply with CMC 12.105.040, which contains provisions for payment of King County Mitigation Payment System (MPS) transportation impact fees. The project will be completed in phases in order to meet concurrency requirements. The proposed project's Phase I will replace the existing 109 unit mobile home park. Therefore, the Applicant is not required to pay MPS fees for the first phase of the project since there is no increase in the trip generation from the previous land use. The Applicant will be required to pay the MPS fee for Phase II of the development which consists of 42 lots. The MPS fees will be collected according to the fee schedule in effect at the time of permit application. The MPS fee is to be paid on a per-house basis, at the time of single family building permit issuance unless the Applicant chooses to pay the fees at the time of final plat approval. The proposed project is located within MPS Zone No. 275.*
3. *The Applicant is responsible to pay their proportionate share of the traffic impact fees based on Capital Improvement Projects (CIP) not included in the MPS model. The Applicant shall evaluate the impacts, on a per trip basis, from the project on the identified proportionate share system. The proposed project's Phase I will replace the existing 109 unit mobile home park. Therefore, the Applicant is not required to pay additional proportionate shares for the traffic impact for Phase I of the project since there is no increase in the trip generation from the previous land use. The traffic impact analysis shall be revised to include the trip generation for each project identified prior to preliminary plat approval for the additional trips created for Phase II. The Applicant will be required to pay the fee, as calculated, prior to final plat approval for Phase II (42 lots).*

**Fire and Emergency Services**

4. *The Applicant shall exercise the voluntary agreement provisions of RCW 82.02.020 and voluntarily enter into a contractual agreement with Fire District #37 that outlines a Level of Service Contribution (LOSC) payment system that will pay a proportionate share of needed resource costs. This fee amount is currently \$698.00 (revised August 2006) per single family dwelling unit. The Applicant will be responsible for payment of the most recent fee in effect at the time the contract is signed, or payment is made in lieu of contract.*

**Water Service**

5. *The Covington Water District provides domestic water to the City of Covington. A Water Availability Letter (WAL 20-06) was issued 05/25/06. The Certificate is valid for one year. The Applicant shall renew the Certificate and provide a copy to the City prior to preliminary plat approval. The Applicant shall be responsible for meeting all the requirements of the WAL in order for the District to provide potable water service to the proposed site.*
6. *A Water Developer Extension Agreement (DEA) with Covington Water District required to provide service and all conditions must be met before water service is provided as approved by the District. All water mains shall extend to the and past at least one full side of each lot, through the property for local*

*distribution, connect to all adjacent mains, extend to the edge of the property for future main connections and provide 20-foot wide easements where the water mains stub out, unless otherwise designed or modified pursuant to the approval of Covington Water District.*

**Public Schools**

7. *The Applicant shall pay school impact fees based on the adopted City School Impact Fee schedule in effect at the time of final plat approval. The current Kent School District impact fee as adopted by the City of Covington (and including a City of Covington administrative fee) is \$5,002 per single-family dwelling unit. The proposed project's Phase I will replace the existing 109 unit mobile home park. Pursuant to CMC 18.120.070 development which does not result in an increase of additional dwelling units is excluded from the School Impact Fee. The project's Phase II will result in payment of impact fees. The remaining 42 lots for Phase II, shall pay School Impact Fees, on a per-house basis, at the time of single-family residential building permit issuance.*

**Other**

8. *During construction of the proposed improvements the Applicant shall maintain safe and convenient access to all adjacent properties at all times.*
9. *As necessary during construction all trucks shall be inspected and cleaned before leaving the site in order to ensure that dirt, mud and other materials are not deposited on public streets. The Applicant shall provide for prompt sweeping or cleanup of any dirt, mud and other materials deposited by the project's trucks on public streets. Temporary traffic control shall be provided as necessary for safe sweeping or cleanup operations.*

**End**

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

**DECISION**

FILE NUMBER: LU06-0017/2098  
APPLICANT: D. R. Horton  
TYPE OF CASE: Preliminary subdivision (*Cornerstone*)  
STAFF RECOMMENDATION: Approve subject to conditions  
SUMMARY OF DECISION: GRANT subject to conditions  
DATE OF DECISION: October 27, 2009

**INTRODUCTION <sup>1</sup>**

D. R. Horton (Horton), 12931 NE 126<sup>th</sup> Place, Kirkland, Washington 98034, seeks preliminary approval of *Cornerstone*, a 104 lot single family residential subdivision of a 17.52 acre site zoned R-8.

Horton filed the preliminary subdivision application on May 26, 2006. (Exhibit 2 <sup>2</sup>) The Covington Community Development Department (Department) deemed the application to be complete on June 15, 2006. (Exhibit 5)

The subject property is located at 19500 SE 272<sup>nd</sup> Street, abutting the west side of the Cedar Heights Middle School site.

The Covington Hearing Examiner (Examiner) viewed the subject property on September 17, 2009.

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<sup>1</sup> Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.  
<sup>2</sup> 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.

The Examiner held an open record hearing on September 17, 2009. The Department gave notice of the hearing as required by the Covington Municipal Code (CMC). (Exhibit 12) No testimony was entered into the record by the general public either in support of or in opposition to the application.

The following exhibits were entered into the hearing record during the hearing:

- Exhibits 1 - 38: As enumerated in Exhibit 1, the Departmental Staff Report
- Exhibit 39: Horton's proposed revision to Condition 55

The Examiner held the hearing record open through close of business on October 16, 2009, at the request of Horton and the Department, for submittals regarding Recommended Condition 55 by Horton, the City, and Fire District No. 37. The following documents were submitted in accordance with that process and are entered into the hearing record:

- Exhibit 40: Letter, King County Fire Protection District No. 37, September 18, 2009
- Exhibit 41: Department Recommendation to the Hearing Examiner, October 16, 2009
- Exhibit 42: E-mail string, Lyons-Koloušková, October 6 and 12, 2009
- Exhibit 43: Memorandum Regarding Residential Fire Sprinklering and Request for Additional Condition, October 16, 2009
- Exhibit 44: Declaration of Tia Brotherton Heim, October 16, 2009

The hearing record closed with receipt of Exhibit 44 on October 16, 2009.

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 as established within the CMC?  
Is a special condition required to address potential future amendment of the International Residential Code by the State Building Code Council?

### FINDINGS OF FACT

1. Horton initially submitted an application to subdivide the 17.52 acre former Woodside Village Mobile Home Park into 146 single-family residential lots. Horton subsequently modified the project to 104 single-family detached residential lots. The total acres for development remain the same. The site contains no environmentally critical areas. Covington Water District will provide water and Soos

Creek Water and Sewer District will provide sewer service. All new homes will be required to connect to these utilities. (Exhibits 1, 3, 14, and 15 and testimony)

The proposed preliminary plat depicts development of *Cornerstone* in two phases. (Exhibit 3) Phased development is only an option which Horton is considering and which Horton wishes to preserve. (Testimony)

2. A substantial portion of the extensive application review period was devoted to resolving second access and traffic concurrency concerns. In the end, Horton reduced the number of dwelling units from 146 to 104 to resolve concurrency (the number of vehicle trips that would be generated from 104 single-family dwellings matches the number of vehicle trips that were generated by the 109 mobile homes which used to be in Woodside Village) and the City issued a Public Works Standards variance to allow a remotely controlled, gated emergency access to substitute for a full-use second access. (Exhibits 1 and 16 – 33 and testimony)
3. All four public comment letters were submitted in 2006, shortly after the application was filed. The major concerns in those letters were additional traffic and the second access as then proposed. (Exhibits 6 – 9) No comments were submitted subsequent to the plat's redesign and lot yield reduction.
4. The Department Staff Report (Exhibit 1) contains an exceptionally detailed, comprehensive analysis of the proposal's conformance with all applicable review criteria. In view of the lack of citizen concern, no need exists to provide separate restatement and analysis of the criteria within this Decision. The findings and analysis within the Staff Report are incorporated by reference as if set forth in full, subject to the following addition and/or correction: Pages 1 and 3: The Department received the application on May 26, 2006, not June 15, 2006; the application was deemed complete on the latter date. (Exhibit 2)
5. Covington's State Environmental Policy Act (SEPA) Responsible Official issued a Mitigated Determination of Nonsignificance (MDNS) on August 8, 2007. (Exhibit 11) The MDNS was not appealed. (Exhibit 1, p. 4) The mitigation measures within the MDNS have been fully incorporated into the recommended conditions of approval. (Testimony)
6. The Department recommends approval of *Cornerstone* subject to 60 recommended conditions. (Exhibit 1, pp. 35 – 42) Recommended Condition 55 was the only issue in contention at the time of the hearing. Horton presented alternative wording for Recommended Condition 55 during the hearing. (Exhibit 39) Neither Fire Protection District No. 37 (the District) nor the Department were willing to agree with Horton's alternative wording during the hearing. The Examiner held the record open so that the three parties could meet and seek to resolve their differences. Those efforts were not successful and the three each submitted materials during the period in which the record was open. (Exhibits 40 - 44)

- A. Recommended Conditions 54 and 55 relate to MDNS Mitigation Measure 4 which reads:

The Applicant shall exercise the voluntary agreement provisions of RCW 82.02.020 and voluntarily enter into a contractual agreement with Fire District #37 that outlines a Level of Service Contribution (LOSC) payment system that will pay a proportionate share of needed resource costs. This fee amount is currently \$698.00 (revised August 2006) per single family dwelling unit. The Applicant will be responsible for payment of the most recent fee in effect at the time the contract is signed, or payment is made in lieu of contract.

(Exhibit 11, p. 2, # 4)

- B. Recommended Conditions 54 and 55, as proposed by the Department, read as follows:

54. The Developer shall exercise the voluntary agreement provisions of RCW 82.02.020 and voluntarily enter into a contractual agreement with Fire District #37 that outlines a Level of Service Contribution (LOSC) payment system that will pay a proportionate share of needed resource costs. The Developer shall be responsible for payment of the most recent fee in effect at the time the contract is signed, or payment is made in lieu of contract. **(Exhibit 11, Condition 4)**

55. The Developer shall [be] responsible for meeting the mitigation requirements of the Fire District based on the voluntary agreement provisions of RCW 82.02.020. Final mitigation requirements between the Developer and King County Fire District shall be resolved prior to final engineering plan approval or issuance of the Notice to Proceed, unless otherwise approved by King County Fire District No. 37. **(Exhibit 37)**

(Exhibit 1, p. 41, bold in original)

- C. The dispute over Recommended Condition 55 revolves around actions being contemplated by the State Building Code Council (Code Council). The Code Council is presently considering whether to adopt the International Residential Code (IRC) as submitted. The IRC contains a requirement that all new residential homes be served by a fire sprinkler system. Depending upon the Code Council's action, the City may change its code requirements to require residential sprinklers. (Exhibits 41 and 43 and testimony)
- D. Horton objects to Proposed Condition 55 because it believes that the question of whether residences within *Cornerstone* must be provided with fire sprinkler systems is a subdivision question which needs to be resolved at the preliminary subdivision level. While Horton

agrees with the City that “it would be premature to present full argument to the Examiner now on this issue”, it “does wish to ensure that its rights of appeal are preserved in the event the City were to adopt residential fire sprinkler requirements and impose those on this subdivision at any point during development of the plat or homes therein.” (Exhibit 43, pp. 2 and 3)

- E. Horton’s understanding is that, under present requirements, it must install two water lines to each proposed residence, but that if sprinklers were ultimately required, it would have to install a third water line to each residence. City regulations bar cutting into brand new streets for a period of five years. Therefore, Horton is concerned that if the sprinklering requirement were to come into effect after it had finished the final paving of the subdivision’s streets, it may have to wait up to five years before it could install the third water line to sprinkler new homes, thus shutting down the development. (Exhibits 43 and 44)
- F. At hearing, Horton suggested that the following language be added to Recommended Condition 55:

Developer’s compliance with this condition and Condition 54 shall constitute full fire mitigation for the project including building permit issuance and builder shall not be required to install residential fire sprinkler systems as a condition of either project or building permit approval.

(Exhibit 39)

- G. The District’s position is that “the LOS fee is not in lieu of automatic sprinklers” although it acknowledges that it will reduce the fee by “30% for each dwelling unit that has an automatic sprinkler system ... because of the reduction in fire risk”. (Exhibit 40, p. 1)
- H. Horton now suggests that one of the following provisions be added, in order of preference:<sup>3</sup>

There exists the [potential of] future amendment of the City’s Municipal Code to require installation of residential fire sprinkler systems, however, it is not known whether such amendment would be imposed on residences within this subdivision. It would be premature to decide in this decision whether the preliminary plat vesting encompasses installation of residential fire sprinkler systems. Therefore, the Hearing Examiner retains jurisdiction over this preliminary plat on the issue of whether any subsequent application within this subdivision can be conditioned on installation of residential fire sprinkler systems. In the event the City amends the Municipal Code in a manner that

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<sup>3</sup> Exhibit 42 proposes that new wording be added to Recommended Condition 55. The wording of the first sentence in the alternatives is different in Exhibits 42 and 43; the remainder of the alternatives is identical in each document. The Examiner has chosen to quote Exhibit 43 herein as it is a formal Memorandum as opposed to an E-mail.

would require installation of residential fire sprinkler systems in this subdivision, Developer, its successors and assigns, may request the Hearing Examiner to exercise this retained jurisdiction, take evidence and legal argument, and issue a land use decision on this issue.

(Exhibit 43, p. 3) or

There exists the [potential of] future amendment of the City's Municipal Code to require installation of residential fire sprinkler systems, however, it is not known whether such amendment would be imposed on residences within this subdivision. It would be premature to decide in this decision whether the preliminary plat vesting encompasses installation of residential fire sprinkler systems. Therefore, the Hearing Examiner retains jurisdiction over this preliminary plat on the issue of whether any subsequent application within this subdivision can be conditioned on installation of residential fire sprinkler systems. In the event the City amends the Municipal Code in a manner that would require installation of residential fire sprinkler systems in this subdivision, Developer, its successors and assigns, may request City staff to, and City staff shall, review, receive evidence and argument, and issue a code interpretation on an expedited basis.

(Exhibit 43, p. 4) Horton prefers the former as code interpretations do not allow for an appeal to the Examiner. (Exhibits 42 and 43)

- I. The City does not support either of Horton's proposed alternative provisions. (Exhibit 41, p. 2) The City believes that the legislative process that would be necessary before the City changed its Residential, Building, and/or Fide Codes is the proper venue in which to discuss this issue. The City recommends that Recommended Condition 55 be imposed as proposed by the Department. The City's basic position is that the content of future building codes is not a subdivision issue. (Exhibit 41, pp. 1 – 3)

In the alternative, the City recommends that the Examiner impose the following additional condition:

The City and Developer are aware of the potential for the Washington State Building Code Council to adopt the amended IRC requiring residential fire sprinkler systems, and for the City to adopt that amended code by reference. The City and Developer agree that neither party currently has knowledge of whether the amended IRC requirements will be adopted or imposed on residences within this subdivision. In the event the City amends its Municipal Code in a manner that would require installation of residential fire sprinkler systems in this subdivision, Developer, its successors and assigns, may

request the City to, and City staff shall, review, receive evidence and argument, and issue a code interpretation regarding that code provision. The request for review by Developer may only occur after the City's final adoption of the relevant amended code.

(Exhibit 41, p. 3)

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

### LEGAL FRAMEWORK<sup>4</sup>

The Examiner is legally required to decide this case within the framework created by the following principles:

#### 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 14.30.040, CMC 14.30.050, and Hearing Examiner Rule of Procedure (RoP) 2.27]

#### Review Criteria

The review criteria for a preliminary subdivision are set forth at CMC 17.15.060 which includes, by reference, the review criteria of RCW 58.17.110. Sections 58.17.100, .110, .120 and .195 RCW set forth the basic criteria to be applied when considering preliminary subdivision applications. A subdivision application must be evaluated against each criterion.

- A. Section 58.17.100 RCW provides that the city shall "assure conformance of the proposed subdivision to the general purposes of the comprehensive plan and to planning standards and specifications as adopted by the city ...." Section 58.17.195 RCW states that

[n]o plat or short plat may be approved unless the city ... makes a formal written finding of fact that the proposed subdivision or proposed short subdivision is in conformity with any applicable zoning ordinance or other land use controls which may exist.

If a favorable conclusion on the criteria within RCW 58.17.100 cannot be reached, then the application may be denied; if a favorable conclusion on the criteria within RCW 58.17.195 cannot be reached, then the application cannot be approved.

- B. Section 58.17.110 RCW requires that a proposed preliminary subdivision

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<sup>4</sup> Any statement in this section deemed to be either a Finding of Fact or a Conclusion of Law is hereby adopted as such.

shall not be approved unless the city ... makes written findings that: (a) Appropriate provisions are made 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 schoolgrounds 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; and (b) the public use and interest will be served by the platting of such subdivision ....

[RCW 58.17.110(2)] If a favorable conclusion on the criteria within RCW 58.17.110 cannot be reached, then the application “shall not be approved”. [RCW 58.17.110(2)]

C. Section 58.17.120 RCW authorizes the city to

disapprove a proposed plat because of flood, inundation, or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat.

No plat shall be approved by any city ... covering any land situated in a flood control zone ... without the prior written approval of the department of ecology of the state of Washington.

[Note: State flood control zones were abolished by the legislature in 1987; see decodified RCW 86.16.060.] If a favorable conclusion on the criteria within RCW 58.17.120 cannot be reached, then the application may be denied.

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)]

(1) Fundamental land use planning choices made in adopted comprehensive plans and development regulations shall serve as the foundation for project review. The review of a proposed project’s consistency with applicable development regulations or, in the absence of applicable regulations the adopted comprehensive plan, under RCW 36.70B.040 shall incorporate the determinations under this section.

(2) During project review, a local government or any subsequent reviewing body shall determine whether the items listed in this subsection are defined in the development regulations applicable to the proposed project or, in the absence of applicable regulations the

adopted comprehensive plan. At a minimum, such applicable regulations or plans shall be determinative of the:

- (a) Type of land use permitted at the site, including uses that may be allowed under certain circumstances, such as planned unit developments and conditional and special uses, if the criteria for their approval have been satisfied;
- (b) Density of residential development in urban growth areas; and
- (c) Availability and adequacy of public facilities identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by [the Growth Management Act].

[RCW 36.70B.030]

#### Vested Rights

The City has no vesting regulations.<sup>5</sup> Subdivision and short subdivision applications are governed by a statutory vesting regulation: such applications “shall be considered under the subdivision or short subdivision ordinance, and zoning or other land use control ordinances, in effect on the land at the time a fully completed application ... has been submitted ...” [RCW 58.17.033] Therefore, this application is subject to those land development regulations in effect on May 26, 2009.

#### 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 OF LAW

1. Extensive, detailed conclusions regarding conformance with the criteria for approval are unnecessary since *Cornerstone* is an uncontested case.
2. The evidence in the record and the analysis provided by the Department show that *Cornerstone* complies with all applicable criteria for preliminary subdivision approval. The Department’s exhaustive conclusions within the Staff Report (Exhibit 1) are incorporated herein by reference as if set forth in full.
3. *Cornerstone* complies with the required criteria for approval. Approval should issue.

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<sup>5</sup> The vesting regulations in former CMC 14.30.070 were repealed and replaced with an entirely different topic.

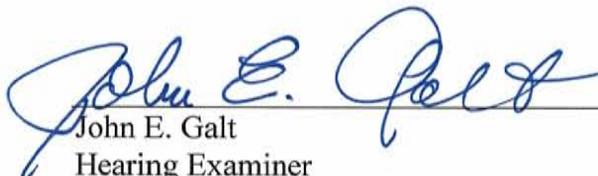
4. What to do with Recommended Condition 55 is the only matter in controversy. Recommended Condition 55 ties into Recommended Condition 54; Recommended Condition 54 implements MDNS Mitigation Measure 4. (Cf. Exhibit 1 {p. 41} and Exhibit 11 {p. 2}) Mitigation measures in an MDNS are there to reduce impacts which would otherwise have been significant to a level below significance; mitigation measures in an MDNS are to be carried forward as conditions of permit approval. [WAC 197-11-350] Horton did not appeal the MDNS. Therefore, the substance, if not the literal words, of Mitigation Measure 4 must be a condition of approval and no condition may serve to directly or indirectly nullify Mitigation Measure 4.
5. The basic question presented here is whether the Examiner must, in the context of a preliminary subdivision application, consider and impose conditions regarding potential future amendments to building codes. If that were the case, then every preliminary subdivision would contain one or more conditions regarding the potential application of future building code amendments. Suffice it to say, such conditions are not found in any preliminary subdivision approvals of which the Examiner is aware.
6. The record indicates that the parties now agree that while the mitigation fee to the District required by MDNS Mitigation Measure 4/Condition 54/55 is linked to the existence of sprinkler systems in the residences (sprinkler systems would reduce the level of fire risk and thus reduce the mitigation fee), the former is not a replacement for the latter.
7. The Examiner concludes that future building/fire code provisions are not a proper subject for preliminary subdivision conditioning. The state's vested rights statutes and case law provide all the guidance needed. None of the alternative/additional wording suggested by Horton or the Department is necessary or appropriate.
8. *Cornerstone* passes the consistency test: The use is allowed in the R-8 zone; the density is consistent with the adopted Plan and zoning code requirements; and adequate public utility services are available.
9. The recommended conditions of approval as set forth in Exhibit 1 are reasonable, supported by the evidence, and capable of accomplishment with the following exceptions:
  - A. A preliminary subdivision embodies the concept of approval of a specific development proposal known as the preliminary plat. It is appropriate, therefore, that the conditions of approval clearly identify the plat which is being approved. The Department's recommendation as drafted does not do so. Exhibit 3 is the only plat in the record. That exhibit will be referenced in a new Condition 1.
  - B. A few minor, non-substantive structure, grammar, and/or punctuation revisions to Recommended Conditions 5, 9, 32, 35c & e, 42, 53, 54, and 55 will improve parallel construction, clarity, and flow within the conditions. Such changes will be made.

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

### DECISION

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

Decision issued October 27, 2009.



John E. Galt  
Hearing Examiner

### HEARING PARTICIPANTS <sup>6</sup>

Ivana Halvorsen  
Nelson Ogren  
Tia Heim

Salina Lyons  
Larry Rabel  
Duana Koloušková, unsworn counsel

### 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: Kelly Thompson, 16720 SE 271<sup>st</sup> Street, Suite 100, Covington, Washington 98042) a written request for reconsideration within 10 days following the issuance of this Decision in accordance with the procedures of CMC 2.25.080 and RoP 2.27. Any request for reconsideration shall specify the error which forms the basis of the request. See RoP 2.27 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

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<sup>6</sup> The official Parties of Record register is maintained by the City's Hearing Clerk.

### 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 14.45.040 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 LU06-0017/2098 *Cornerstone*

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 3 shall be the approved preliminary plat. Revision of approved preliminary plats is subject to the provisions of CMC 17.20.030.
2. All subsequent development review associated with this proposal shall comply with the Covington Municipal Code, Covington Design and Construction Standards and Specifications 2002, Covington Design Manual, and Covington Comprehensive Plan, and other applicable codes and policies, or as otherwise approved by the City.
3. The preliminary plat shall expire or become void if the Developer fails to submit a final plat meeting all applicable requirements and all the conditions of preliminary approval within 60 months of the date of preliminary approval, unless any extensions are allowed under the Covington Municipal Code, are granted. If the Developer elects to develop the plat in divisions, the date of the preliminary plat approval, by the Hearing Examiner, for the total of 104 lots shall be the date by which the expiration date or issuance of extensions shall be determined.
4. All divisions of the development shall be approved within the prescribed time limits for the preliminary subdivision, and all conditions of approval for each particular division must be met pursuant to CMC 17.25.
5. If the Developer elects to develop in divisions, then the Developer shall submit a phasing plan prior to approval of final engineering plans or issuance of the Notice to Proceed based on the final

configuration and grade of the site. The plan shall include, but not limited to, identifying clearing and grading limits, installation of utilities, stormwater facilities, and associated recreation areas.

6. The Developer shall be responsible for meeting the requirements of the Williams Northwest pipeline as outlined in their letter dated March 17, 2006, as it pertains to the location of buildings, engineered structures, and easements within the pipeline facilities. **(Exhibit 13)**
7. The Developer shall determine the amount of recreation space to be provided on-site and submit a recreation plan to be reviewed and approved by the City prior to final engineering plan approval.
8. A fee-in-lieu of recreation space shall be assessed if the Developer keeps the designated recreation space as open space and/or does not meet the requirements of the recreation plan. If a fee-in-lieu of recreation space is assessed, it shall be payable prior to final plat approval.
9. The Homeowner's Association or its designee shall be responsible for the maintenance of the Recreation Tracts. This shall be a note on the face of the Final Plat and incorporated in the Homeowner's Covenants Conditions and Restrictions (CC&R's).
10. The Developer shall be responsible for constructing a portion of the Pipeline Trail – CIP 1099, from the cul-de-sac at SE 267<sup>th</sup> Street at the north end of the proposed development to SE 266<sup>th</sup> Street in the Timberlane Development **(Exhibit 32)**.
11. The Developer shall be responsible for all costs associated with the construction of the required portion of the trail including any time required by the Williams Northwest Pipeline for design review and inspections.
12. The City and Developer shall determine the timing for construction of the trail based on the phasing plan and construction of the proposed development prior to approval of final engineering plans or issuance of the Notice to Proceed.
13. If the City is unable to obtain the public trail easement from Williams Northwest Pipeline the Developer shall submit a fee-in-lieu for the construction of the trail based on actual costs, and as verified and approved by the City for the required portion of the Pipeline Trail – CIP 1099. If a fee-in-lieu of trail construction is assessed, it shall be payable prior to final plat approval.
14. The Developer shall provide a pedestrian connection from the development to Cedar Heights Jr. High School. The Developer shall verify the proposed location and design of the pedestrian connection to Cedar Heights Jr. High with the Kent School District prior to submittal of final engineering plans.
15. The Homeowner's Association shall be responsible for the maintenance of the portion of the pedestrian connection to Cedar Heights Jr. High within the development. This shall be a note on the

face of the Final Plat and incorporated in the Homeowner's Association Covenants Conditions and Restrictions (CC&R's).

16. The Developer shall submit a conceptual tree plan identifying the location and type of trees to be retained and replaced on-site in accordance with CMC 18.45.100. The plan shall be reviewed and approved prior to approval of final engineering plans or issuance of the Notice to Proceed based on the final configuration and grade of the site.
17. To protect significant trees from the impacts of the proposed development, the Developer shall provide the best protection for significant trees per the regulations in CMC 18.45.100. At a minimum, any significant trees to be retained shall be fenced two feet outward from the identified drip line. Trees that sustain damage during the course of construction shall be replaced pursuant to CMC 18.45.100. A representative of the City of Covington shall verify protective fencing placement per this condition prior to issuance of a notice to proceed for grading and clearing. The City shall inspect for compliance with the tree plan prior to a final inspection. The inspection shall also evaluate the condition of retained trees and any and all corrections will be required to be completed prior to a final inspection and release of any post financial guarantees for the site.
18. The Developer shall submit new certificates for the availability of water if the current certificates, dated July 24, 2009, expire prior to the issuance of any construction permits, or provide proof of an executed Developer Extension Agreement.
19. The Developer shall enter into a System Extension Agreement with Covington Water District prior to final engineering approval or issuance of the Notice to Proceed.
20. The Developer shall submit new certificates for the availability of sewer if the current certificates, dated April 16, 2009, expire prior to the issuance of any construction permits, or provide proof of an executed Developer Extension Agreement.
21. The Developer shall enter into a System Extension Agreement with the Soos Creek Water and Sewer District prior to final engineering approval or issuance of the Notice to Proceed.
22. All water and sewer mains for the project shall be constructed as part of the improvements for the subdivision development. The Developer shall be responsible for obtaining final Board acceptance from Covington Water District and Soos Creek Water and Sewer District, in accordance with each District's process. To assure fire safety and adequate water and sewer service, these mains shall be constructed by the Developer and accepted by the Covington Water District and Soos Creek Water and Sewer District prior to final plat approval.
23. All proposed water and sewer lines and facilities which are not located within the public right-of-way, shall be located in appropriate easements, and these easements shall appear on the final plat map and on Covington Water District and Soos Creek Water and Sewer District's standard easement

forms recorded against the individual lots or parcels. Easements shall be recorded at final plat recording.

24. Prior to issuance of any final engineering plan approval or Notice to Proceed, sewer and water plans shall be submitted to the City for review.
25. The Developer shall provide mitigation for an increase in storm water volumes and water quality impacts by complying with the 1998 King County Surface Water Design Manual (KCSWDM) design standards, and CMC 13.25 and 13.30. A complete Technical Information Report (TIR) shall be submitted to the City prior to final engineering plan approval or issuance of the Notice to Proceed.
26. The Developer shall submit to the City for review all clearing and grading plans, engineering construction drawings, and other site improvement plans prior to final engineering approval or issuance of the Notice to Proceed.
27. To mitigate any erosion and sedimentation during construction, the Developer shall adhere to design requirements and Best Management Practices identified in the KCSWDM, as a minimum. This shall include submittal to the City for review of a TESC plan prior to final engineering plan approval or Notice to Proceed.
28. After construction is complete, the Developer shall clean all pipes, inlets, and outlet areas as directed by the City, for those areas affected by the project. The Developer shall provide a video inspection of storm pipe to verify the pipe was constructed to specifications and no defects exist.
29. In order to assure that the stormwater collection, conveyance and treatment systems continue to provide their intended functions, all portions of the proposed stormwater system shall be either dedicated to the City or the Developer shall complete a Drainage Easement or Declaration of Covenant per the KCSWDM, for those portions of the system that are to be privately owned and maintained.
30. The Developer shall provide all necessary easements for the proposed storm system. Said easements shall be clearly delineated on the final engineering plans prior to approval. Language of the same shall be provided for review and approval by the City Attorney and City Development Review Engineer. All drainage easements and covenants shall be depicted on the face of the recorded final plat.
31. All proposed storm pipes and facilities that do not lie within the public right-of-way shall be located in appropriate easements and depicted on the face of the final plat.
32. The Developer shall be required to submit as-built drawings of the storm system prior to the final acceptance of the plat. The Developer shall provide the City with as-built drawings and a copy

of the AutoCAD files prior to the release of any posted performance financial guarantees for the site.

33. The Developer shall dedicate 2 feet of additional right of way along SE 272<sup>nd</sup> Street and construct an 8 foot sidewalk, unless otherwise determined by the City.
34. The Developer shall design and construct street improvements internal to the plat and dedicate the new roads to the City. The Developer shall construct drainage, curb and gutter, sidewalk, illumination, landscaping, temporary cul-de-sac, and related improvements to City Road Standards for the applicable classification of road, unless otherwise determined by the City.
35. The City acknowledges the Developer's process for obtaining a variance to Section 2.16 which requires that development with 30 or more lots connect to a street that functions at a level consistent with a collector or arterial as outlined in City File Nos. LU06-0024 and LU06-0084. City staff was involved throughout the process and attended all of the public outreach meetings.
36. The City granted Variance LU09-0010 pursuant to the following conditions and as outlined in **Exhibit 32**.
  - a. The site shall be restricted to a maximum development of 104 single family residences. This restriction is based on a conversion of the 109 mobile home units to single family residential units as it pertains to vehicle trip generation using standard traffic impact analysis.
  - b. No portion of the site shall be allowed to be set aside for future development. The size or type of house proposed by the Developer can not increase the 104 unit maximum. Therefore, if the Developer recommends a style of housing other than the standard single family style home (i.e. duplex, townhome, cottage, etc.), the 104 unit count can not be increased.
  - c. The City shall require a secondary access from SE 267<sup>th</sup> Street to the site for emergency access only. Special emergency gates shall be required to meet the City's Fire Prevention standards. In addition to the gates, the plat shall be designed with a loop road system.
  - d. The design of the emergency gates shall provide for pedestrian and bicycle access.
  - e. The Developer shall be required to improve the portion of the pipeline easement in accordance with the City's trail standards, from their development to SE 266<sup>th</sup> Street.

37. No additional clarification regarding trip volumes and level of service is required for WSDOT, at this time. If WSDOT provides comments during engineering review the Developer shall be responsible for providing the information to the City and WSDOT and provide additional mitigation if warranted.
38. The City has evaluated the trip generation, circulation, and traffic impacts and made the determination that the proposed project is not expected to have an adverse impact on the City of Covington transportation network.
39. The Developer shall coordinate with Puget Sound Energy/IntoLight for design and construction of the illumination system. Illumination plans shall be reviewed by the City prior to final engineering plan approval or issuance of the Notice to Proceed.
40. The Developer shall receive approval from the Covington Postmaster for the location of their mail boxes prior to final engineering approval or issuance of the Notice to Proceed.
41. The Developer shall be required to underground all utilities in accordance with Section 8.01 and standard drawings in the Road Standards. The Developer is subject to this requirement for areas internal to the proposed site.
42. The Developer is not required to pay MPS fees for the 104 single family residential units since there is no increase in the trip generation from the pre-existing mobile home park.
43. The Developer is not required to pay Proportionate Share fees for the 104 single family residential units since there is no increase in the trip generation from the pre-existing mobile home park.
44. The individual property owner shall be responsible for the maintenance of the planter strip abutting their property, unless otherwise designated to the development's Homeowner's Association. This responsibility shall be a note on the face of the Final Plat map and incorporated in the Homeowner's Covenants, Conditions and Restrictions (CC&R's) if applicable.
45. The Developer shall install pavement overlay and/or reconstruct the entire street width where damage to existing streets, installation of utilities, and/or improvements to existing streets occurs due to this project. As required the Developer shall be required to cut and overlay affected road sections in accordance with the CMC 12.115.040.
46. During construction of the proposed improvements, the Developer shall maintain safe and convenient access to all adjacent properties at all times.

47. As necessary during construction, all trucks shall be inspected and cleaned before leaving the site in order to ensure that dirt, mud, and other materials are not deposited on public streets. The Developer shall provide for prompt sweeping or cleanup of any dirt, mud or other materials deposited by the project's trucks on public streets. Temporary traffic control shall be provided as necessary for safe sweeping or cleanup operations.
48. Due to the location within the City of Kent's Armstrong Springs Facility the Developer shall be required to abide by the following conditions as outlined in **Exhibit 36**:
- a. Stormwater facilities shall be designed to maintain a no-net-loss in ground water recharge to ensure regional water supplies are not degraded.
  - b. Stormwater facilities shall adequately treat runoff prior to infiltration to ensure high quality groundwater resources are sustained.
  - c. A note shall be added to the face of the final plat to read:  
  
*"This plat of Cornerstone is located in a Well Protection Area. For more information on how to protect your drinking water source contact the City of Kent Public Works Department at 253-856-5500."*
  - d. Signage shall be located at all entrances of the plat encouraging residents to protect groundwater drinking sources. The City of Kent has signs available to fulfill this condition for a nominal fee.
  - e. Landscaping associated with plat development shall consist of native species to promote water conservation and decrease the amount of pesticides and/or fertilizer applications.
49. The Developer shall submit for review and approval a detailed grading and engineering plan for the roads, utilities, and individual lots. The final engineering plans shall be reviewed and approved by the City, and shall be implemented as part of the plat development. Revisions to the approved engineering plans must be submitted in writing and approved by the City's Development Review Engineer.
50. In order to mitigate for concerns regarding grading, construction of walls, import of fill and steep driveways, the Developer shall provide a detailed grading plan that indicates finish floor elevations, driveway grades, slopes, proposed walls and other topographic features, unless otherwise determined by the City. In addition, any walls needed for the construction of the homes shall be considered during the engineering plan review phase and constructed accordingly. This grading plan shall be incorporated into the engineering review plans. Any wall located on a future single-family lot shall be constructed no higher than 4 feet. Walls constructed greater than 4 feet shall be required to obtain a separate building permit and approval by the City Development Review Engineer.

51. Footing drains shall be installed around the perimeter of the residences, at or just below the invert of the footing, with a gradient sufficient to initiate flow. Footing drains shall not be connected to the site storm system unless groundwater flows are determined and incorporated in the drainage design. Under no circumstance shall roof downspout drain lines be connected to the footing drain system. Roof downspouts must be separately tightlined to discharge. Cleanouts shall be installed at strategic locations to allow for periodic maintenance of the footing drain and downspout tightline system. The location of such systems shall be identified on the engineering plans and reviewed prior to final engineering plan approval or issuance of the Notice to Proceed, unless otherwise approved. A note shall be included on the final plat identifying these systems and that the homeowner will be responsible for maintenance
52. The Developer shall be responsible for obtaining any necessary state and federal permits and approvals for the project, and is responsible for complying with any conditions of approval placed on these or other state or federal permits or approvals, and for submitting revised drawings to the City for its review and approval, if necessary to reflect these state or federal conditions of approval.
53. The Developer shall be required to pay applicable school impact fees per lot/unit plus adopted City administrative fees to off set the projects impact on the local school system. In accordance with Covington Municipal Code 18.120.050, either 100%, or 50% of the required school impact fee shall be paid at final plat approval and the remaining 50% may be deferred and paid at the time of building permit issuance. School Impact Fees are not vested and are assessed at the rate in effect at the time of payment.
54. A complete application for a building permit must be submitted within three years of the removal of the previously existing mobile home park, by October 1, 2011 for the development project to be exempt from payment of school impact fees pursuant to CMC 18.120.070(1)(b).
55. The Developer shall exercise the voluntary agreement provisions of RCW 82.02.020 and voluntarily enter into a contractual agreement with Fire District No. 37 that outlines a Level of Service Contribution (LOSC) payment system that will pay a proportionate share of needed resource costs. The Developer shall be responsible for payment of the most recent fee in effect at the time the contract is signed, or payment is made in lieu of contract. **(Exhibit 11, Condition 4)**
56. The Developer shall be responsible for meeting the mitigation requirements of Fire District No. 37 based on the voluntary agreement provisions of RCW 82.02.020. Final mitigation requirements between the Developer and Fire District No. 37 shall be resolved prior to final engineering plan approval or issuance of the Notice to Proceed, unless otherwise approved by Fire District No. 37. **(Exhibit 37)**

57. The Developer or contractor shall post and maintain financial guarantee and liability insurance for the period of time the permit is in effect or otherwise determined by the City, in accordance with CMC 14.105.
58. All import fill material shall be clean and free of environmental hazards and contaminants. Proof of clean import soils shall be required through a clean soil Questionnaire and Certification form.
59. The Developer shall observe the hours of operation per applicable City ordinances during the construction of the development. Prior to issuance of a Notice to Proceed, the Developer shall post a notice on-site indicating the hours of operation. The notice shall remain in place until the Developer has received written notice from the City authorizing the sign's removal.
60. In order to better provide essential services to the residents of the proposed project, and to mitigate for the project's impacts to existing services, facilities, and amenities, all of the improvements and amenities required for the project shall be completed prior to occupancy of any of the homes.
61. All easements and dedications required for drainage facilities and public right-of-ways shall be recorded upon the face of the recorded final plat, or in separate documents, as determined by the City.

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**RESOLUTION NO. 11-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, APPROVING THE FINAL PLAT OF CORNERSTONE LU06-0017/2098 FOR RECORDING.**

**WHEREAS**, an application has been received by the City under Application No. LU06-0017/2098 for the final plat of Cornerstone; and

**WHEREAS**, the City of Covington issued a Mitigated Determination of Non-Significance (MDNS) for the preliminary plat on August 8, 2007, and

**WHEREAS**, the preliminary plat has been reviewed by the City of Covington Hearing Examiner, who held an open record public hearing on the proposal on September 17, 2009; and

**WHEREAS**, the Hearing Examiner issued a decision on October 27, 2009, recommending approval of the preliminary plat with conditions; and

**WHEREAS**, City staff has reviewed the engineering plans for plat development filed by the Developer, 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; 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 Cornerstone for recording in the form as attached hereto as Exhibit 1, subject to the completion of those certain plat improvements for which 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, previously posted, as set forth in the attached Exhibit 1.

**PASSED** in open and regular session on this 9th day of August 2011.

\_\_\_\_\_  
Mayor Margaret Harto

ATTESTED:

\_\_\_\_\_  
Sharron Scott, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sara Springer, City Attorney

# CORNERSTONE

## BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 WEST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 00° 30' 17" EAST ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 1891.27 FEET TO INTERSECT THE SOUTHEASTERLY LINE OF THAT CERTAIN TRACT "A", MORE PARTICULARLY DESCRIBED IN WARRANTY DEED FROM COVINGTON PROPERTIES TO EL PASO NATURAL GAS COMPANY, DATED NOVEMBER 10, 1971 AND RECORDED UNDER RECORDING NO. 7201140388; THENCE SOUTH 27° 25' 54" WEST ALONG SAID SOUTHEASTERLY LINE OF TRACT "A", 597.62 FEET; THENCE SOUTH 26° 14' 54" WEST ALONG SAID SOUTHEASTERLY LINE OF TRACT "A", 893.90 FEET TO INTERSECT THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 00° 30' 57" WEST ALONG SAID WEST LINE 557.55 FEET TO INTERSECT THE SOUTH LINE OF SAID SECTION 30; THENCE EAST ALONG SAID SOUTH LINE 659.03 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 30 AND THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONTAINED WITHIN S.E. 272ND STREET (ALSO KNOWN AS KENT-KANGLEY ROAD);

AND EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 5 OF TIMBER HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 122 OF PLATS, PAGES 8 AND 9.

(ALSO KNOWN AS LOT A OF KING COUNTY LOT LINE ADJUSTMENT NO. 8706025, RECORDED UNDER RECORDING NO. 8709221730).

**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 HERE- BY, 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 AND TRACTS 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 AND CONVEY 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 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 CITY OF COVINGTON.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD 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 SUBSURFACE 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 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 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:

SSHI, LLC. D/B/A D.R. HORTON  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: SHLR OF WASHINGTON, INC.  
ITS: MANAGER  
BY: J. MATT FARIS  
ITS: DIVISION PRESIDENT

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. MATT FARIS THE PERSON WHO APPEARED BEFORE ME, AND HE ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DIVISION PRESIDENT OF SHLR OF WASHINGTON, INC., MANAGER OF SSHI, LLC., D/B/A D.R. HORTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_

CITY OF COVINGTON FILE NO. LU06-0017/2098

JOB NO. 12081

**RECORDING CERTIFICATE:**

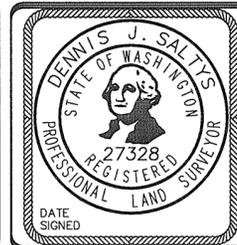
Recording No. \_\_\_\_\_  
Filed for record at the request of the CITY OF COVINGTON this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ minutes past \_\_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Plats at pages \_\_\_\_\_ through \_\_\_\_\_, records of King County, Washington.  
DIVISION OF RECORDS AND ELECTIONS

Manager \_\_\_\_\_ Superintendent of Records \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATE:**

I hereby certify that this plat of CORNERSTONE is based upon an actual survey and subdivision of 30, Township 22 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

DENNIS J. SALTYS, PLS NO. 27328 \_\_\_\_\_ Date \_\_\_\_\_



**Barghausen Consulting Engineers, Inc.**  
Civil Engineering, Land Planning, Surveying, Environmental Services  
18215 72nd Avenue South Kent, WA 98032  
Telephone: (425) 251-6222 Fax: (425) 251-8782  
**NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.**  
**SHEET 1 OF 6**

**APPROVALS**

DEVELOPMENT REVIEW ENGINEER  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

DEVELOPMENT REVIEW ENGINEER \_\_\_\_\_

CITY MANAGER  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

CITY MANAGER \_\_\_\_\_

FINANCE DIRECTOR  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

FINANCE DIRECTOR \_\_\_\_\_

DIRECTOR OF COMMUNITY DEVELOPMENT  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_

**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 \_\_\_\_\_, 2011.

FINANCE DIVISION \_\_\_\_\_

MANAGER, FINANCE DIVISION \_\_\_\_\_

DEPUTY \_\_\_\_\_

KING COUNTY DEPARTMENT OF ASSESSMENTS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

KING COUNTY ASSESSOR \_\_\_\_\_ DEPUTY KING COUNTY ASSESSOR \_\_\_\_\_  
ACCOUNT NUMBER 302206-9016

SOOS CREEK WATER AND SEWER DISTRICT  
EXAMINED AND REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

SOOS CREEK WATER AND SEWER DISTRICT \_\_\_\_\_

COVINGTON WATER DISTRICT  
REVIEWED BY COVINGTON WATER DISTRICT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

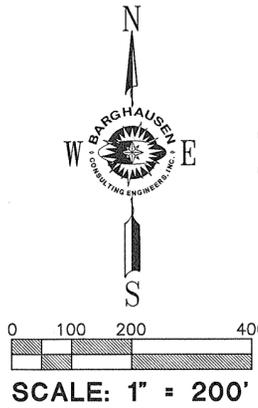
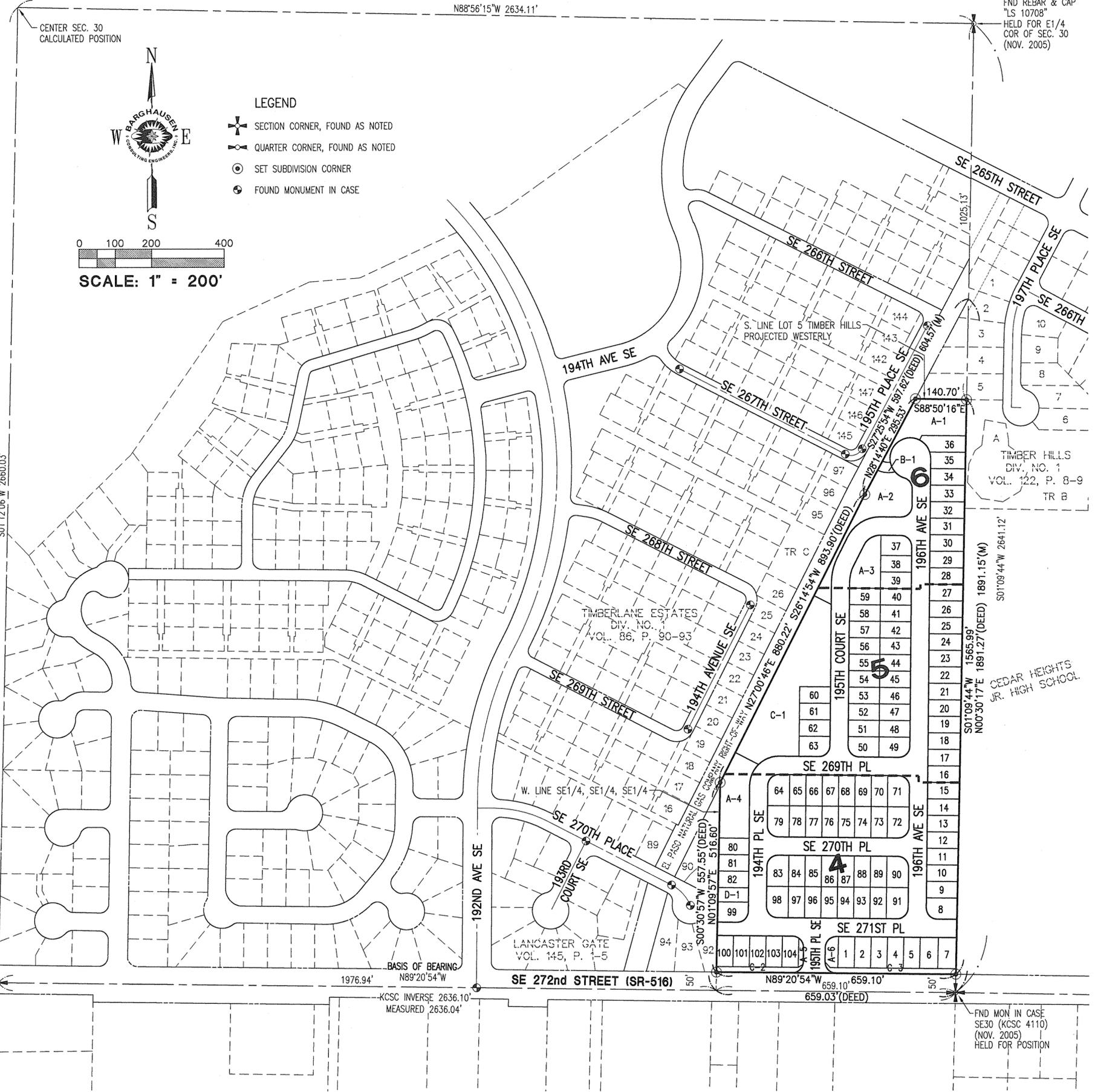
COVINGTON WATER DISTRICT - DISTRICT ENGINEER \_\_\_\_\_

	SQUARE FOOTAGE
TOTAL BUILDABLE AREA (LOTS):	418,913 SQ. FT.
TOTAL CRITICAL AREAS (INCLUDING BUFFERS):	-0-
TOTAL AREA FOR RIGHT OF WAY (DEDICATED TO THE CITY):	210,055 SQ. FT.
TOTAL AREA IN PARK SPACE:	64,729 SQ. FT.
TOTAL AREA DEDICATED TO RETENTION/DETENTION/DRAINAGE FACILITIES:	61,451 SQ. FT.
AVERAGE LOT SIZE:	4,028 SQ. FT.

# CORNERSTONE

BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

- ADDRESSES
- 1 19509 SE 271ST PL
  - 2 19513 SE 271ST PL
  - 3 19517 SE 271ST PL
  - 4 19521 SE 271ST PL
  - 5 19525 SE 271ST PL
  - 6 19601 SE 271ST PL
  - 7 19605 SE 271ST PL
  - 8 27014 196TH AVE SE
  - 9 27010 196TH AVE SE
  - 10 27006 196TH AVE SE
  - 11 27002 196TH AVE SE
  - 12 26918 196TH AVE SE
  - 13 26914 196TH AVE SE
  - 14 26910 196TH AVE SE
  - 15 26906 196TH AVE SE
  - 16 26902 196TH AVE SE
  - 17 26840 196TH AVE SE
  - 18 26836 196TH AVE SE
  - 19 26832 196TH AVE SE
  - 20 26828 196TH AVE SE
  - 21 26824 196TH AVE SE
  - 22 26820 196TH AVE SE
  - 23 26816 196TH AVE SE
  - 24 26812 196TH AVE SE
  - 25 26808 196TH AVE SE
  - 26 26804 196TH AVE SE
  - 27 26800 196TH AVE SE
  - 28 26738 196TH AVE SE
  - 29 26734 196TH AVE SE
  - 30 26730 196TH AVE SE
  - 31 26726 196TH AVE SE
  - 32 26722 196TH AVE SE
  - 33 26718 196TH AVE SE
  - 34 26714 196TH AVE SE
  - 35 26710 196TH AVE SE
  - 36 26706 196TH AVE SE
  - 37 26731 196TH AVE SE
  - 38 26735 196TH AVE SE
  - 39 26739 196TH AVE SE
  - 40 26803 196TH AVE SE
  - 41 26807 196TH AVE SE
  - 42 26811 196TH AVE SE
  - 43 26815 196TH AVE SE
  - 44 26819 196TH AVE SE
  - 45 26823 196TH AVE SE
  - 46 26827 196TH AVE SE
  - 47 26831 196TH AVE SE
  - 48 26835 196TH AVE SE
  - 49 26839 196TH AVE SE
  - 50 26838 195TH COURT SE
  - 51 26834 195TH COURT SE
  - 52 26830 195TH COURT SE
  - 53 26826 195TH COURT SE
  - 54 26822 195TH COURT SE
  - 55 26818 195TH COURT SE
  - 56 26814 195TH COURT SE
  - 57 26810 195TH COURT SE
  - 58 26806 195TH COURT SE
  - 59 26802 195TH COURT SE
  - 60 26825 195TH COURT SE
  - 61 26829 195TH COURT SE
  - 62 26833 195TH COURT SE
  - 63 26837 195TH COURT SE
  - 64 19413 SE 269TH PL
  - 65 19417 SE 269TH PL
  - 66 19421 SE 269TH PL
  - 67 19425 SE 269TH PL
  - 68 19507 SE 269TH PL
  - 69 19511 SE 269TH PL
  - 70 19515 SE 269TH PL
  - 71 19519 SE 269TH PL
  - 72 19520 SE 270TH PL
  - 73 19516 SE 270TH PL
  - 74 19512 SE 270TH PL
  - 75 19508 SE 270TH PL
  - 76 19504 SE 270TH PL
  - 77 19422 SE 270TH PL
  - 78 19418 SE 270TH PL
  - 79 19414 SE 270TH PL
  - 80 27001 194TH PL SE
  - 81 27005 194TH PL SE
  - 82 27009 194TH PL SE
  - 83 19415 SE 270TH PL
  - 84 19419 SE 270TH PL
  - 85 19501 SE 270TH PL
  - 86 19505 SE 270TH PL
  - 87 19509 SE 270TH PL
  - 88 19513 SE 270TH PL
  - 89 19517 SE 270TH PL
  - 90 19521 SE 270TH PL
  - 91 19522 SE 271ST PL
  - 92 19518 SE 271ST PL
  - 93 19514 SE 271ST PL
  - 94 19510 SE 271ST PL
  - 95 19506 SE 271ST PL
  - 96 19502 SE 271ST PL
  - 97 19420 SE 271ST PL
  - 98 19416 SE 271ST PL
  - 99 27017 194TH PL SE
  - 100 19405 SE 271ST PL
  - 101 19409 SE 271ST PL
  - 102 19413 SE 271ST PL
  - 103 19417 SE 271ST PL
  - 104 19421 SE 271ST PL



- LEGEND
- ✦ SECTION CORNER, FOUND AS NOTED
  - ⊕ QUARTER CORNER, FOUND AS NOTED
  - ⊙ SET SUBDIVISION CORNER
  - ⊙ FOUND MONUMENT IN CASE

FND REBAR & CAP  
"LS 10708"  
HELD FOR E1/4  
COR OF SEC. 30  
(NOV. 2005)

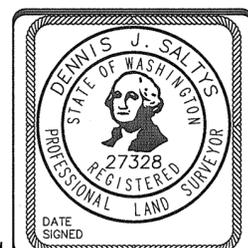
TIMBER HILLS  
DIV. NO. 1  
VOL. 122, P. 8-9  
TR B

CEDAR HEIGHTS  
JR. HIGH SCHOOL

FND MON IN CASE  
S1/4 SEC. 30  
(KCSC 4111)  
(NOV. 2005)  
HELD FOR LINE

FND MON IN CASE  
SE30 (KCSC 4110)  
(NOV. 2005)  
HELD FOR POSITION

JOB NO. 12081



**Barghausen Consulting Engineers, Inc.**  
Civil Engineering, Land Planning, Surveying, Environmental Services  
18215 72nd Avenue South Kent, WA. 98032  
Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6W, W.M.

**SHEET 2 OF 6**

# CORNERSTONE

BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

**PLAT NOTES AND RESTRICTIONS:**

1. THE ARTICLES OF INCORPORATION FOR THE CORNERSTONE OWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
2. TRACTS "A-1", "A-2" AND "A-4" ARE PARK AND OPEN SPACE TRACTS, AND ARE HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES.
3. TRACT "A-3" IS A PARK TRACT, AND IS HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES.
4. TRACTS "A-5" AND "A-6" ARE LANDSCAPE TRACTS, AND ARE HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES.
5. TRACT "B-1" IS AN EMERGENCY ACCESS TRACT, AND IS HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES. THE TRACT SHALL BE UNOBSTRUCTED AND SHALL NOT BE USED FOR ADDITIONAL NEIGHBORHOOD PARKING.
6. TRACTS "C-1", "C-2" AND "C-3" ARE DRAINAGE FACILITY TRACTS, AND ARE HEREBY CONVEYED TO THE CITY OF COVINGTON FOR OWNERSHIP AND MAINTENANCE PURPOSES.
7. TRACT "D-1" IS A UTILITY AND LANDSCAPING TRACT, AND IS HEREBY CONVEYED TO THE CORNERSTONE OWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE PURPOSES. ALL UTILITY PURVEYORS ARE GRANTED AN EASEMENT OVER ENTIRE TRACT "D-1" FOR MAINTENANCE OF THEIR FACILITIES LOCATED WITHIN THE TRACT.
8. ALL WATERLINE EASEMENTS (WLE) ARE HEREBY CONVEYED TO COVINGTON WATER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE.
9. ALL SANITARY SEWER EASEMENTS (SSE) ARE HEREBY CONVEYED TO SOOS CREEK WATER AND SEWER DISTRICT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER SERVICE.
10. ALL STORM DRAINAGE EASEMENTS (SDE) ARE HEREBY CONVEYED TO THE CITY OF COVINGTON FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF STORM DRAINAGE FACILITIES UPON THE RECORDING OF THIS PLAT.
11. THE UTILITY EASEMENTS (UE) SHOWN HEREON ARE HEREBY RESERVED FOR ANY AND ALL UTILITIES FOR THE PURPOSE OF OPERATING, MAINTAINING AND REPAIRING THE FACILITIES WITHIN THE EASEMENT. ALSO SEE "EASEMENTS AND RESERVATIONS", AT RIGHT.
12. THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. LU06-0017, ON FILE WITH THE CITY OF COVINGTON. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY OF COVINGTON.
13. THE STREET TREES, PLANTED AS A CONDITION OF PLAT APPROVAL, SHALL BE PLANTED ACCORDING TO THE APPROVED TREE PLAN, ON FILE WITH THE CITY OF COVINGTON. THE STREET TREES PLANTED WITHIN THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE ADJUTING LOT OWNERS. THE STREET TREES AND PLANTER STRIP LANDSCAPING ADJACENT TO TRACT AREAS SHALL BE OWNED BY THE CITY OF COVINGTON AND MAINTAINED BY THE CORNERSTONE OWNERS ASSOCIATION.
14. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) RECORDED UNDER KING COUNTY RECORDING NO. \_\_\_\_\_
15. 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 DRAWINGS NO. LU06-0017 ON FILE WITH CITY OF COVINGTON. THIS PLAN WILL BE SUBMITTED WITH THE APPLICATION OF ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED BY THE CITY PRIOR TO FINAL BUILDING INSPECTION APPROVAL. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE DRAINAGE SYSTEMS.
16. THE PEDESTRIAN CONNECTION TO CEDAR HEIGHTS JR. HIGH IS AN EXTENSION OF THE PUBLIC SIDEWALK, AND IS THE RESPONSIBILITY OF THE CITY OF COVINGTON.
17. THE PLAT IS EXEMPT FROM PAYING TRANSPORTATION IMPACT FEES.
18. SINGLE-FAMILY BUILDING LOTS WITH COMPLETED BUILDING PERMIT APPLICATIONS SUBMITTED TO THE CITY BY OCTOBER 1, 2011, ARE EXEMPT FROM SCHOOL IMPACT FEES. SINGLE-FAMILY BUILDING PERMIT APPLICATIONS SUBMITTED AFTER OCTOBER 1, 2011, WILL BE REQUIRED TO PAY 100% OF THE SCHOOL IMPACT FEE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION. ANY SINGLE-FAMILY BUILDING PERMIT APPLICATIONS THAT EXPIRE AFTER THE OCTOBER 1, 2011, DATE WILL BE REQUIRED TO PAY 100% OF THE SCHOOL IMPACT FEE IN EFFECT AT THE TIME OF NEW SINGLE-FAMILY BUILDING PERMIT APPLICATION.

**TITLE EXCEPTIONS:**

A PLAT CERTIFICATE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, THEIR ORDER NO. 1313978 AND DATED OCTOBER 8, 2010, AND ALL SUPPLEMENTALS THEREOF, WERE RELIED UPON FOR RECORD INFORMATION AFFECTING THIS SURVEY. ACCORDING TO THESE DOCUMENTS, THIS SITE IS SUBJECT TO THE FOLLOWING SPECIAL EXCEPTIONS:

1. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY AS RECORDED UNDER RECORDING NO. 8901030305, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
2. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO COVINGTON WATER DISTRICT AS RECORDED UNDER RECORDING NO. 8906230858, RECORDS OF KING COUNTY, WASHINGTON. (TO BE RELINQUISHED)
3. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY AS RECORDED UNDER RECORDING NO. 9006040807, RECORDS OF KING COUNTY, WASHINGTON. (SHOWN)
4. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO SOOS CREEK WATER AND SEWER DISTRICT AS RECORDED UNDER RECORDING NO. 9302101536, RECORDS OF KING COUNTY, WASHINGTON. (TO BE RELINQUISHED)
5. THIS PROPERTY IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED AS RECORDED UNDER RECORDING NO. 6307197, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
6. THIS PROPERTY IS SUBJECT TO CONVEYANCE OF CERTAIN "SUBSURFACE RESOURCES" PURSUANT TO BARGAIN AND SALE MINERAL DEED AS RECORDED UNDER RECORDING NO. 20061005000614, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
7. THIS PROPERTY SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON KING COUNTY LOT LINE ADJUSTMENT NO. 8706025 AS RECORDED UNDER RECORDING NO. 8709221730. (NOTED HERE)
8. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 8803290505, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
9. THIS PROPERTY IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON SUBJECT PROPERTY AS GRANTED IN DEED RECORDED UNDER RECORDING NO. 8704220515, RECORDS OF KING COUNTY, WASHINGTON. (NOTED HERE)
- 10-12. NOT APPLICABLE TO BE SHOWN ON SURVEY.
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUGET SOUND ENERGY OF UTILITY SYSTEMS FOR GAS AND ELECTRICITY AS RECORDED UNDER RECORDING NO. 20110401000432, AS FOLLOWS:

EASEMENT NO. 1: ALL STREETS, ROAD RIGHTS-OF-WAY, ACCESS TRACTS AND ALLEYS (BOTH PRIVATE AND PUBLIC) AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE HEREIN DESCRIBED PROPERTY. (AT SUCH TIME AS ANY OF THE STREETS, ROAD RIGHTS-OF-WAY AND ALLEYS ARE DEDICATED TO THE PUBLIC, SAID STREETS, ROAD RIGHTS-OF-WAY AND ALLEYS WILL NO LONGER BE SUBJECT TO THIS EASEMENT.

EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE HEREIN DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PUBLIC AND PRIVATE STREETS, ROAD RIGHTS-OF-WAY, INCLUDING THE 10-FOOT FRONTAGE ABUTTING SE 272ND STREET, ALSO KNOWN AS STATE ROUTE 516 AND KENT-KANGLEY ROAD.

EASEMENT NO. 3: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE HEREIN DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL ALLEYS, ACCESS TRACTS AND PRIVATE DRIVES.

**EASEMENT RESERVATION FOR WATER PIPELINE**

THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY RESERVED FOR COVINGTON WATER DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, OVER, THROUGH, UNDER, ACROSS, UPON AND IN THE PROPERTY DESCRIBED BELOW FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR/OR REPLACEMENT OF A WATER PIPELINE AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT FOR ALL PURPOSES NECESSARY AND RELATED THERETO.

THE GRANTOR RESERVES, FOR ITSELF, ASSIGNS AND SUCCESSORS IN INTEREST, THE RIGHT TO USE THE SURFACE OF THE ABOVE DESCRIBED EASEMENTS, BUT SHALL NOT ERECT ANY BUILDINGS, STRUCTURES, AND/OR PLANT TREES OR PLANTS OF ANY KIND WITH INTRUSIVE ROOTS ON IF, IN THE FUTURE, THE SURFACE OF THE ABOVE PROPERTY IS CHANGED BY THE GRANTOR, ITS ASSIGNS OR SUCCESSORS IN INTEREST, THE THEN OWNER OF PROPERTY AGREES TO PAY THE DISTRICT THE COST OF RELOCATING THE ABOVE WATER PIPELINE AND APPURTENANCES SO THAT THE AMOUNT OF EARTH COVERING THE SAME (THE DEPTH THEREOF) MEETS THE DISTRICT'S THEN MINIMUM STANDARDS AND SPECIFICATIONS.

EASEMENT PROPERTIES INCLUDE:

THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, INCLUDING SE 272ND STREET (SR 516)

A PORTION OF TRACT "D-1"

THE AREA SHOWN ON PROPOSED WATERLINE EASEMENT EXHIBIT AS RECORDED UNDER RECORDING NO. \_\_\_\_\_

**EASEMENTS AND RESERVATIONS**

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, QWEST COMMUNICATIONS, ANY CABLE TELEVISION COMPANY, SOOS CREEK WATER AND SEWER DISTRICT, COVINGTON WATER DISTRICT AND THE CITY OF COVINGTON AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, INCLUDING SE 272ND STREET (SR 516), IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS, FIRE HYDRANTS, SANITARY SEWER STRUCTURES, AND STORM DRAINAGE STRUCTURES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER METERS, SANITARY SEWER STRUCTURES, STORM DRAINAGE STRUCTURES AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

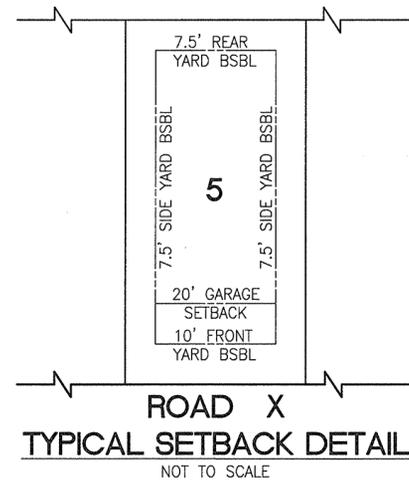
THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

**SURVEYOR'S NOTES**

1. HORIZONTAL DATUM IS NAD 1983 (91), BASED ON INFORMATION PUBLISHED BY KING COUNTY SURVEY CONTROL (KCSC).
2. BASIS OF BEARING: WE HELD THE SE CORNER OF SECTION 30 (KCSC 4110) FOR POSITION AND A BEARING OF NORTH 89°20'54" WEST TOWARD THE S¼ CORNER OF SECTION 30 (KCSC 4111).
3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE-SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
4. ALL BACK LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 27328" AS PLAT CONSTRUCTION IS COMPLETED. LOT AND TRACT CORNERS ABUTTING STREETS WERE NOT SET. THE STREETWARD PROJECTION OF THE LOT AND/OR TRACT LINES WILL BE REFERENCED BY A MASONRY NAIL SET AT THE BACK OF THE CURB AT NO SPECIFIC DISTANCE FROM THE TRUE CORNER.

**WELL PROTECTION AREA NOTE**

THIS PLAT OF CORNERSTONE IS LOCATED IN A WELL PROTECTION AREA. FOR MORE INFORMATION ON HOW TO PROTECT YOUR DRINKING WATER SOURCE, CONTACT THE CITY OF KENT PUBLIC WORKS DEPARTMENT AT 253-856-5500.



JOB NO. 12081



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 18215 72nd Avenue South Kent, WA. 98032  
 Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.

**SHEET 3 OF 6**

# CORNERSTONE

BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

SEE SHEET 5



CEDAR HEIGHTS JR. HIGH SCHOOL

TEMPORARY CONSTRUCTION EASEMENT REC. NO. 20100630001281

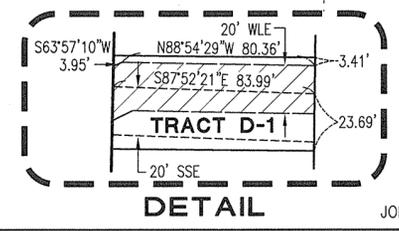
20' X 35' WATERLINE EASEMENT REC. NO. 20100617000085

TEMPORARY CONSTRUCTION EASEMENT REC. NO. 20100630001281

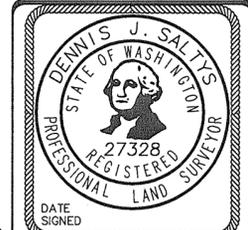
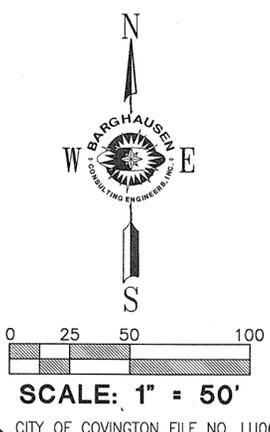
- LEGEND**
- ⊕ SECTION CORNER (SEE SHEET 2 FOR DESCRIPTION)
  - SET SUBDIVISION CORNER
  - CITY OF COVINGTON STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
  - UE UTILITY EASEMENT (SEE PLAT NOTE 11, SHEET 3)
  - WLE WATERLINE EASEMENT [HATCHED AREA] (SEE PLAT NOTE 8, SHEET 3)
  - SSE SANITARY SEWER EASEMENT (SEE PLAT NOTE 9, SHEET 3)
  - SDE PUBLIC STORM DRAINAGE EASEMENT (SEE PLAT NOTE 10, SHEET 3)
  - BSBL BUILDING SETBACK LINE

**NOTES**  
 PLEASE REFER TO THE REQUIREMENTS OF THE CITY OF COVINGTON FOR A COMPLETE EXPLANATION OF ALL SETBACK REQUIREMENTS THAT AFFECT THESE PARCELS.  
 PLEASE REFER TO THE EASEMENT PROVISIONS AND PLAT NOTES ON SHEET 3 FOR ADDITIONAL INFORMATION THAT MAY AFFECT THIS PLAT AND THE INDIVIDUAL LOTS.

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	75°31'38"	39.55'	30.00'
C2	14°28'22"	7.58'	30.00'
C3	90°00'00"	47.12'	30.00'
C4	55°37'54"	29.13'	30.00'
C5	34°22'06"	18.00'	30.00'
C6	90°00'00"	47.12'	30.00'
C7	90°00'00"	47.12'	30.00'
C8	90°00'00"	47.12'	30.00'
C9	90°00'00"	47.12'	30.00'
C10	90°00'00"	47.12'	30.00'
C11	90°00'00"	47.12'	30.00'
C12	90°00'00"	47.12'	30.00'
C13	90°00'00"	47.12'	30.00'
C14	90°00'00"	47.12'	30.00'
C15	90°00'00"	47.12'	30.00'
C16	90°00'00"	47.12'	30.00'



DETAIL JOB NO. 12081



**Barghausen Consulting Engineers, Inc.**  
 Civil Engineering, Land Planning, Surveying, Environmental Services  
 18215 72nd Avenue South Kent, WA 98032  
 Telephone: (425) 251-6222 Fax: (425) 251-8782

NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.  
**SHEET 4 OF 6**

# CORNERSTONE

BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON

SEE SHEET 6



SEE SHEET 4

SEE SHEET 4

CEDAR HEIGHTS JR. HIGH SCHOOL

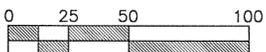
**LEGEND**

- SET SUBDIVISION CORNER
- CITY OF COVINGTON STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
- UE UTILITY EASEMENT (SEE PLAT NOTE 11, SHEET 3)
- WLE WATERLINE EASEMENT [HATCHED AREA] (SEE PLAT NOTE 8, SHEET 3)
- BSBL BUILDING SETBACK LINE

**NOTES**

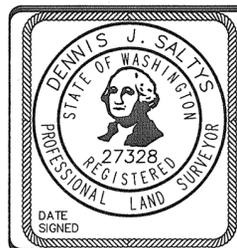
PLEASE REFER TO THE REQUIREMENTS OF THE CITY OF COVINGTON FOR A COMPLETE EXPLANATION OF ALL SETBACK REQUIREMENTS THAT AFFECT THESE PARCELS.  
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CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C17	90°00'00"	47.12'	30.00'
C18	90°00'00"	47.12'	30.00'
C19	90°00'00"	47.12'	30.00'



SCALE: 1" = 50'

CITY OF COVINGTON FILE NO. LU06-0017/2098



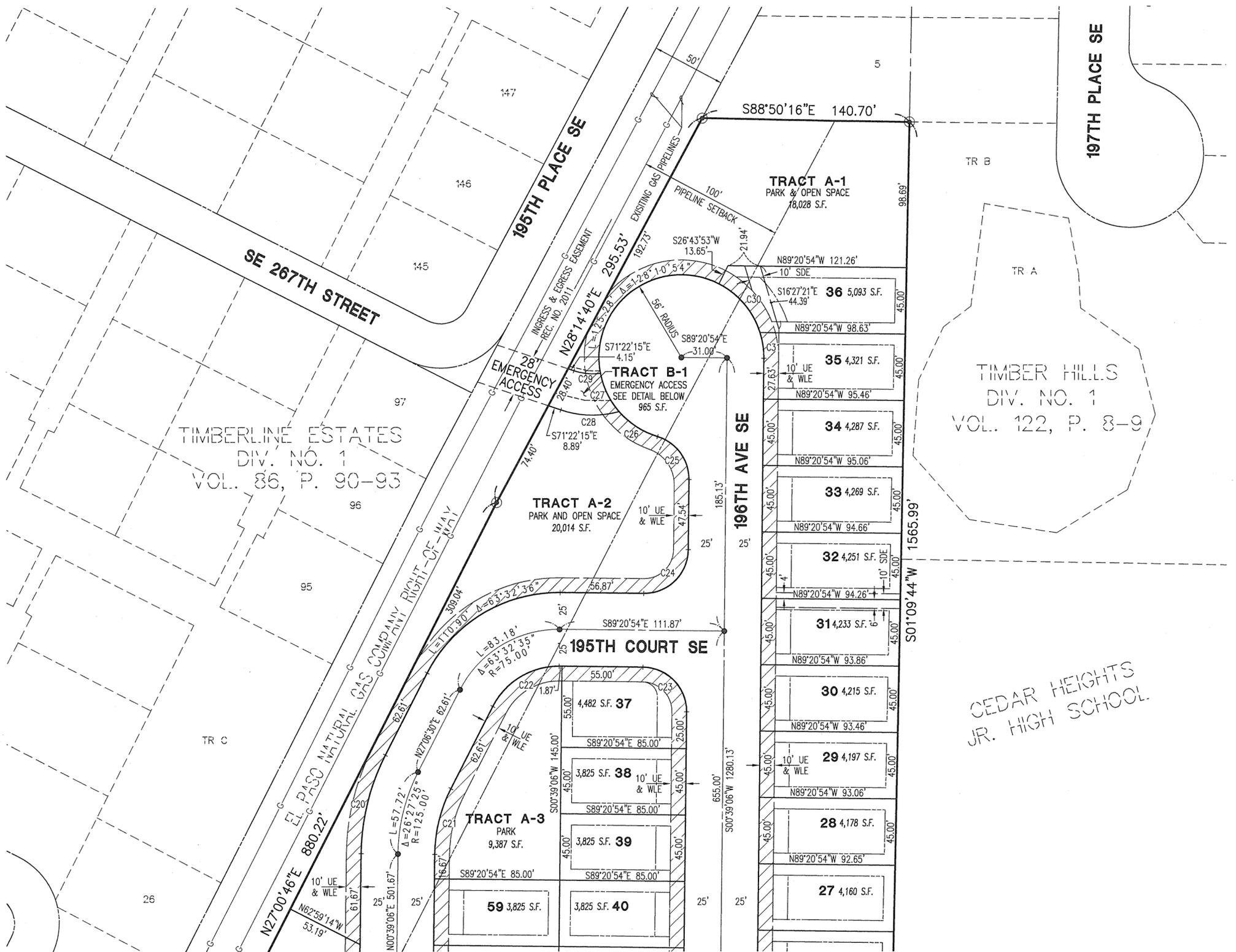
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NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.  
**SHEET 5 OF 6**

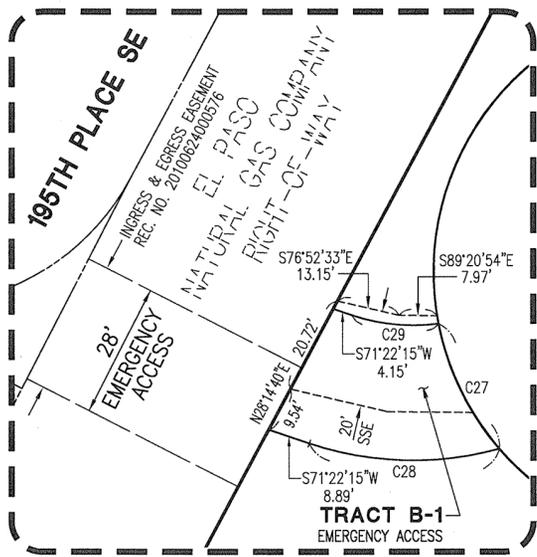
JOB NO. 12081

# CORNERSTONE

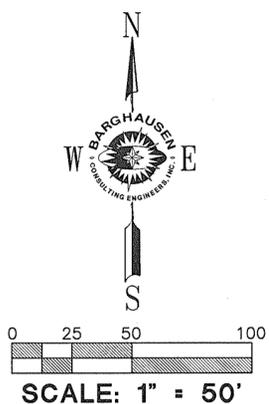
BEING A PORTION OF THE NE1/4 AND THE SE1/4 OF THE SE1/4 SECTION 30, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M. CITY OF COVINGTON, KING COUNTY, WASHINGTON



SEE SHEET 5



CITY OF COVINGTON FILE NO. LU06-0017/2098



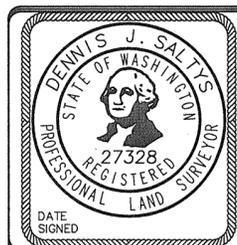
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**LEGEND**

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- CITY OF COVINGTON STANDARD ROAD MONUMENT TO BE SET AS CONSTRUCTION IS COMPLETED
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- SDE PUBLIC STORM DRAINAGE EASEMENT (SEE PLAT NOTE 10, SHEET 3)
- BSBL BUILDING SETBACK LINE

CURVE	DELTA	LENGTH	RADIUS
C20	26°27'24"	69.26'	150.00'
C21	26°27'24"	46.18'	100.00'
C22	63°32'36"	55.45'	50.00'
C23	90°00'00"	47.12'	30.00'
C24	90°00'00"	47.12'	30.00'
C25	73°47'43"	38.64'	30.00'
C26	32°15'12"	31.52'	56.00'
C27	29°52'16"	29.20'	56.00'
C28	33°51'45"	40.19'	68.00'
C29	26°08'51"	18.25'	40.00'
C30	45°24'49"	44.39'	56.00'
C31	18°04'27"	17.67'	56.00'

JOB NO. 12081



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**NE1/4 & SE1/4 OF SE1/4, SEC. 30, T22N-R6E, W.M.**  
**SHEET 6 OF 6**

SUBJECT: PUBLIC HEARING TO RECEIVE TESTIMONY FROM THE PUBLIC  
REGARDING 2011 DOCKETED COMPREHENSIVE PLAN AMENDMENT  
DOCKET.

RECOMMENDED BY: Richard Hart, Community Development Director

ATTACHMENTS:

1-12: 2011 Docketed Comprehensive Plan and Development Regulation Amendments  
(Applications and Amendment Attachments) **[PLEASE REMEMBER TO SAVE THESE  
ATTACHMENTS AND MATERIALS TO USE AT YOUR SEPTEMBER MEETING  
WHEN FINAL ACTION WILL BE TAKEN ON THE ADOPTING ORDINANCE]**

PREPARED BY: Richard Hart, Community Development Director

EXPLANATION:

On April 12, 2011, the City Council formally “docketed” three (3) proposed Comprehensive Plan Amendments (CPA’s) and one (1) proposed Development Regulation Amendment (DRA). (See Attachments 1 through 10) During the last four months, city staff and the Planning Commission have worked on processing these amendments. Two of them relate to revised elements of the Comprehensive Plan—a new Chapter 6-Parks and Recreation Element, and a new Chapter 13-Shoreline Master Program Element. These two amendments were docketed by city staff to meet state GMA requirements. The proposed revisions to the Parks and Recreation Element are tied directly to the PROS Plan recently approved by the City Council and set those policies within our overall Comprehensive Plan. The new Shoreline Element is required by the state and reflects the recently completed Shoreline Master Program Update, a four-year effort of the staff, citizen advisory group, and the Planning Commission. The city never had a Shoreline Element in our Comprehensive Plan, as we primarily followed old King County shoreline regulations carried over and placed in our Title 18 development regulations since city incorporation in 1997.

The last two docketed amendments relate to replacing the previously deleted segment of the proposed 171<sup>st</sup> Ave SE roadway in the Town Center zone, which would encompass a new “Main Street” style roadway as the cornerstone of the proposed Town Center. These two amendments were docketed by the Planning Commission. One is an amendment to the maps in both the Downtown and Transportation Elements, while the other is an amendment to the map in the development & design regulations as part of Title 18.31.060. These two amendments were seen by the Planning Commission as critical to the eventual development of a pedestrian-friendly downtown and a true grid system in the proposed Town Center, both of which are a cornerstone of the Town Center vision the Council established in the policies of the Downtown Element. Having a complete grid system with identified street types tied to specific design standards provides greater predictability for future developers of property. In addition, having a complete pedestrian-oriented street makes the downtown competitive, implements a walkable urban

community, and encourages compact development, which in turn creates a better quality of life in our future downtown. The complete grid street system establishes a clearly defined downtown core and makes it visually interesting and vibrant.

On June 16, 2011, the Planning Commission held their required public hearing on all four docketed amendments. The Commission received no comment or testimony on the proposed Parks & Recreation Element-Chapter 6 or on the Shoreline Element-Chapter 13. The Commission received two letters of objection from Ashton Development Company (Doug Mergenthaler & Don Ramsey) opposing the latter two amendments relating to replacing the missing segment of the proposed 171<sup>st</sup> Ave SE roadway in the Town Center. (See Attachments 11 and 12) On July 7, 2011, the Commission recommended adoption of all four proposed Comprehensive Plan and Development Regulation Amendments. One Planning Commission member dissented from the positive recommendation.

After tonight's public hearing, the Council will be able to deliberate on the proposed amendments and staff will bring back a final ordinance for adoption in September of any or all of the proposed 2011 docketed items. The Council must eventually make a final decision on all 2011 "docketed" Comprehensive Plan Amendments by the end of the calendar year and is bound by state statute to review and either approve, modify, deny, or defer the proposed CPA's and DRA's by December 31, 2011.

ALTERNATIVES:

None—other than adoption, modification, denial, or deference to a subsequent year.

FISCAL IMPACT:

None associated directly with the Comprehensive Plan Amendments. Minor printing costs will be required to print new elements of the Plan and new maps and will be accomplished within existing budgeted items of the city.

CITY COUNCIL ACTION: \_\_\_Ordinance \_\_\_Resolution \_\_\_Motion \_\_\_X\_\_\_Other

**NO ACTION REQUIRED AT THIS MEETING.**

REVIEWED BY: City Manager  
Finance Director  
City Attorney

# Memo

To: Planning Commission Members  
From: Richard Hart, Community Development Director  
Date: June 16, 2011  
Re: **Public Hearing on 2011 Docketed Comprehensive Plan Amendments and Development Regulation Amendment.**

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The Planning Commission has held several meeting discussing the proposed 2011 Docket for Comprehensive Plan Amendments and Development Regulation Amendment. Tonight on June 16, the formal public hearing is scheduled and has been duly noticed in the newspaper as required. In addition staff has notified Ashton via email since they have sent a comment letter to the city objecting to one of the amendments related to replacing the missing segment of the Type I Street along the proposed 171st street alignment. DevCo also provided a request letter for conversion of a Type II street to a Type I street.

After listening to all public comment and testimony, the Commission is also welcome to have any discussion they desire as the item is also listed as a discussion item as well as a public hearing on the Agenda. We have also scheduled the final decision and recommendation by the Commission for the July 7, 2011 meeting, after which your final recommendation will be forwarded to the City Council in August.

There are three comprehensive plan amendments and one development regulation amendment (associated with one of the comprehensive plan amendments proposed). The 2011 Docketed items are as follows:

- a. CPA 2011-1: The Shoreline Master Program (SMP), incorporated in the Comprehensive Plan as Ch. 13, was submitted by the Community Development Department.
- b. CPA 2011-2: The Parks Plan, to be incorporated as Ch. 6 in the Comprehensive Plan, was submitted by the Parks & Recreation Department.
- c. CPA 2011-3: A revised Downtown Street Type Map which replaces a missing segment of the proposed 171st Ave SE as a Type I Street in Ch. 5 of the Downtown Element & Ch. 6 of the Transportation Element of the Comprehensive Plan, was submitted by the Planning Commission.
- e. DRA 2011-1: A revised Development & Design Standards Street Type Map, which replaces a missing segment of the proposed 171st Ave SE in Section 18.31.060 of the Covington Municipal Code (CMC), was submitted by the Planning Commission.



**CITY OF COVINGTON**  
 Community Development Department  
 16720 SE 271st Street • Suite 100 • Covington, WA 98042  
 Phone: 253-638-1110 • Fax: 253-638-1122  
 www.ci.covington.wa.us

A-430

## ATTACHMENT 2

# COMPREHENSIVE PLAN AMENDMENT APPLICATION

**2011 Application Deadline: February 1, 2011**

<b>STAFF USE ONLY</b>	Docket Number: <u>CPA-2011-1</u>	Application Date: <u>1-20-11</u>
	<input checked="" type="checkbox"/> City-initiated <input type="checkbox"/> Privately-initiated	

**APPLICANT**  Primary Contact Person

Name: Richard Hart

Address: City of Covington

City/State/Zip: 98042

Phone: (253) 638-1110 Ext.2226 Fax: \_\_\_\_\_

E-mail Address: rhart@ci.covington.wa.us

Signature: \_\_\_\_\_

**AGENT**  Primary Contact Person

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPERTY OWNER**

Name: Various property owners, as this Non-Site Specific Comp Plan Policies Amendment affects a variety of land owners within the designated shoreline jurisdiction in the City of Covington.

Address: \_\_\_\_\_

City/State/Zip: All zoning districts in Covington

**PROPERTY OWNER 2**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**TYPE OF COMPREHENSIVE PLAN AMENDMENT**

This is a site-specific amendment proposal. Complete site-specific information below.

This is a non-site-specific amendment proposal. Complete area-wide/textual amendment information below. This amendment proposal involves additions to the existing Environmental Element of the Comprehensive Plan, Chapter 7.

### SITE-SPECIFIC AMENDMENTS

*Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.*

ADDRESS(ES): (NA)

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_ SITE AREA: \_\_\_\_\_

LEGAL DESCRIPTION(S): \_\_\_\_\_

PROPOSED CHANGE TO FUTURE LAND USE MAP DESIGNATION: FROM \_\_\_\_\_ (CURRENT) TO \_\_\_\_\_ (PROPOSED)

**AREA-WIDE & TEXT AMENDMENTS**

Chapter and section of comprehensive plan to be amended: Add a new Ch. 13 Shoreline Element

Indicate either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, please indicate current language and proposed language.

*Currently the Environmental Element contains no specific shoreline goals, policies, environmental designations, or development regulations. The existing Environmental Element contains critical area policies and related natural resource stewardship policies. This amendment will create a new Element, a Chapter 13, for Shorelines, and identify specific overall goals and policies related to the RCW required Shoreline Master Program (SMP) and adopt by reference the complete SMP. The complete SMP document is available from the City of Covington for review as part of this Comp Plan Amendment.*

**DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA**

An amendment may be considered for placement on the final docket under any one of the following circumstances. Check the applicable box, and describe in detail how the proposed amendment complies with the criterion. Attach additional sheets as necessary.

If the proposed amendment is site-specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

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State law requires, or a decision of a court or administrative agency has directed such a change. *State Law requires all local governments to have an updated Shoreline Master Program and goals, policies and regulations in their Comprehensive Plans and Development Regulations by June 30, 2011. This action will comply with the Comp Plan portion of that requirement.*

There exists an obvious technical error in the pertinent comprehensive plan provision. *There are no Shoreline goals and policies in the current Comprehensive Plan as required by law. This adds a new Element Ch. 13 to address state requirements.*

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## DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

If none of the three conditions on p.2 apply, then the proposed amendment must meet *all five* of the following criteria. Please answer the following questions, providing specific details and attaching additional sheets as necessary.

1. Explain how the proposed amendment is appropriately addressed through the comprehensive plan and how it would be a public benefit to the City of Covington (i.e. enhances the public health, safety, and welfare).

Currently the Comprehensive Plan has no goals policies relating to the Shoreline Master Program.

The public benefits by having specific shoreline policies in the Comprehensive Plan.

2. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three amendment cycles are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three annual amendment cycles?  No  Yes

If yes, how has geographic expansion necessitated the proposed amendment?

3. Does the proposed amendment raise any policy or land-use issues that are more appropriately addressed by an ongoing work program approved by the City Council?  No  Yes

Please explain:

The proposed changes need to be addressed with new policy and text language in some location within the Comprehensive Plan. A new Shoreline Element is the most logical solution. These goals, policies and guidelines are not within a annual work program of any department of the City.

4. Explain how the proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text; where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

The last changes to the Comprehensive Plan had no such policies, and the City has not ever amended its Shoreline Master Program since adopting by reference the King County shoreline policies and regulations upon incorporation in 1997.

## DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

5. Explain how the proposed amendment is consistent with:

(a) The vision, goals, and policies of the comprehensive plan, and other goals and policies of the City:

The proposed goals and policies will support the Land Use, Environmental and Natural Hazards Elements expressed in the Comprehensive Plan. The proposed Comprehensive Plan text amendments will strengthen the stewardship of natural resources and vision for the whole community, which in turn support the overall vision and the Plan.

(b) The Countywide Planning Policies, the Growth Management Act, State Environmental Policy Act (SEPA), the Washington Administrative Code, and other applicable state and federal laws.

The proposed changes outlined above are consistent with Countywide Planning Policies, the Growth Management Act, SEPA and WAC for sustainable growth and development as well as stewardship and protection of shoreline areas within the community. This Comprehensive Plan text amendment will also require a supplemental development regulation amendment to further define and modify the specific uses allowed in all shoreline jurisdictions of Covington. The development regulation amendment will be completed later this year or in 2012.

## COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.

Since the proposed changes for the Shoreline Master Program in relation to land use goals and policies, development patterns, and intensity of development, will strengthen the preservation of natural resources, they will be more cost effective and efficient in the long-term.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

The City completed a new Shoreline Master Program with an Inventory and Analysis of Shoreline Areas, Goals and Policies, and a Restoration Plan. These documents are available from the city website and support the Comp Plan Amendment proposed.

## CERTIFICATION / SIGNATURE

I have reviewed the Comprehensive Plan Amendment Instruction Guide and Timeline, and certify that the information provided on this application is true and correct.

\_\_\_\_\_  
Applicant's/Agent's Signature

\_\_\_\_\_  
Date

*Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.*

# 13.0 SHORELINE ELEMENT

## 13.1 Introduction

Pursuant to the Growth Management Act (GMA) and the Shoreline Management Act (SMA), the City of Covington Shoreline Master Program (SMP) in its entirety is an element of the Comprehensive Plan. This chapter provides a brief summary of the SMP. Please refer to the complete SMP on file with the City Clerk and adopted by reference with this Chapter of the Comprehensive Plan for more detailed policy and regulatory guidance. Where a conflict exists between the language in this summary and that contained in the SMP, the latter shall apply.

The City of Covington (City) obtained a grant from the Washington Department of Ecology (Ecology) in 2007 to conduct a comprehensive Shoreline Master Program (SMP) update pursuant to the requirements contained in the Shoreline Master Program Guidelines (Chapter 173-26 WAC), hereafter referred to as The Guidelines. The first step of the update process was to inventory the City's shoreline jurisdiction as defined by the SMA (RCW 90.58). Biological and physical conditions were then analyzed and characterized in the *Covington Shoreline Analysis Report*. This created a baseline from which future development actions in the shoreline will be measured. Environment designations were then identified for the different shoreline reaches, and goals, policies and regulations were developed.

The Guidelines require that the City demonstrate that implementation of the SMP will result "no net loss" in shoreline ecological functions relative to the baseline. Ideally, the SMP in combination with other City and regional efforts will ultimately produce a net improvement in shoreline ecological functions.

The purposes of this Master Program are:

1. To carry out the responsibilities given to the City of Covington by the Washington State Shoreline Management Act (RCW 90.58)

2. Promote the public health, safety, and general welfare, by providing a guide and regulation for the future development of the shoreline resources of the City of Covington.
3. To further, by adoption, the policies of RCW 90.58, and the goals of this Master Program.

## 13.2 Planning Context

The goals and policies of the Shoreline Master Program reflect the requirements of the Shoreline Management Act, the Washington State Department of Ecology Shoreline Master Program Guidelines (Chapter 173-26 WAC) and the preferences and vision of the City of Covington as expressed in this Comprehensive Plan.

Washington's **Shoreline Management Act** (Act) was adopted by the public in a 1972 referendum "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The Act has three broad policies:

1. **Encourage water-dependent uses:** "uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines..."
2. **Protect shoreline natural resources,** including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life..."
3. **Promote public access:** "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."

This Act recognizes that "shorelines are among the most valuable and fragile" of the state's resources. The Act, and the City of Covington, recognize and protect private property rights along the shoreline, while aiming to preserve the quality of this unique resource for all state residents.

The primary purpose of the Act is to provide for the management and protection of the state's shoreline resources by planning for reasonable and appropriate uses. In order to protect the public interest in preserving these shorelines, the Act establishes a coordinated planning program between the state and local jurisdictions to use in addressing the types and effects of

development occurring along the state's shorelines. By law, the City is responsible for the following:

1. Development of an inventory of the natural characteristics and land use patterns along shorelines covered by the act.
2. Preparation of a "Master Program" to determine the future of the shorelines.
3. Development of a permit system to further the goals and policies of both the act and the local Master Plan.
4. Development of a Restoration Plan that includes goals, policies and actions for restoration of impaired shoreline ecological functions.

The provisions of the Shoreline Master Program may be amended as provided for in RCW 90.58.120 and .200 and Chapter 173-26 WAC. Any amendments shall also be subject to the procedures in CMC Chapter 14.25. Amendments or revisions to the Master Program, as provided by law, do not become effective until approved by both the City of Covington and the Department of Ecology.

### **13.3 Shoreline Jurisdiction and Environment Designations**

The SMP only applies to those areas within shoreline jurisdiction. Shoreline jurisdiction in the City of Covington includes the waters and upland area within 200 feet of the ordinary high water mark of the lower reaches of Big Soos Creek and Jenkins Creek, and those portions of Pipe Lake within the City. In addition, associated wetlands and portions of the floodplain are also included as described in the SMP. Figure 13.1 shows those areas believed to fall within Shoreline jurisdiction, however, the actual definition contained in the SMP and SMA shall apply, regardless of the mapped extent.

The basic intent of shoreline environment designations is to encourage development that will enhance the present or desired character of the shoreline. To accomplish this, shoreline segments are given an environment designation based on existing development patterns, biological capabilities and limitations, and the aspirations of the local citizenry. Environment designations are categories that reflect the overall type of development that should take place in a given area.

Shoreline environments are derived from the *Covington Shoreline Analysis Report*, the *Covington Comprehensive Plan*, and the environments recommended by the Shoreline Management Act (RCW 90.58) and the Shoreline Guidelines (Chapter 1783-26 WAC). *The Shoreline Analysis Report* provides an inventory of natural and built conditions in the City's shoreline jurisdiction. The conditions identified in the inventory have been compared with the recommended shoreline environments and the most appropriate environments selected.

The five (5) Covington shoreline environment designations are:

1. High-Intensity,
2. Medium-Intensity,
3. Shoreline Residential,
4. Urban Conservancy, and
5. Aquatic.

These shoreline environments are illustrated for the City of Covington in Figure 13.1, located at the end of this chapter, and described in the text below. Each shoreline description includes a statement of purpose, followed by designation criteria and designated areas. Any undesignated shorelines are automatically assigned an Urban Conservancy environment. Please see the complete SMP for the entire list of management policies and regulations pertaining to the shoreline environments.

### 13.3.1 High Intensity

The purpose of the High-Intensity environment designation is to provide for high-intensity water-oriented and non-water oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

Designation criteria: assign a High-Intensity environment designation to shoreline areas within incorporated municipalities and urban growth areas, if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.

Designated areas: the only High-Intensity area is that portion of Jenkins Creek adjacent to the Bonneville Power Authority utility site as shown in Figure 13.1. Specifically, the High-Intensity area includes the shorelands of Jenkins Creek from the City boundary, upstream to the eastern edge of the public right-of-way that contains the bridge at Covington Way SE.

### 13.3.2 Medium Intensity

The purpose of the Medium-Intensity environment designation is to provide for water oriented and non-water oriented commercial, mixed-use, and residential uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. Adaptive reuse of existing structures for office uses is emphasized, along with public access and water-enjoyment uses.

Designation criteria: assign a Medium-Intensity environment designation to shoreline areas if they currently support residential, water-enjoyment or commercial uses, are located in upland areas outside of stream buffers, and are suitable and planned for limited intensity commercial, residential or water-enjoyment uses.

Designated areas: shoreline areas located outside of the 115 foot stream buffer along Jenkins Creek have a Medium-Intensity environment designation as shown in Figure 13.1. These areas include shorelands located at least 115 feet from the OHWM of Jenkins Creek up to 200 feet from the OHWM of Jenkins Creek, and beyond to the boundary of any associated wetlands where these are found to exist. The linear extent of the Medium-Intensity environment extends to the eastern edge of the right of way that contains the Covington Way SE bridge, upstream to the point where two tributaries join and the 20 cubic feet per second mean annual threshold is no longer met. This designation runs parallel to an Urban Conservancy designation for shorelands adjacent to Jenkins Creek that meet the designation criteria.

### 13.3.3 Shoreline Residential

The Shoreline Residential environment designation is designed to provide for residential needs where the necessary facilities for development can be provided. An additional purpose is to provide appropriate public access and recreational uses.

Designation criteria: assign a Shoreline Residential environment designation to shoreline areas if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

Designated areas: Shoreline Residential areas in Covington include those areas adjacent to Pipe Lake that are currently developed as single family or appurtenances, where that use is anticipated to continue in the future. Specifically, the Shoreline Residential

environment includes all Pipe Lake shorelands with Covington City limits, with the exception of the Camp McCullough property.

### 13.3.4 Urban Conservancy

The purpose of the High-Intensity environment designation is to provide for high-intensity water-oriented and non-water oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.

The purpose of the Urban Conservancy environment designation is to protect and restore ecological functions of open space, flood plain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.

Designation criteria: areas designated Urban Conservancy are those areas where one or more of the following characteristics apply:

1. They are suitable for water-related or water-enjoyment uses;
2. They are open space, flood plain, stream buffer or other sensitive areas that should not be more intensively developed;
3. They have potential for ecological restoration;
4. They retain important ecological functions, even though partially developed; or
5. They have the potential for development that is compatible with ecological restoration.

Designated areas: Urban Conservancy areas includes all shorelands adjacent to Big Soos Creek and shorelands adjacent to Jenkins Creek upstream or eastern edge of the Covington Way SE bridge right-of-way and at Pipe Lake on the Camp McCullough property where open space, stream buffers and other sensitive lands exist as shown in Figure 1.

Please note: where the Urban Conservancy designation exists along Jenkins Creek, a “parallel designation” of Medium-Intensity is located in upland areas beyond the 115 foot stream buffer.

### 13.3.5 Aquatic

The purpose of the Aquatic environment designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high- water mark.

Designation criteria: assign an Aquatic environment designation to all areas waterward of the ordinary high-water mark.

Designated areas: Aquatic areas include all areas waterward of the ordinary high-water mark as shown in Figure 13.1.

## 13.3 Shoreline Master Program Goals and Policies

The following section contains key goals and policies from the Shoreline Master Program. This is an abbreviated list; please see the full text of goals, policies, environment designations and regulations in the complete Shoreline Master Program, which are hereby incorporated by reference.

### 13.3.1 Shoreline Use and Modifications

SMPG 1.0 The application of master program policies and regulations to all uses and related modifications shall assure no net loss of ecological functions necessary to sustain shoreline natural resources within the Covington SMA.

*SMPP 1.1 All development and redevelopment activities within the City's shoreline jurisdiction should be designed to ensure public safety, enhance public access, protect existing shoreline and water views and achieve no net loss of shoreline ecological functions.*

*SMPP 1.2 Water oriented uses shall be given preference over non-water oriented uses.*

*SMPP 1.3 New residential development should be designed to protect existing shoreline water views, promote public safety, and avoid adverse impacts to shoreline habitats.*

*SMPP 1.4 Recognizing the single purpose, irreversible and space consumptive nature of shoreline residential development, new development*

*should provide adequate setbacks and natural buffers from the water and ample open space among structures to protect natural features, preserve views and minimize use conflict.*

*SMPP 1.5 Proposed economic use of the shoreline should be consistent with Covington's Comprehensive Plan. Conversely, upland uses on adjacent lands outside of immediate SMA jurisdiction (in accordance with RCW 90.58.340) should be consistent with the purpose and intent of this master program as they affect the shoreline.*

*SMPP 1.6 Road and bridge construction or expansion in the shoreline jurisdiction should be avoided, unless necessary to serve a permitted shoreline use or found to be within the public interest.*

*SMPP 1.7 New stream crossings associated with transportation should be minimized. Where necessary culverts or bridges should be designed to provide for stream functions such as fish passage and accommodate the flow of water, sediment and woody debris during storm events.*

*SMPP 1.8 New primary utilities are discouraged in the SMA jurisdiction and should utilize existing transportation and utility sites, rights-of-way and corridors whenever possible, rather than creating new corridors. Joint use of rights of- way and corridors should be encouraged.*

*SMPP 1.9 Low Impact Development (LID) and "Green Building" practices, such as those promulgated under the Leadership in Energy and Environmental Design (LEED) and Green Built programs should be encouraged and in some cases required for new development within the shoreline jurisdiction.*

*SMPP 1.10 Shoreline stabilization should be permitted only when it has been demonstrated that shoreline stabilization is necessary for the protection of existing legally established structures and public improvements, and that there are no other feasible options to the proposed shoreline stabilization that have less impact on the shoreline environment.*

*SMPP 1.11 New piers and docks should be restricted to the minimum size necessary and permitted only when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.*

### 13.3.2 Shoreline Conservation

SMPG 2.0 Preserve, protect, and restore to the greatest extent feasible the natural resources of the shoreline, including but not limited to scenic vistas, aesthetics, and vital riparian areas for wildlife protection.

*SMPP 2.1 Protect shoreline process and ecological functions through regulatory and non-regulatory means that may include acquisition of key properties, conservation easements, regulation of development within the shoreline jurisdiction, and incentives to encourage ecologically sound design.*

*SMPP 2.2 Reclaim and restore areas which are biologically and aesthetically degraded to the greatest extent feasible while maintaining appropriate use of the shoreline.*

*SMPP 2.3 Preserve and enhance vegetation along shorelines to protect and restore the ecological functions and ecosystem-wide processes performed by upland and aquatic vegetation. Native plant communities within the shoreline environment should be protected and maintained. All clearing and grading activities should be designed and conducted to avoid and minimize impacts to*

*wildlife habitat; sedimentation of creeks, streams, ponds, lakes, wetlands and other water bodies; soil hydrology and water quality*

*SMPP 2.4 All shoreline uses and activities should be located, designed, constructed and maintained to minimize adverse impacts to water quality and fish and wildlife resources including spawning, nesting, rearing, and feeding areas and migratory routes.*

*SMPP 2.5 Identify, protect, preserve and restore important archaeological, historical and cultural sites located in shoreline jurisdiction of Covington for their educational and scientific value, as well as for the recreational enjoyment of the general public.*

### 13.3.3 Public Access and Recreation

**SMPG 3.0** Increase the amount and diversity of public access to the shoreline, and preserve and enhance views of the shoreline, consistent with the natural shoreline character, private rights and public safety.

*SMPP 3.1 Ensure new public access does not adversely affect the integrity and character of the shoreline, or threaten fragile shoreline ecosystems by locating new access points on the least sensitive portion of the site and providing mitigation so there is no net loss of shoreline function.*

*SMPP 3.2 Public access provisions should be required for all shoreline development and uses, except for water dependent uses, existing single family dwellings, and new individual single family residences not part of a development planned for more than four parcels.*

*SMPP 3.3 Recreational facilities in the shoreline jurisdiction should emphasize water-oriented uses.*

*SMPP 3.4 Public access provisions should be required for all shoreline development and uses, except for water dependent uses and individual single family residences not part of a development planned for more than four parcels.*

*SMPP 3.5 Camp McCullough represents a particularly important public access opportunity given its location on Pipe Lake, the current use as a private recreation facility, and the high ecological functions of the site. Ensure continued recreational use of the property and consider possible future public access through an agreement, easement, or acquisition in the event of future development and conversion to a non-recreational use.*

*SMPP 3.6 Provide and enhance shoreline access to Jenkins Creek and Big Soos Creek through fee simple acquisition, easements, signage of public access points, and designation and design of specific shoreline access areas for wildlife viewing.*

**Figure 13.1. Shoreline Environment Designations Map**

[ Map to be inserted -- Page left intentionally blank ]



**CITY OF COVINGTON**  
 Community Development Department  
 16720 SE 271st Street • Suite 100 • Covington, WA 98042  
 Phone: 253-638-1110 • Fax: 253-638-1122  
 www.ci.covington.wa.us

A-430

# ATTACHMENT 4

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

**2011 Application Deadline: February 1, 2011**

<b>STAFF USE ONLY</b>	Docket Number: <u>CPA-2011-2</u>	Application Date: <u>1-20-11</u>
	<input checked="" type="checkbox"/> City-initiated <input type="checkbox"/> Privately-initiated	

**APPLICANT**  Primary Contact Person

Name: Parks and Recreation Department

Address: 16720 SE 271st Street, Suite 100

City/State/Zip: Covington, WA 98042

Phone: x3279 Fax: \_\_\_\_\_

E-mail Address: sthomas@ci.covington.wa.us

Signature: \_\_\_\_\_

**AGENT**  Primary Contact Person

Name: Scott Thomas

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPERTY OWNER**

Name: NA

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPERTY OWNER 2**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**TYPE OF COMPREHENSIVE PLAN AMENDMENT**

This is a site-specific amendment proposal. Complete site-specific information below.

This is a non-site-specific amendment proposal. Complete area-wide/textual amendment information below.

This amendment proposal involves changes to development regulation text and/or tables and/or changes to the zoning map. Complete a separate Application for Development Regulation and/or Zoning Map Amendment.

### SITE-SPECIFIC AMENDMENTS

*Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.*

ADDRESS(ES): \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_ SITE AREA: \_\_\_\_\_

LEGAL DESCRIPTION(S): \_\_\_\_\_

PROPOSED CHANGE TO FUTURE LAND USE MAP DESIGNATION: FROM \_\_\_\_\_ (CURRENT) TO \_\_\_\_\_ (PROPOSED)

PROPOSED CHANGE TO OFFICIAL ZONING MAP DESIGNATION: FROM \_\_\_\_\_ (CURRENT) TO \_\_\_\_\_ (PROPOSED)

## AREA-WIDE & TEXT AMENDMENTS

Chapter and section of comprehensive plan to be amended: Chapter 6, Parks and Community Services

Indicate either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, please indicate current language and proposed language.

*The Parks and Community Services Element was last updated in 2003. Many conditions in the city have changed over the last seven years. This amendment incorporates information developed during the Parks, Recreation and Open Space (PROS) Plan process and synchronizes the PROS Plan and the Comp Plan – the two primary guidance documents for the department.*

## DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

An amendment may be considered for placement on the final docket under any **one** of the following circumstances. Check the applicable box, and describe in detail how the proposed amendment complies with the criterion. Attach additional sheets as necessary.

If the proposed amendment is site-specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

State law requires, or a decision of a court or administrative agency has directed such a change. *State law requires a Parks Element, and it must be updated every 6 years and is due to be updated in 2013. A current updated Parks Element is also required for State funding for parks projects.*

There exists an obvious technical error in the pertinent comprehensive plan provision.

## DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

If none of the three conditions on p.2 apply, then the proposed amendment must meet *all five* of the following criteria. Please answer the following questions, providing specific details and attaching additional sheets as necessary.

1. Explain how the proposed amendment is appropriately addressed through the comprehensive plan and how it would be a public benefit to the City of Covington (i.e. enhances the public health, safety, and welfare).

*This is a routine update of the Parks and Community Services Element of the Plan. As conditions change in the city over time, such as population and development of parks and trails, it is necessary to engage the public, review their priorities, and update the Comp Plan to reflect the nature and intensity of acquisition, development, maintenance and operation of the recreation and park system.*

2. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three amendment cycles are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three annual amendment cycles?   XNo    Yes

If yes, how has geographic expansion necessitated the proposed amendment?

3. Does the proposed amendment raise any policy or land-use issues that are more appropriately addressed by an ongoing work program approved by the City Council?   XNo    Yes

Please explain:

*All policy and land-use issues contained in the amendment are the result of the 2009-2010 work plan and the PROS Plan. Policies have already been approved by the City Council by virtue of Council adoption of the PROS Plan. The policies now need to be incorporated into the Comp Plan.*

4. Explain how the proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text; where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

*It has been over seven years since the Parks and Community Services Element was updated. Since that time the city population has grown by 2,790, a 19% increase. Areas with parks have been annexed, including Jenkins Creek Park, Covington Community (180th/240th) Park and the Aquatic Center. Park lands within and outside the city have been acquired. The PROS Plan assessed progress, reviewed goals, and updated policies to reflect current conditions. This amendment will incorporate the updated information in the Comp Plan.*

## DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

5. Explain how the proposed amendment is consistent with:

(a) The vision, goals, and policies of the comprehensive plan, and other goals and policies of the City:

Our vision is for an "Unmatched quality of life." Our mission calls on the City to "preserve and foster a strong sense of community." And our goals include providing "parks and recreation...that emphasize and meet the needs of youth and families." A thriving recreation and park system is essential to delivering our vision, mission and goals. The parks element is deemed in Ch. 1 of the Comp Plan as "necessary to achieve this Vision." Updating the parks element with information developed for the PROS Plan keeps the Comp Plan relevant given the changed conditions over the last seven years.

(b) The Countywide Planning Policies, the Growth Management Act, State Environmental Policy Act (SEPA), the Washington Administrative Code, and other applicable state and federal laws.

This is an update of an existing element of the Covington Comprehensive Plan and will be consistent with the above required laws and plans .

—

## COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.

Aside from staff time, there aren't any substantial costs associated with updating the parks element. However, there are significant public benefits by directing staff towards implementing the highest priorities determined through the public engagement process of the PROS Plan and then incorporated into the Comp Plan.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

Covington Parks, Recreation and Open Space (PROS) Plan, adopted by City Council May 25, 2010.

## CERTIFICATION / SIGNATURE

I have reviewed the Comprehensive Plan Amendment Instruction Guide and Timeline, and certify that the information provided on this application is true and correct.

\_\_\_\_\_  
Applicant's/Agent's Signature

\_\_\_\_\_  
Date

*Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.*

# 6.0 PARKS AND RECREATION ELEMENT

## 6.1 Introduction

The purpose of the Parks and Recreation Element is to provide goals and policies that guide the acquisition, development and management of parks, natural areas, trails and recreation facilities and programs for the City of Covington. This Element is divided into seven sections to address planning context, service standards, community needs, goals and policies, and implementation.

The Parks and Recreation Element is derived from the community planning process and analysis used to develop the 2010 Parks, Recreation and Open Space (PROS) Plan, which is a companion document to this Element and is incorporated herein by reference. It provides an inventory of park and recreation facilities and programs in Covington; outlines services standards for parks and facilities; identifies near-term community recreation demand; and presents a strategy for providing additional facilities and programs to meet the needs of the City's residents and visitors.

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## 6.2 Planning Context

This section discusses legislative directives (including the GMA and the CPP) as well as the Parks and Recreation Element's relationship to other Comprehensive Plan elements and other community plans.

### 6.2.1 Legislative Directives

#### Growth Management Act

While the Parks Element is considered an optional element under the GMA, park and recreation facilities are required to be included in the mandatory capital facilities plan element. The Act identifies 13 broad planning goals to guide the development of comprehensive plans and development regulations (codified in RCW 36.70A). Of these, three goals directly influence the development and implementation of the City's parks, recreation and open space programs.

- Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities. (RCW 36.70A.020(9))
- Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. (RCW 36.70A.020(10))
- Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance. (RCW 36.70A.020(13))

This Parks and Recreation Element aims to meet the intent of the requirements outlined in the GMA and provide a clear direction toward the protection and expansion of recreation opportunities for the citizens of Covington.

### Countywide Planning Policies

The King County Countywide Planning Policies state that an open space system should be provided and that physical and visual access to rivers, lakes, and streams should be protected throughout the county. The Parks, Open Space and Cultural Resources chapter of the King County Comprehensive Plan makes significant references to the King County Park, Recreation, and Open Space Plan adopted in 2004 and outlines 32 policy statements pertaining to the provision of regional parks, natural areas and resource lands. The plan notes the need for cooperation, coordination and partnerships with public agencies, private groups and individuals to develop the regional parks and open space system.

### 6.2.2 Relationship to Other Comprehensive Plan Elements

The vision, goals, policies and recommendations of the Parks and Recreation Element have all been coordinated with, and are supportive of, the framework that has been established in Covington's Comprehensive Plan. This Element not only provides for the recreational needs of Covington's residents, but also is supportive of a broader network of regional greenspace and trails to surround the community.

The Parks and Recreation Element functions in concert with the Environmental Element by establishing policies for the acquisition, development and management of City-owned natural areas. The Land Use Element is supported through policies aimed at the continued provision of facilities and services to support anticipated growth. In addition, the Parks and Recreation Element establishes

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policies for the coordination of funding and level of service requirements set forth in the Capital Facilities Element.

### 6.2.3 Relationship to Other Parks and Recreation Plans

In preparing the Parks and Recreation Element, the park, trail and open space systems of the City of Kent, Maple Valley and King County were considered. The planning direction established by Washington's Statewide Comprehensive Outdoor Recreation Planning (SCORP) program and RCW 36.70 also provided a regional basis for the Parks and Recreation Element. In addition, several planning documents and studies have been prepared since Covington incorporated in 1997 that have influenced parks and recreation service in the City. A summary of each of these is listed below.

#### 2006 Covington Parks and Recreation Department Strategic Plan

This strategic plan is based in the Parks and Recreation Department's mission, vision and values and has three major purposes: present a long-term vision of success to direct planning and management efforts; prioritize projects to focus funding and budgeting; develop a management process that considers existing commitments when new requests and initiatives are presented.

*- DRAFT -  
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#### 2006 Community Forestry Plan

This draft plan includes the City's tree ordinance, tree establishment and maintenance procedures, a park and open space tree inventory and a 2007-2013 action plan. The Arbor Day program and the annual application to the Tree City USA membership program are highlighted as part of the educational component of the action plan.

#### 2003 Arts Comprehensive Plan

This 6-year plan outlines the goals, objectives and performance measures for the Arts Commission and the Parks Department. The plan promotes the use and appreciation of the arts in the City's activities and facilities, while assisting the City in meeting the planning requirements for potential funding sources.

#### 2002 Comprehensive Recreation Program Plan

The plan outlines a specific focus for city recreation services and identifies key recreation policies and practices to facilitate service delivery. The plan lists the vision, guiding principles, goals,

implementation strategies and a pricing policy for recreational programming.

#### 6.2.4 Community Vision for Parks & Recreation

The future vision for Covington's park and recreation system is summarized as follows:

- *Covington is responsive to community needs.* The City will establish specialized recreation services and acquire additional parkland to meet the needs of its growing and diverse community. Partnering with other agencies, Covington will pursue opportunities and innovative solutions for new facilities and inclusive access to services.
- *Covington promotes active lifestyles, personal fitness and a greater sense of place and community.* Through joint marketing efforts and partnership development with regional health and fitness providers, Covington will strive to be one of the healthiest cities in Washington.
- *Covington is a walkable community with an expanded trails network connecting parks and natural areas with neighborhoods and downtown.* This includes a comprehensive system of on-road bicycle routes as well as off-road trails, so people have alternative transportation options and access to passive recreation opportunities for wellness and exploration.
- *Safe, attractive, well-kept parks and natural areas will be a key contributor to the city's health and economic prosperity.* Community outreach and education will build awareness of the benefits of parks, trails and recreation, along with encouraging residents to participate in improving their park system.

- DRAFT -  
Revised Chapter

#### 6.2.5 Planning Area Description

The City of Covington is situated in King County, between the cities of Kent and Maple Valley and maintains a modest system of neighborhood and community parklands, along with providing an aquatic center and aquatics programming. Additionally, a significant number of small, private pocket parks and greenspaces have been added throughout the City as a result of significant new residential development over the past ten years.

Covington's landscape character includes rolling foothills divided by three major creek drainages: Soos Creek, Little Soos Creek and Jenkins Creek. These drainage courses and forested slopes are among some of Covington's most striking features. With the exception of the commercial town center, most of the community retains natural greenbelts, and the vegetation and topography of

these greenspaces offer a variety of recreational, aesthetic and educational opportunities which serve as the context for the Parks and Recreation Element.

### 6.3 Park System Definitions and Standards

This section provides information for adopted service standards and describes the following park classifications within the City:

- Community parks
- Neighborhood parks
- Pocket Parks
- Natural Areas & Greenspaces
- Trails & Bikeways
- Special Facilities

#### 6.3.1 Community Parks

Community parks are larger sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 20 to 50 acres in size, should meet a minimum size of 20 acres when possible and serve residents within a 1-mile radius of the site. In areas without neighborhood parks, community parks can also serve as local neighborhood parks.

In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities. Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities are provided. Community parks may also incorporate community facilities, such as community centers, senior centers or aquatic facilities.

#### 6.3.2 Neighborhood Parks

Neighborhood parks are small park areas designed for unstructured play and limited active and passive recreation. They are generally 3 to 5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2 acre in size when possible.

Neighborhood parks are intended to serve residential areas within short walking distance (up to ½-mile radius) of the park and should

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be geographically distributed throughout the community. Access is mostly pedestrian, and park sites should be located so that persons living within the service area will not have to cross a major arterial street or other significant natural or man-made barrier, such as ravines and railroad tracks, to get to the site. Additionally, these parks should be located along road frontages to improve visual access and community awareness of the sites.

Generally, developed neighborhood parks include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for youth soccer and baseball, sport courts or multi-purpose paved areas, landscaping and irrigation. Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA accessible parking may be included.

### 6.3.3 Pocket Parks

Pocket parks are very small and serve a limited radius (up to ¼-mile) from the site; they provide passive and play-oriented recreational opportunities. Examples of pocket parks can include a tot lot with play equipment such as a climber, slide or swings; a viewpoint; or waterfront access areas such as at street ends. A small urban plaza or civic recognition project may also be considered a pocket park. Parking is not provided at pocket parks, although lighting may be used for security and safety.

### 6.3.4 Natural Areas & Greenspaces

#### Natural areas

Natural areas are those which are preserved to maintain the natural character of the site and are managed to protect valuable ecological systems, such as riparian corridors and wetlands, and to preserve native habitat and biodiversity. In managing for their ecological value, these natural areas may contain a diversity of native vegetation that provides fish and wildlife habitat and embodies the beauty and character of the local landscape. Low-impact activities, such as walking, nature observation, and fishing are allowed, where appropriate, and horseback riding is also permitted on certain sites.

#### Greenspaces

Greenspaces are passive-use open spaces and turf areas without developed amenities or structured functions.

*- DRAFT -  
Revised Chapter*

### 6.3.5 Trails & Bikeways

#### Trails

Trails are non-motorized transportation networks separated from roads. Trails can be developed to accommodate multiple uses or shared uses, such as pedestrians, in-line skaters, bicyclists and equestrians. Trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint.

#### Bikeways

Bikeways are different than trails in that they are within road rights-of-way and their principal focus is on safe and efficient transportation routes. Bikeways serve distinctly different user groups than trail users. Typical bikeway user groups would include bicycle commuters, fitness enthusiasts and competitive athletes. Their emphasis is on speed, which can create conflicts with recreation-type trails and their respective user groups.

*- DRAFT -  
Revised Chapter*

### 6.3.6 Special Facilities

Special facilities include single-purpose recreational areas such as skateparks and display gardens, along with community centers, aquatic centers and public plazas in or near the downtown core. Additionally, publicly-accessible sport fields and play areas of public schools are classified as special facilities; while they often serve as proxies to public parks, school sites have restricted daytime access and offer limited recreational use during non-school hours.

### 6.3.7 Service Standards

Service standards for park facilities are one recognized method of expressing the quantity of recreation service provided for a given level of demand. It is represented as a ratio of quantity versus demand, and it is commonly expressed as a number of acres or miles of facilities per a given population, such as 3 acres of neighborhood park per every 1,000 people or 0.75 miles of trail per 1,000 people.

Table 6.1 shows the adopted service standards for parks and recreational facilities, including trails, in Covington. It is important to bear in mind that the suggested standards are an expression of minimum acceptable facilities for the citizens of Covington. The service standards are a starting point for local level of service assessments. Only the four (4) service standards that will be

adopted for the purposes of funding in Chapter 10 (Capital Facilities Element) are presented in the section below.

Table 6.1. Parks & Recreation Service Standards

Classification	Size Guideline	Proximity Guideline	Service Standard
Community Parks	20-50 acres; 20-acre minimum desired	up to 1-mile radius	5 acres / 1,000
Neighborhood Parks	3-5 acres; 2-acre minimum desired	up to 1/2-mile radius	3 acres / 1,000
Pocket Parks	NA	up to 1/4-mile radius	
Natural Areas & Greenspace	NA	NA	6 acres / 1,000
Trails & Bikeways	NA	NA	0.75 miles / 1,000

*Neighborhood and pocket parks are combined for a service standard of 3 acres per 1,000 residents.*

### 6.4 Park Inventory and Facilities

*- DRAFT -  
Revised Chapter*

This section provides a summary inventory and overview of Covington’s existing public and private developed parks, trails, and recreational facilities.

Covington provides nearly 170 acres of public parkland and natural areas distributed among 24 city-owned sites. A number of other public and private open spaces exist throughout Covington and add to the City’s recreation resources.

The major non-city, public open space is Soos Creek Park, a 731-acre regional park which partially lies within the western edge of the City’s boundaries. This park forms a greenbelt that separates Covington from Kent and includes the Soos Creek Trail, a 1.4-mile multi-purpose trail with parallel equestrian trail. Lake Meridian Park, operated by the Kent Parks Department, is located immediately west of Soos Creek Park and is also heavily used by Covington residents.

Covington residents are also served by several small parks operated by homeowner associations as private parks. The largest privately-owned, publicly-accessible open space is Camp McCullough, a 38-acre Christian campground, located on the western shore of Pipe Lake.

Schools of the Kent and Tahoma School Districts provide additional open space and active recreation opportunities for area youth with athletic fields, tennis courts, basketball courts and playgrounds. Since the City does not own or operate any athletic

fields at the present, individual sports leagues work with each school district via use and maintenance agreements to facilitate practice and game play for local youth sport teams.

Table 6.2 summarizes the existing parks and facilities inventory by park type. The maps on the following pages (Figures 6.1 & 6.2) identify public parks, trails and natural areas managed by the City of Covington. A detailed inventory and assessment of existing parks, natural areas and recreational facilities is contained in the PROS Plan.

Table 6.2. Park System Inventory by Type (Summary)

Type	Number of Sites	Acreage
Community Parks	2	51.98
Neighborhood Parks	10	68.95
<i>Public, City-owned</i>	3	4.46
<i>Private</i>	7	64.49
Pocket Parks	11	5
<i>Public, City-owned</i>	1	0.39
<i>Private</i>	10	4.61
Natural Areas & Greenspace	30	182.4
<i>Public, City-owned</i>	16	109.75
<i>Private</i>	14	72.65
Special Facilities	3	39.56
<i>Public, City-owned</i>	2	1.41
<i>Private</i>	1	38.15
County	5	276.5
Schools	8	77.9
	Total Acreage	702.29

- DRAFT -  
Revised Chapter

Figure 6.1. Existing City-owned Parks and Natural Areas

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Revised Chapter*

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Revised Chapter*

Figure 6.2. Existing Trails, Bikeways and Paths

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Revised Chapter*

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Revised Chapter*

## 6.5 Needs Assessment

This section summarizes the core needs resulting from a review of the park system, community feedback and stakeholder input. A summary of level of service (LOS) measurements for park and trail facilities is also provided.

### 6.5.1 Parks & Natural Areas

A gap analysis of the park system was conducted to examine and assess the current distribution of parks throughout the City. The analysis reviewed the locations and types of existing facilities, land use classifications, transportation/access barriers and other factors as a means to identify preliminary acquisition target areas. The gap analysis showed that much of the city lacks reasonable access to public parkland, with significant gaps in the west-central and eastern areas of the City. A total of nine potential acquisition areas were identified and discussed in more detail in the PROS Plan.

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Revised Chapter*

The greatest documented need is for additional community park sites to provide the land base for a blend of passive and active recreation opportunities, such as sport fields, picnicking and walking. The City should consider an acquisition along Pipe Lake to provide for these recreational needs and to also provide water access. Secondly, new neighborhood parks are needed to improve overall distribution and equity, while promoting recreation within walking distance of residential areas. Also, the need for an urban plaza in the downtown core was identified, as was the need for the acquisition of natural area to connect current City ownership south of Jenkins Creek Park.

Regarding park development, the planned construction of the Covington Community Park will provide needed recreation opportunities and improve the City's level of service. The redevelopment and renovation of Jenkins Creek Park as a second community park serving the City is also a noted priority. Although many Covington residents benefit from access to private, homeowner parks, the City should remain committed to developing additional neighborhood parks, especially for those residents not affiliated with private park amenities.

### 6.5.2 Sport Fields & Sport Courts

The City currently does not provide youth athletic programs, but it works in support of the various youth leagues and organizations with regard to field access and broad dialogue about long-term needs and facility planning. A significant deficit of sport fields

exists for local practice and game play, as well as for quality tournament play. To help address this need, the City should continue to facilitate discussions with area leagues and staff from Maple Valley and Black Diamond for the purposes of field planning and coordination, addressing geographic proximity of fields to the player base and for strategizing about long-term financing opportunities. In addition to the needs of the existing leagues, field demands exist for rugby, football and lacrosse which also should be considered.

Aside from field sport needs, a current deficiency and limited distribution of sport courts exist. School sites provide limited access to basketball courts, and no public tennis or volleyball courts exist within the City.

### 6.5.3 Trails

Currently many of the existing bicycle and pedestrian trails are limited in length, and few connect to the regional trail network, schools, parks or other key destinations. The pathway system is further hindered by physical barriers, such as SR-18, which bisects the City. The PROS Plan identifies the development of several trail segments and corridors in an effort to create a robust trail network that provides logical connections to key destinations and are convenient for the community to use. In support of an expanded trail network, the City should continue to pursue the purchase or dedication of access easements or greenspace corridors to facilitate linkages with existing trail segments.

### 6.5.4 Recreation Facilities & Programming

Community events, fitness programs and educational classes were ranked as the most desired programming options. While the City participates in Covington Days and other community events, such as the tree lighting and run/walk events, the City should consider incremental growth in recreation services to focus on programs not currently offered by local or regional providers, such as health and fitness education for youth and fall prevention programs for seniors. As the City considers offering more events, it should seek to share costs with private sponsors and develop a series of seasonal activities.

Past discussions regarding the development of a community recreation center were also reviewed in light of current community attitudes and potential operational challenges. One option includes the expansion of the Covington Aquatic Center. While this center can accommodate a second story for a fitness room, it would not

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Revised Chapter*

be large enough to accommodate extensive recreation programming or a teen center.

Recent discussions by city officials have expanded the concept of a recreation center to discuss the potential of a multi-jurisdictional facility to support residents of Covington, Maple Valley and Black Diamond. Such a facility would be jointly funded by the cities and/or require voter support from the wider area. Given the interest in recreation facility space for programming, it is recommended that an additional review of alternatives for providing recreation center “services” be performed, while addressing the initial financial considerations, understanding and modeling user demand and analyzing options for facility and program cost recovery.

#### 6.5.5 Repair, Renovation & Safety Projects

A major theme from community planning process for the PROS Plan was that the maintenance and upkeep of public parklands is paramount to residents’ use and enjoyment of the facilities. Covington residents are keenly interested in the renovation of their parks and natural areas system. The desire for better and more consistent maintenance of parks and facilities, along with a variety of suggestions for specific site upgrades and enhancements suggests that the City’s park system must improve its facilities to establish the respect and patronage of its citizens. Several renovation projects are noted in the Capital Facilities Plan, with special attention toward improvements at Jenkins Creek Park.

#### 6.5.6 Level of Service Assessment

A level of service (LOS) assessment was conducted as a means to understand the distribution of parkland acreage and trails by classification and for a broader measure of how well the City is serving its residents with access to these recreation amenities. Using the service standards discussed above, Table 6.3 illustrates the current and projected levels of service for parkland, natural areas and trails for Covington.

*- DRAFT -  
Revised Chapter*

Table 6.3: Current & Projected Levels of Service by Park Classification

Facility Type	Service Standard	Existing Inventory	Current Surplus / (Deficit)	Projected Surplus / (Deficit) (2020) <sup>1</sup>
<b>Parks:</b>		<i>acres</i>	<i>acres</i>	<i>acres</i>
Community	5 acres / 1,000	39.7 ac.	(36.9) ac.	(49.7) ac.
Neighborhood & Pocket	3 acres / 1,000	52.0 ac.	(13.6) ac.	(21.3) ac.
Natural Areas & Greenspace	6 acres / 1,000	109.8 ac.	3.0 ac.	(12.3) ac.
<b>Trails:</b>		<i>miles</i>	<i>miles</i>	<i>miles</i>
Trails	0.75 miles / 1,000	4.7 mi.	(8.6) mi.	(10.6) mi.
Bikeways	0.75 miles / 1,000	7.1 mi.	(6.3) mi.	(8.2) mi.

<sup>1</sup> Assumes growth projection between current population of 17,785 and 2020 population of 20,335.

The current level of service for community parks is 2.9 acres per 1,000 residents, which includes the undeveloped properties of the Covington Community Park and Jenkins Creek. The current deficit of 37 acres is expected to grow to approximately 50 acres by 2020. A small current deficit exists for neighborhood parks, which is expected to grow to approximately 20 acres. The current level of service for natural areas is meeting the standard, but it is also expected turn to a deficit in the coming 10 years.

The current level of service indicates a deficiency of over 8 miles of pathways and over 6 miles of bikeways; however, the pathway system expansion projects listed in the Capital Facilities Plan will help ameliorate some of this projected deficit and create a dynamic network of on-street and off-street pathways linking major destinations throughout Covington.

- DRAFT -  
Revised Chapter

## 6.6 Goals and Policies

The following section presents the goals and policy statements that have been developed through the community planning process for the PROS Plan. These statements have been derived by analyzing the strengths and weaknesses of the existing park system; input of Covington residents’ responses to the Parks Survey; review and feedback from the Parks and Recreation Commission; national and local recreation trends and issues; and from identifying opportunities for strategic progress during the next 5 to 10 years.

### 6.6.1 Community Engagement

PRG 1.0 Encourage meaningful public involvement in park and recreation planning and engage residents through department communications.

*- DRAFT -  
Revised Chapter*

- PRP 1.1 Involve residents and stakeholders in system planning, park site facility design and recreation program development to solicit community input, facilitate project understanding and engender public support.*
- PRP 1.2 Use a variety of methods and media to increase resident awareness about Parks and Recreation Department activities via community events, interpretive tours, presentations to neighborhood, homeowner and civic groups and other venues.*
- PRP 1.3 Expand and update the city's web site to enhance citizen communication, expand access to information and improve public outreach and marketing.*
- PRP 1.4 Prepare and publish a comprehensive park and trail facilities map for online and print distribution to highlight existing and proposed routes and promoting Covington as an active-lifestyles community.*
- PRP 1.5 Host special events, festivals, concerts and cultural programming to promote wellness and community identity, foster civic pride and promote tourism and the benefits of recreation.*
- PRP 1.6 Expand community-based volunteer and stewardship development and improvements opportunities, such as planting and restoration activities, in conformance to established City standards.*
- PRP 1.7 Conduct periodic joint sessions between the Parks and Recreation Commission, City Council and other commissions to improve coordination and discuss policy matters of mutual interest.*

### 6.6.2 Health, Wellness & Programming

- PRG 2.0** Establish a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities.

*- DRAFT -  
Revised Chapter*

- PRP 2.1 Leverage City resources by forming and maintaining partnerships with other public, non-profit and private recreation providers to deliver recreation services and secure access to existing facilities (e.g. schools) for field sports and other community recreation.*
- PRP 2.2 Emphasize service provision to children, teens, seniors, people with disabilities and other population groups with limited access to market-based recreation options.*
- PRP 2.3 Explore partnership opportunities with regional healthcare providers and services, such as MultiCare, Valley Medical Center and the King County Health Department, to promote wellness activities, healthy lifestyles and communications about local facilities and the benefits of parks and recreation.*
- PRP 2.4 Promote and expand special events and programming, such as summer programs and environmental education. Utilize the region's parks, trails, waterfronts and recreation facilities as settings to provide and/or facilitate a wider array programs and activities.*
- PRP 2.5 Continue to foster the partnership with the Kent and Tahoma School Districts to utilize school sites to provide active recreation facilities. Explore opportunities to co-develop facilities on school property or property adjacent to schools.*
- PRP 2.6 Explore options with Maple Valley, Black Diamond and King County for the development of a joint community facility for recreation, fitness and leisure activities.*
- PRP 2.7 Periodically undertake a comprehensive evaluation of existing recreation program offerings in terms of persons served, customer satisfaction, cost/subsidy and availability of similar programs via other providers.*

*PRP 2.8 Study and create cost recovery guidelines for existing and planned recreation programs and services.*

*PRP 2.9 Coordinate with the Covington Art Commission to encourage participation in, appreciation of and education in the arts and to improve the capacity of local arts agencies in providing art programs that benefit community residents.*

### 6.6.3 Parks, Natural Areas & Trails

**PRG 3.0** Acquire and develop a high-quality, diversified system of parks, recreation facilities and open spaces that is attractive, functional, accessible and safe – providing equitable access to all residents.

*PRP 3.1 All city residents should live within one-half mile of a developed neighborhood park and one mile of a developed community park.*

*PRP 3.2 Provide a combined service standard of 8 acres per 1,000 resident-equivalents of developed neighborhood and community parks.*

*PRP 3.3 Provide an overall parks and natural areas service standard of 14 acres per 1,000 resident-equivalents.*

*PRP 3.4 Preserve and protect parks and open space within Covington’s boundaries. Prepare and adopt a “no net loss” of public parks policy, such that the City will consider parkland losses only when converted parkland is replaced in equal to or better size and/or quality.*

*PRP 3.5 Designate parks, recreational areas, trails and natural areas to be of local or regional significance if they contain significant recreation or cultural opportunities or facilities, unusual or special botanical resources, environmentally sensitive areas that serve a significant role or provide a significant function in the natural systems within the City, or public art and are*

*- DRAFT -  
Revised Chapter*

*associated in a significant way with an historic event, structure or person with a significant effect upon the City, state or nation.*

*PRP 3.6 Adopt plans, development and building regulations, and review procedures to protect locally or regionally significant parks, urban separators, and recreation and open space areas from adverse physical and environmental impacts caused by incompatible land uses in the vicinity of these resources.*

*PRP 3.7 Develop and implement minimum design and development standards for park and recreation amenities within private developments to maintain minimally-acceptable standards of development and to address community facility needs, equipment types, accessibility and installation procedures.*

*PRP 3.8 Identify and protect areas of local or regional significance and increase and enhance public access to shoreline areas.*

*PRP 3.9 Pursue low-cost and/or non-purchase options to preserve open space and greenbelts, including the use of conservation easements, current use assessment and development covenants.*

*PRP 3.10 Actively plan and coordinate with King County, Kent, Black Diamond and Maple Valley for the acquisition of parks and open space within or in close proximity to the urban growth area.*

*PRP 3.11 Encourage and support the participation of community-based or non-profit conservation organizations, which offer options and alternatives to development in the interest of preserving desirable lands as a public benefit.*

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Revised Chapter*

PRG 4.0 Protect and manage the City's environmentally-sensitive lands, remnant open spaces and natural and cultural resources to highlight their uniqueness and local history.

*PRP 4.1 Retain as open space those areas having a unique combination of open space values, including the separation or buffering between incompatible land uses; visual delineation of the City or a distinct area or neighborhood of the City; aquifer recharge areas; floodwater or stormwater storage; stormwater purification; recreational value; aesthetic value; and educational value.*

*PRP 4.2 Retain and protect as open space those areas that provide habitat for rare, threatened or endangered plant or wildlife species, may serve as a corridor for wildlife movement, and may include and encourage public use for wildlife interpretation and observation.*

*PRP 4.3 Develop management plans for the City's larger natural areas and greenspaces and facilitate community-based volunteer restoration. Plan for and manage the use of natural areas in coordination with the City's Critical Areas Ordinance and other resource protection guidelines.*

*PRP 4.4 Manage vegetation in natural areas to support or maintain native plant species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.*

*PRP 4.5 Coordinate with King County, Kent, Black Diamond and Maple Valley to explore opportunities to preserve and enhance the ecological function, habitat quality and recreational value of the Soos Creek, Little Soos Creek and Jenkins Creek corridors.*

*PRP 4.6 Coordinate with other public agencies and private landowners for the protection of valuable natural resources and sensitive*

- DRAFT -  
Revised Chapter

*lands through the purchase of development rights, easements or title and make these lands available for passive recreation, as appropriate.*

*PRP 4.7 Recognize that designating private property for open space uses does not establish or promote any public access rights to such property.*

*PRP 4.8 Revise and adopt the draft Covington Community Forestry Plan to articulate a long-term strategy for tree protection, urban forestry management and public education and outreach.*

*PRP 4.9 Consider creating community-based volunteer and stewardship opportunities as a ways to inform and engage residents about urban forestry issues, such as tree planting, tree care and management and the benefits of urban trees.*

*PRP 4.10 Analyze the City's existing tree canopy cover, establish canopy cover goals and promote urban forestry programs in order to maintain healthy atmospheric conditions.*

*PRP 4.11 Establish and promote a recognition program for the City's Heritage Trees.*

*PRP 4.12 Comply with the Evergreen Communities Act (RCW 35.105) and obtain and maintain Evergreen Community status.*

*PRP 4.13 Maintain Tree City USA status.*

*PRP 4.14 Promote the installation and management of street trees as an extension of urban habitat and providing green infrastructure benefits.*

**PRG 5.0** Develop a high-quality system of shared-use park trails and bicycle & pedestrian corridors that connect significant local landscapes, public facilities, neighborhoods and the downtown core.

*PRP 5.1 Create a network of interconnected, shared-use trails for walking, hiking and cycling to*

**- DRAFT -  
Revised Chapter**

*promote connectivity between parks, neighborhoods and public amenities.*

*PRP 5.2 Provide a trails service standard of 0.75 miles per 1,000 resident-equivalents.*

*PRP 5.3 Integrate the siting of proposed trail segments into the development review process. Require development projects along designated trail routes to be designed to incorporate the trail as part of the project.*

*PRP 5.4 Work with local agencies, utilities and private landholders to secure trail easements and access to greenspace for trail connections.*

*PRP 5.5 Require development projects along designated trail routes to be designed to incorporate the trail as part of the project. Sensitive area buffers within proposed subdivisions and short-subdivisions shall be widened to accommodate additional open space and a public easement for future trails.*

*PRP 5.6 Designate publicly-owned trails and City-dedicated easements on private lands as community trails and manage the use, maintenance and operation of each trail accordingly.*

*PRP 5.7 Coordinate with Burlington Northern Santa Fe Railroad for a potential rail-with-trail opportunity.*

*PRP 5.8 Coordinate with King County, Kent, Black Diamond and Maple Valley for the joint planning, development and maintenance of a regional pedestrian-bicycle trail system, to include linkages to the Soos Creek Trail, Lake Wilderness Trail, Cedar River Trail and the proposed SR-18 Trail.*

*PRP 5.9 Address pedestrian safety and access across Kent-Kangley Road, SR-18 and the railroad tracks.*

*- DRAFT -  
Revised Chapter*

*PRP 5.10 Provide trailhead accommodations, as appropriate, to include parking, wayfinding signage, restrooms and other amenities.*

#### 6.6.4 Concurrency

PRG 6.0 Ensure that new park and recreational services are provided concurrent with new development.

*PRP 6.1 New development shall provide funds or parkland for concurrent park development and maintenance.*

*PRP 6.2 Require on-site (or nearby off-site) development of recreation facilities or appropriate and usable parkland in conjunction with the approval of any development project involving more than 20 new dwelling units. The development of recreational amenities shall conform to the City's minimum guidelines and the general needs outlined in this Plan. Fees in lieu of development may be accepted by the City if such mitigation is not practicable.*

*PRP 6.3 Mixed use development involving more than 20 new dwelling units in the downtown area shall be exempted from the requirement to develop on-site park, recreation or open space facilities. Instead, upon approval by the City, in lieu of fees may be accepted for such mixed-use developments, to be spent on designated park, recreation or open space resources within the City that serve the development.*

*PRP 6.4 New commercial development shall be responsible for financing and providing downtown amenities such as parks, open spaces and public art.*

#### 6.6.5 Management & Operations

PRG 7.0 Provide a parks, trails and open space system that is efficient to administer and operate, while providing a high level of user comfort, safety, aesthetic quality and protection of capital investment.

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Revised Chapter*

- PRP 7.1 Provide sufficient financial and staff resources to maintain the overall parks system to high standards.*
- PRP 7.2 Maintain all parks and facilities in a manner that keeps them in safe and attractive condition; repair or remove damaged components immediately upon identification.*
- PRP 7.3 When developing new facilities or redeveloping existing facilities, review and consider the projected maintenance and operations costs prior to initiating design development. Emphasize the maintenance, enhancement and renovation of existing parks prior to the development of new facilities.*
- PRP 7.4 Formulate illustrative master plans for the development or redevelopment of each city park, as appropriate, to take maximum advantage of grant or other funding opportunities.*
- PRP 7.5 Design and maintain parks, trails and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age. All facilities shall conform to the American with Disabilities Act (ADA) guidelines and requirements.*
- PRP 7.6 Incorporate sustainable development and low impact design practices into the design, planning and rehabilitation of new and existing facilities. Prepare sustainability best management practices for grounds maintenance and operations. Consider the use of non-invasive, native vegetation for landscaping in parks and natural areas to minimize maintenance requirements and promote wildlife habitat and foraging.*
- PRP 7.7 Standardize the use of graphics and signage to establish a consistent identity at all parks, trailheads and other facilities.*

*- DRAFT -  
Revised Chapter*

- PRP 7.8 Standardize park furniture (trash cans, tables, benches, fencing, water fountains) to reduce inventory costs and improve appearance of, and maintenance consistency within, parks.*
- PRP 7.9 Coordinate park planning, acquisition and development with other City projects and programs that implement the comprehensive plan. Seek partnerships with other public agencies and the private sector to meet the demand for cultural and recreational facilities in the City.*
- PRP 7.10 Encourage volunteer park improvement and maintenance projects from a variety of individuals, service clubs, scouting organizations, churches and businesses.*
- PRP 7.11 Periodically evaluate user satisfaction and numerical use of parks, facilities and programs; share this information with staff, Parks and Recreation Commission and City Council as part of the decision making process to revise offerings or renovate facilities.*
- PRP 7.12 Pursue alternative funding options for the acquisition and development of parks and facilities, such as through private donation, sponsorships, partnerships, county, state and federal grant sources, among others. Place priority on maximizing grants and other external sources of funding, or inter-agency cooperative arrangements, to develop the City's park resources.*
- PRP 7.13 Promote professional development opportunities that strengthen the core skills and engender greater commitment from staff, Commission members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA) and the Washington Recreation & Park Association (WRPA).*

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Revised Chapter*

## 6.7 Implementation

The PROS Plan summarizes information found elsewhere in the Comprehensive Plan that is required as basic elements of a capital facilities plan under the GMA, including the inventory of existing facilities and a forecast of future needs. In addition, a table listing proposed new facilities with estimated acquisition and development costs can be found in the PROS Plan CIP. Additionally, park and recreation facilities are included in the Capital Facilities Element of the Comprehensive Plan (Chapter 10).

The total amount of funding to support the documented community demand for parks and recreation services exceeds the City's current financial capacity. Since park projects and recreation services must compete for funds with many other vital City functions and services, the proposed park and trail capital improvement projects identified in the PROS Plan were prioritized according to high, medium and low priorities, in consideration of an analysis of the community's needs, population and geographic distribution, project opportunities and potential funding. The PROS Plan also addresses various sources of park and recreation funding that are available to the City of Covington. Some of these sources are limited to particular types of projects or programs, while others are more general and may be applied to most any park project.

A number of strategies exist to improve service delivery for the Covington Parks and Recreation Department; however, clear decisions must be made in an environment of competing interests and limited resources. A strong community will is necessary to bring many of the projects listed in the PROS Plan to fruition. Given the current operating and capital budgets for the Department, general fund and grants alone will be unable to support both land acquisition and development for the highest priority projects, and a future bond, levy and/or special assessment backed by the support of local voters may be necessary.

### 6.7.1 Capital Facilities Planning

The Capital Facilities Element summarizes information, provided in more detail in the PROS Plan, regarding the proposed park and trail facilities for Covington's 6-year capital improvement projects. Figure 6.3 illustrates the locations of the capital improvement plan projects identified in the PROS Plan.

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Revised Chapter*

Figure 6.3. Parks and Recreation Capital Improvements Plan Map

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Revised Chapter*

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**CITY OF COVINGTON**  
 Community Development Department  
 16720 SE 271st Street • Suite 100 • Covington, WA 98042  
 Phone: 253-638-1110 • Fax: 253-638-1122  
 www.ci.covington.wa.us

A-430

# ATTACHMENT 6

## COMPREHENSIVE PLAN AMENDMENT APPLICATION

**2011 Application Deadline: February 1, 2011**

<b>STAFF USE ONLY</b>	Docket Number: <u>CPA-2011-3</u>	Application Date: <u>1-24-11</u>
	<input type="checkbox"/> City-initiated <input checked="" type="checkbox"/> Privately-initiated	

**APPLICANT**  Primary Contact Person

Name: Richard Hart, Community Development Director

Address: 16720 SE 271st St. Suite 100

City/State/Zip: Covington, WA 98042

Phone: (253) 638-1110 Fax: \_\_\_\_\_

E-mail Address: rhart@ci.covington.wa.us

Signature: \_\_\_\_\_

**AGENT**  Primary Contact Person

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPERTY OWNER**

Name: NA: Non-Site-Specific

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**PROPERTY OWNER 2**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**TYPE OF COMPREHENSIVE PLAN AMENDMENT**

This is a site-specific amendment proposal. Complete site-specific information below.

This is a non-site-specific amendment proposal. Complete area-wide/textual amendment information below.

This amendment proposal involves changes to development regulation text and/or tables and/or changes to the zoning map. Complete a separate Application for Development Regulation and/or Zoning Map Amendment.

### SITE-SPECIFIC AMENDMENTS

*Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.*

ADDRESS(ES): \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_ SITE AREA: \_\_\_\_\_

LEGAL DESCRIPTION(S): \_\_\_\_\_

PROPOSED CHANGE TO FUTURE LAND USE MAP DESIGNATION: FROM \_\_\_\_\_ (CURRENT) TO \_\_\_\_\_ (PROPOSED)

PROPOSED CHANGE TO OFFICIAL ZONING MAP DESIGNATION: FROM \_\_\_\_\_ (CURRENT) TO \_\_\_\_\_ (PROPOSED)

## AREA-WIDE & TEXT AMENDMENTS

Chapter and section of comprehensive plan to be amended: Downtown Element Ch. 4-Figure 4.5 and Transportation Element Ch. 5-Figure 5.7

Indicate either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal. If specific changes are proposed, please indicate current language and proposed language.

Figure 4.5, which is the Town Center Street Type Map in the Downtown Element, is proposed for amendment by replacing the missing middle segment of the proposed roadway, 171st Ave SE, between SE 276th St. and SE 274th Place. This segment completes the entire length of the proposed 171st Ave SE as the traditional pedestrian-oriented "Main Street" within the new Town Center Zone. Figure 5.7, which is the 20-Year Capital Improvement Plan Map for 2010-2029, is also proposed for amendment by replacing the missing middle segment of the proposed 171st Ave SE between SE 276th St. and SE 274th Place. This segment also completes the entire length of the proposed 171st Ave SE CIP project as the traditional pedestrian-oriented "Main Street" within the Town Center

## DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

An amendment may be considered for placement on the final docket under any one of the following circumstances. Check the applicable box, and describe in detail how the proposed amendment complies with the criterion. Attach additional sheets as necessary.

- If the proposed amendment is site-specific, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.

NA-as proposed amendment is not site-specific

- State law requires, or a decision of a court or administrative agency has directed such a change.

NA-as the proposed amendment is not site-specific.

- There exists an obvious technical error in the pertinent comprehensive plan provision.

NA-as the proposal is not site specific.

## DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

If none of the three conditions on p.2 apply, then the proposed amendment must meet *all five* of the following criteria. Please answer the following questions, providing specific details and attaching additional sheets as necessary.

1. Explain how the proposed amendment is appropriately addressed through the comprehensive plan and how it would be a public benefit to the City of Covington (i.e. enhances the public health, safety, and welfare).

*The Comprehensive Plan Downtown and Transportation Elements vision statement, goals, policies, and text provide for a pedestrian-oriented "Main Street" within the new Town Center. In the current Downtown & Transportation Elements the proposed 171st Ave SE, a Type I street, is the envisioned "Main Street", and there is a small segment of the entire length that was omitted when this Downtown Element was adopted. The Downtown Plan completed in 2009 called for the entire length of this street to be the pedestrian focus of the new Town Center. In order to further the vision and goal of the 2009 Downtown Plan, to provide predictability for future developers, to enhance the pedestrian nature of a true "Main Street", and to provide guidance for determining design standards for any future development projects, the entire length of the proposed 171st Ave SE, "Main Street", should have a similar designation to provide consistency for design and development.*

2. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three amendment cycles are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.25.040(3)). Has the same or a substantially-similar amendment been proposed during the last three annual amendment cycles?  No  Yes

If yes, how has geographic expansion necessitated the proposed amendment?

The Proposed amendment has not been considered before. This amendment is submitted at the request of the Planning Commission to align the Comp Plan maps with the vision of the Downtown Plan.

3. Does the proposed amendment raise any policy or land-use issues that are more appropriately addressed by an ongoing work program approved by the City Council?  No  Yes

Please explain:

*Neither of the proposed amendments to the Map Figures 4.5 or 5.7 raise such issues.*

4. Explain how the proposed amendment addresses significantly changed conditions since the last time the pertinent comprehensive plan map or text was amended. "Significantly changed conditions" are those resulting from unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent comprehensive plan map or text; where such change has implications of a magnitude that need to be addressed for the comprehensive plan to function as an integrated whole.

*Since the last time these Figures 4.5 and 5.7 in the Downtown and Transportation Elements were added to the Comp Plan, proposed developments in the Town Center have also changed, and the desire is to provide for a continuous uninterrupted pedestrian-oriented "Main Street" as the focus of the Town Center in order to meet the long-term vision of the City as identified in the Comprehensive Plan Policies.*

## DESCRIBE HOW PROPOSAL MEETS SELECTION / DECISION CRITERIA (CONT'D.)

5. Explain how the proposed amendment is consistent with:

(a) The vision, goals, and policies of the comprehensive plan, and other goals and policies of the City:

The Downtown Plan completed in 2009 called for the entire length of this street to be the pedestrian focus of the new Town Center. In order to further the vision and goal of the 2009 Downtown Plan, to provide predictability for future developers, to enhance the pedestrian nature of a true "Main Street", and to provide guidance for determining design standards for any future development projects, the entire length of the proposed "Main Street", or 171st Ave SE, should have a similar designation to provide consistency for design and development.

(b) The Countywide Planning Policies, the Growth Management Act, State Environmental Policy Act (SEPA), the Washington Administrative Code, and other applicable state and federal laws.

The proposed changes outlined above are consistent with the Countywide Planning Policies, the Growth Management Act, SEPA & WAC, and other state & federal laws, as they follow directly the vision, goals, and policies in many related Elements of the Covington Comprehensive Plan, including the Land Use, Downtown, Transportation, and Public Facilities Element.

## COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.

The proposed changes to Figures 4.5, Town Center Street Type Map, in the Downtown Element and Figure 5.7, 20-year CIP Map, in the Transportation Element, will assist the design of high quality, pedestrian-oriented streets, will aid in programming future capital investments, and will ensure such road improvements are constructed either by the public, the private sector, or through a public/private partnership.

2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.

## CERTIFICATION / SIGNATURE

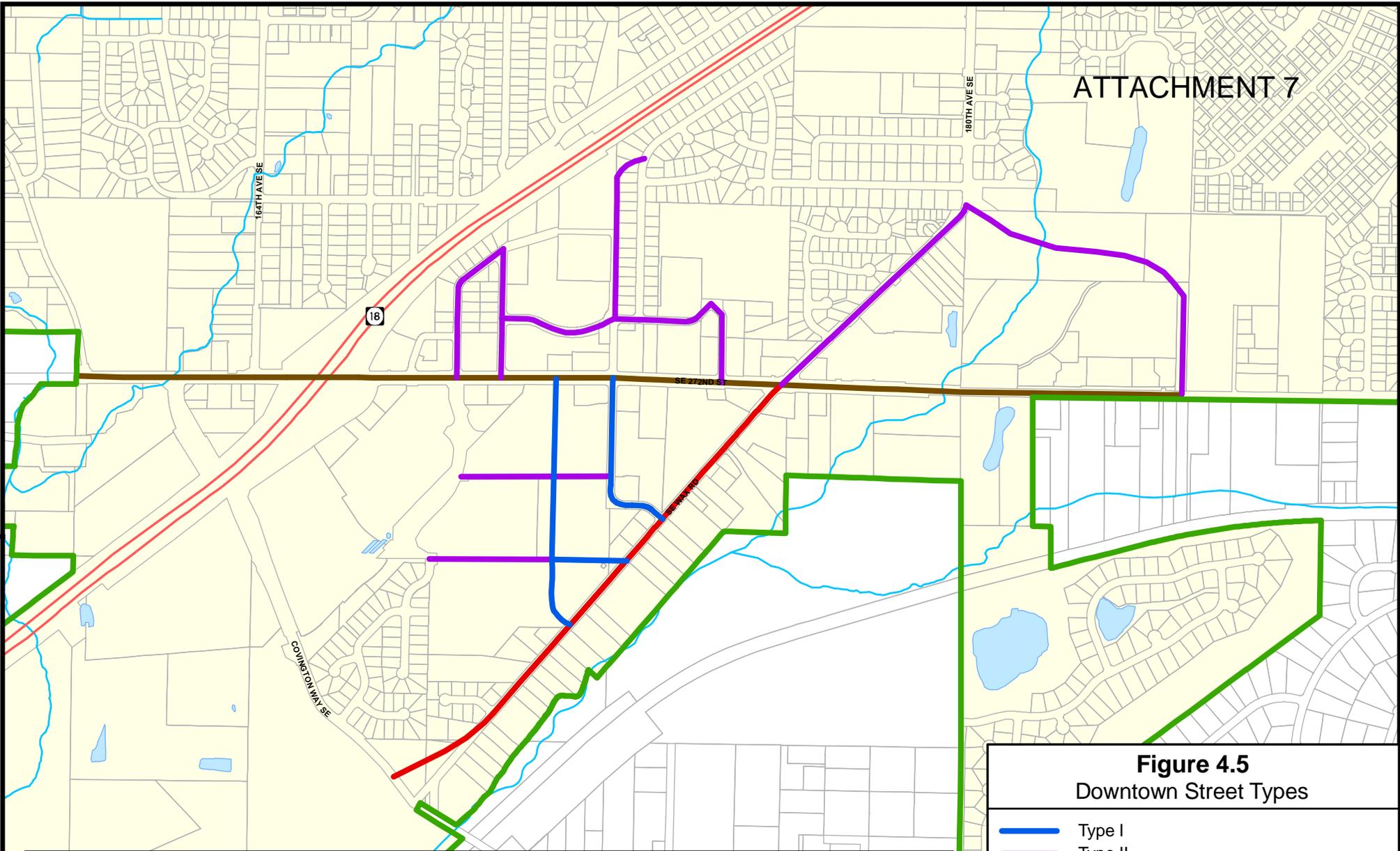
I have reviewed the Comprehensive Plan Amendment Instruction Guide and Timeline, and certify that the information provided on this application is true and correct.

\_\_\_\_\_  
Applicant's/Agent's Signature

\_\_\_\_\_  
Date

*Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.*

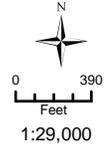
# ATTACHMENT 7



Street Type	Description
I	Pedestrian-oriented street within 66 ft ROW, 30 ft of pavement, two driving lanes, on-street parking and minimum 10 ft clear walkway.
II	Pedestrian and vehicular-oriented street within 86 ft of ROW, 30 ft of pavement, two driving lanes, on-street parking, center landscaped median, accommodating bicycle lanes and minimum 8 ft clear walkway.
III	Landscaped boulevard within 100 ft of ROW, 35 ft of pavement, two driving lanes, center landscaped median, accommodating bicycle lanes and minimum 15 ft clear walkway and amenity zone.
IV	Major arterial roadway within 126 ft ROW, maximum 94 ft of pavement, four driving lanes, center median, transit access lane, no on-street parking, 6 ft landscaped buffer and minimum 8 ft clear walkway.

**Figure 4.5**  
Downtown Street Types

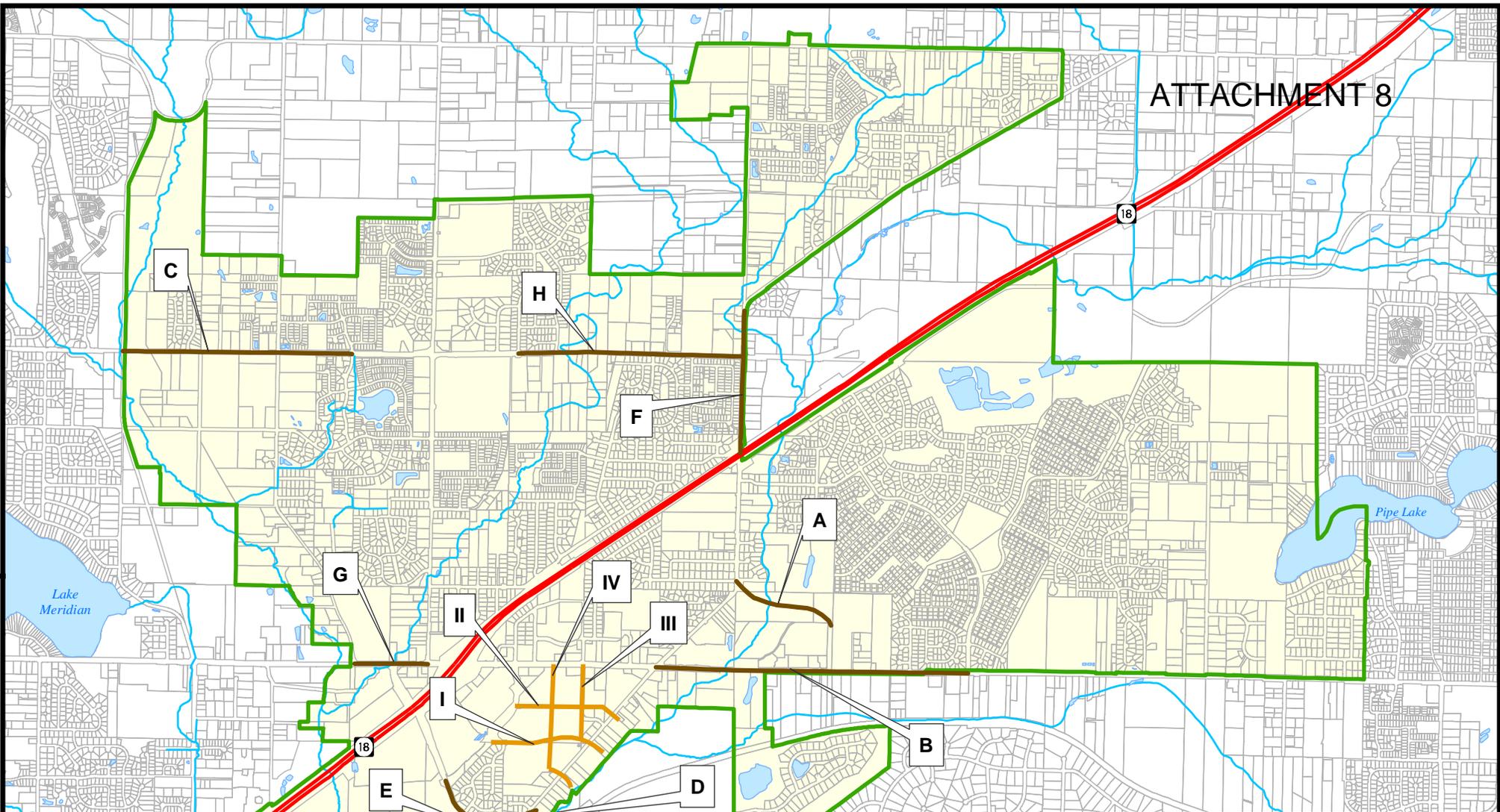
- Type I
- Type II
- Type III
- Type IV
- City of Covington



October 2009

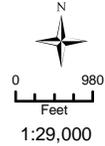
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**Figure 5.7**  
20 Year Capital Improvement  
Plan 2010 - 2029

-  Capital Improvement Project Areas
-  Downtown Improvement Project Areas
-  City of Covington



October 2009

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Priority	Project	From	To	Description
A	180th Ave SE Ext.	SE 267th Pl	SE 272nd St	Add 2 Through Lanes, Turn Lanes and Median
B	SE 272nd St	SE Wax Rd	192nd Ave SE	Add 2 Through Lanes, Bike Lanes, Turn Lanes and Median
C	SE 256th St	148th Ave SE	160th Ave SE	Add 2 Through Lanes, Bike Lanes, Turn Lanes and Median
D	SE Wax Rd	Covington Way SE	SE 278th Pl	Re-align, Add Bike Lanes, Turn Lanes and Intersection Improvements
E	Covington Way SE	168th Ave SE	SE Wax Rd	Add 2 Through Lanes, Bike Lanes, Turn Lanes and Median
F	180th Ave SE	SE 261st St	SE Wax Rd (North)	Add Ped Overcrossing of SR18, Turn Lanes, Median and Bike Lanes, +2 Thru Lanes n/o SE 256th St
G	SE 272nd St	160th Ave SE	164th Ave SE	Add 2 Right Turn Lanes and Bike Lanes
H	SE 256th St	168th Ave SE	180th Ave SE	Add 2 Through Lanes, Bike Lanes, Turn Lanes and Median



**CITY OF COVINGTON**  
 Community Development Department  
 16720 SE 271st Street • Suite 100 • Covington, WA 98042  
 Phone: 253-638-1110 • Fax: 253-638-1122  
 www.ci.covington.wa.us

A-431

# ATTACHMENT 9

## APPLICATION FOR DEVELOPMENT REGULATION AND/OR ZONING MAP AMENDMENT 2011

STAFF USE ONLY	Docket Number: <u>DRA-2011-1</u>	Application Date: <u>1-25-11</u>
	<input checked="" type="checkbox"/> City-initiated <input type="checkbox"/> Privately-initiated	

**APPLICANT**  Primary Contact Person

Name: Richard Hart, Community Development Director  
 Address: 16720 SE 271st Street, Suite 100  
 City/State/Zip: Covington, WA 98042  
 Phone: (253) 638-1110 Ext. 2226 Fax: \_\_\_\_\_  
 E-mail Address: rhart@ci.covington.wa.us  
 Signature: \_\_\_\_\_

**AGENT**  Primary Contact Person

Name: \_\_\_\_\_ (Same as Applicant)  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**PROPERTY OWNER**

Name: \_\_\_\_\_ A variety of property owners in the downtown zones of the City are affected by the change.  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_

**PROPERTY OWNER 2**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**TYPE OF AMENDMENT**

This is a proposal to amend development regulation text or tables contained in the Covington Municipal Code. Complete development regulation information below.  
 This is a proposal to amend the City's zoning map. Complete zoning amendment information below.

### DEVELOPMENT REGULATION AMENDMENT

Chapter and section of Covington Municipal Code to be amended: CMC 18.31.060 Downtown Zoning Districts Street Type Map

- Is the proposed amendment a minor correction (i.e. one that does not result in any substantive change to the content or meaning of a development regulation, such as a correction to punctuation or numbering or a typographical or technical error)?  
 No     Yes *If yes, amendment proposal is exempt from the notice and hearing requirements of Chapter 14.27 CMC and the Director may make a recommendation directly to the City Council.*
- What are the reasons for requesting this change?  
The reason for the change is to fill in a missing segment of the proposed 171st AVE SE, in the design regulations, which is intended as a pedestrian-friendly "Main Street" according to the vision of the Downtown Plan & Zoning Study and the Downtown Element of the Comprehensive Plan.

## DEVELOPMENT REGULATION AMENDMENT (CONT'D.)

3. Provide either conceptual or specific amendatory language. Please be as specific as possible to aid in the evaluation of your proposal.

There is no amendatory language to the text of the Downtown Development and Design Standards. The change involves amending the Street Type Map in CMC 18.31.060 in order to add a missing segment in the middle of the proposed 171st Ave SE, which is intended to become the new pedestrian-oriented "Main Street" in the Covington Town Center. (See attached map)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## ZONING MAP AMENDMENT

PROPOSED CHANGE TO ZONE DESIGNATION: FROM NA (CURRENT) TO \_\_\_\_\_ (PROPOSED)

SURROUNDING ZONE DESIGNATIONS: EAST: \_\_\_\_\_ WEST: \_\_\_\_\_ NORTH: \_\_\_\_\_ SOUTH: \_\_\_\_\_

COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION: NA

CURRENT LAND USE: NA

*If this is a site-specific zoning map amendment, complete the following property information. Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.*

ADDRESS(ES): \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

SITE AREA: \_\_\_\_\_ sq. ft. / acres (circle one)

LEGAL DESCRIPTION(S): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

1. Proposed amendments that are the same or substantially-similar to an amendment proposed during the last three years are not eligible for consideration, except in certain cases due to geographic expansion by the City (see CMC 14.27.030(3)). Has the same or a substantially-similar amendment been proposed during the last three years?  No  Yes

If yes, how has geographic expansion necessitated the proposed amendment?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## DESCRIBE HOW PROPOSAL MEETS DECISION CRITERIA

2. Explain how the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan.  
The Comprehensive Plan Downtown and Transportation Elements vision statement, goals, policies, and text provide for a pedestrian-oriented "Main Street" within the new Town Center. In the current Downtown & Transportation element the proposed 171st Ave SE Type I street, which is the envisioned "Main Street" There is a small segment of the entire length that was omitted when this Downtown Element was adopted. The Downtown Plan completed in 2009 called for the entire length of this street to be the pedestrian focus of the new Town Center. In order to further the vision and goal of the 2009 Downtown Plan, to provide predictability for future developers, to enhance the pedestrian nature of a true "Main Street", and to provide guidance for determining design standards for any future development projects, the entire length of the proposed 171st Ave SE, "Main Street", should have a similar designation to provide consistency for design and development.
3. Explain how the proposed amendment is consistent with the scope and purpose of the City's zoning ordinances and the description and purpose of the zone classification applied for.  
The Town Center Zone has Street types identified in order to determine the level of design standards and criteria that will apply to future development. A continuous street would best apply these consistent design standards along the entire length.
4. Explain how circumstances have changed substantially since the establishment of the current development regulation, zoning map or district to warrant the proposed amendment.  
Several development proposals have been entertained for the new Covington Town Center. Thus, having a continuous pedestrian-oriented street along the proposed 171st Ave SE with the same design standards is beneficial to the new Covington Town Center. Establishing a full-length street and restoring the continuous Type I pedestrian street along the entire length is advantageous to the vision of the TC and gives predictability to future developers.
5. Explain how the proposed zoning is consistent and compatible with the uses and zoning of surrounding property.  
Consistency of design standards and street types on the Street Type Map along the proposed "Main Street" or 171st Ave SE will provide for a more unified, pedestrian-friendly design within the Town Center and contribute to the overall vision of Council in line with the Downtown Plan & Zoning Study.
6. Explain how the property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification.  
NA. This is not a change in proposed uses, but a change in street type that only affects the design of buildings on the street frontage.
7. Explain how adequate public services could be made available to serve the full range of proposed uses in that zone.  
The change in the Street Type Map to provide a continuous street along 171st Ave SE will not affect the type or scale of public services for the propose uses in the surrounding zones. All public services will still have to be provided to any use on this street regardless of the Street Type.

## COSTS & BENEFITS / ADDITIONAL INFORMATION

1. Describe the effects of the proposed amendment in terms of costs and benefits to the public, both monetary and non-monetary.  
*There should be no monetary costs to the public or the local government. The benefits to the public will be a more pedestrian-friendly street frontage and public realm along the future "Main Street" in the Covington Town Center and a more consistent design of buildings including retail, office and residential uses.*
2. Describe and/or attach any studies, research information, or further documentation that will support this proposal.  
*The Downtown Plan and Zoning Study, completed in September, 2009, provides the vision, goals, and policies for a pedestrian-oriented Covington downtown and identifies 171st Ave SE as the primary "Main Street" in the new Town Center. This change furthers that vision and goal.*

## CERTIFICATION / SIGNATURE

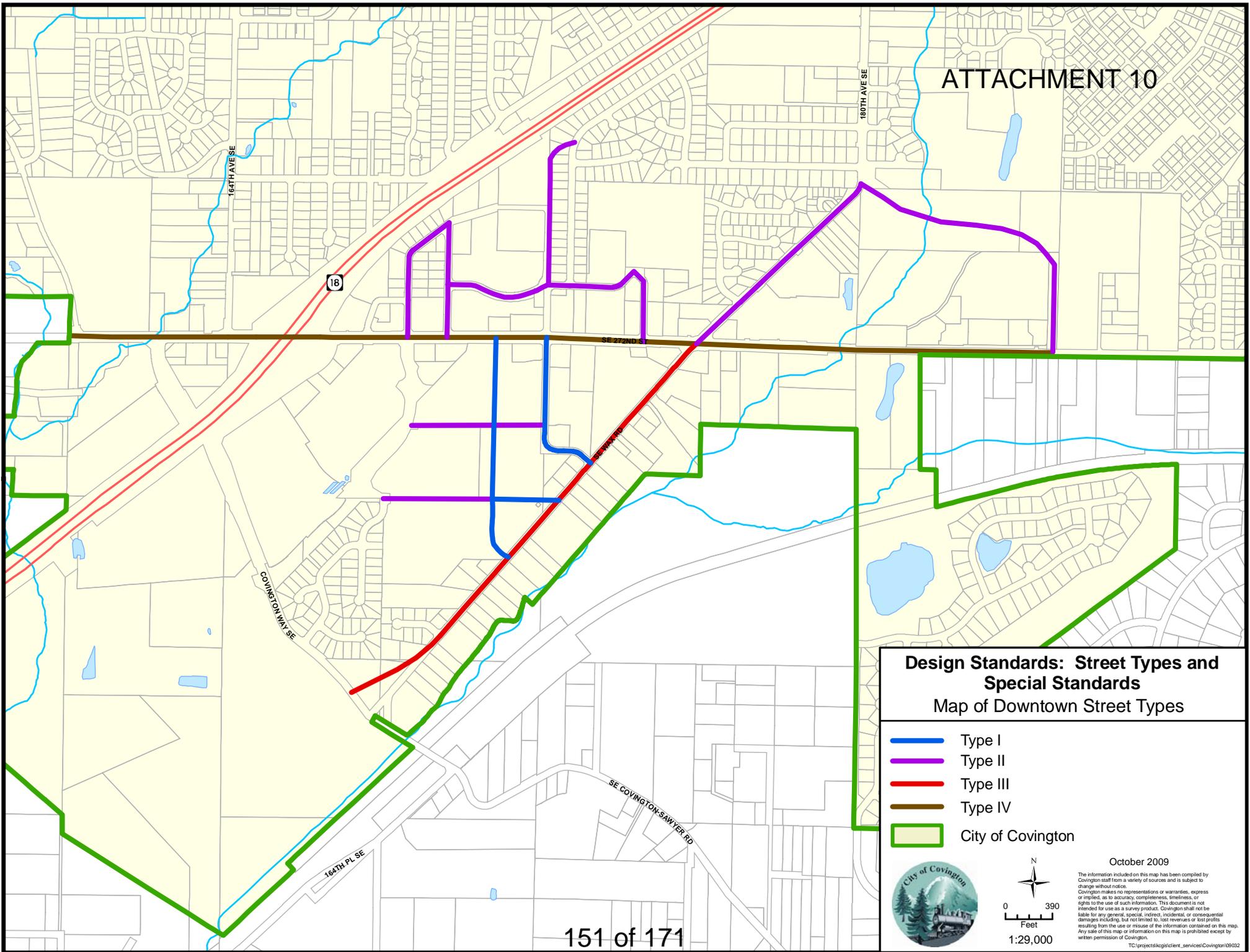
I have reviewed the Development Regulation/Zoning Map Amendment Instruction Guide, and certify that the information provided on this application is true and correct.

\_\_\_\_\_  
Applicant's/Agent's Signature

\_\_\_\_\_  
Date

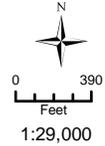
*Please note: If this is a site-specific amendment proposal, all affected property owners must complete, sign, and have notarized a Property Owner Declaration.*

# ATTACHMENT 10



## Design Standards: Street Types and Special Standards Map of Downtown Street Types

-  Type I
-  Type II
-  Type III
-  Type IV
-  City of Covington



October 2009

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February 28, 2011

Richard Hart  
Acting Community Development Director  
City of Covington  
16720 SE 271<sup>st</sup> Street, Suite 100  
Covington, WA. 98042

RE: CPA-2011-3, DRA-2011-1

Dear Mr. Hart,

The Covington Downtown Plan and Zoning Study completed in 2009 made recommendations that the "New Covington Town Center" have a full grid street circulation system with pedestrian connections.

In 2010, the property owner of the 17 acre "Towne Center" property went before the City Council to request omitting the segment of the proposed 171<sup>st</sup> Ave. SE. between SE 274<sup>th</sup> Place and SE 276<sup>th</sup> Street that would dissect the property in half. This request was made due to the hardship the connection would impose on the owner to develop the property. The request was granted by the City Council.

The Planning Commission is now asking to amend the Comp Plan maps to include the previously omitted portion of 171<sup>st</sup> Ave. due to the sale of the western 10 acres of the 17 acre "Towne Center" property. The sale of the 10 acres does not reduce the hardship to the property owner.

I request the Planning Commission strongly consider rescinding Comp Plan Amendment 2011-3 due to the hardship it will impose on the property owner.

Thank you for your consideration in this matter.

Sincerely,

Don Ramsey  
Ashton Development Company, LLC for  
Covington Towne Center, LLC.

(206) 575-8436 FAX (206) 575-8510

1201 MONSTER RD SW, SUITE 350

RENTON, WA 98057

February 28, 2011

**Richard Hart**  
Acting Community Development Director  
City of Covington  
16720 SE 271<sup>st</sup> Street, Suite 100  
Covington, WA. 98042

Re: CPA-2011-3

Dear Mr. Hart,

In regards to the Downtown Plan and Zoning completed in 2009 the City recommended that the City have a new "Town Center" that has a full grid system and circulation system with pedestrian connections. I would like to address my concerns regarding the North / South Road.

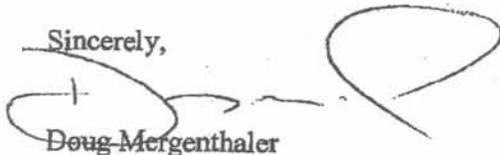
We have worked within the City of Covington on many different properties and developments over the past 12 years. I feel we have gone above and beyond to deliver the highest building quality, diversity of Tenants and overall "feel" to our projects in the City of Covington. In 2010 I went before the City Council and requested the deletion of the North / South Road which was granted (segment of the 171<sup>st</sup> road behind Safeway) by the City Council.

The Planning Commission is now asking to amend the Comp Plan maps and to include the previously omitted portion of 171<sup>st</sup> Ave. due to the sale of the eastern 10 acres of my 17 acre property. The sale to the Valley Medical group does not in any way reduce the financial hardship that the Council recognized it put me in last year. In fact this proposal of the new road has just again negatively impacted the sale of the property where the buyer has now rescinded the offer to purchase the property to do a new development.

I request that the Planning Commission strongly considers rescinding the Comp Plan Amendment 2011-3 due to the hardship it will impose.

Thank you for your consideration,

Sincerely,



Doug Mergenthaler

**Agenda Item 2**  
Covington City Council Meeting  
Date: August 9, 2011

**SUBJECT:** CONSIDER APPOINTMENTS TO OPENINGS ON THE PLANNING COMMISSION

**RECOMMENDED BY:** Richard Hart, Community Development Director

**ATTACHMENTS:** See Interview Schedules and Applications provided separately.

**PREPARED BY:** Joan Michaud, Deputy City Clerk

**EXPLANATION:**

**Planning Commission – Seven Members:**

- Three positions open:
  - Two of the three open positions must be filled by applicants who reside inside of Covington city limits. One applicant below.
  - One of the three open positions may be filled by an applicant residing outside of Covington city limits (but within three-mile radius). Two applicants for one position below.

Additional applicants residing inside Covington city limits will need to be sought as not enough applicants in this group to fill vacancies for residents.

<b><u>Name of Applicant</u></b>	<b><u>Inside or Outside</u></b>
Joseph Cimaomo, Sr. (interviewed July 12)	Resides <b>Outside</b> Covington
Sonia Foss (interviewed August 9) (currently serving on Planning Commission – 1 <sup>st</sup> term expires 08/31/2011)	Resides <b>Outside</b> Covington
Paul Max (interviewed August 9) (former Planning Commissioner 2006-2009)	Resides <b>Inside</b> Covington

NOTE: Ordinance No. 25-01 “Membership in the Planning Commission shall be limited to residents within the City; provided, however, at any given time the commission may consist of a maximum of two members who reside outside the City, but within a three-mile radius of the City limits. No member shall serve longer than two consecutive terms.”

**ALTERNATIVES:**

Not appoint at this time and direct staff to continue to advertise for additional applicants to be considered for the open positions.

CITY COUNCIL ACTION: \_\_\_\_ Ordinance \_\_\_\_ Resolution  X  Motions \_\_\_\_ Other

**Councilmember \_\_\_\_\_ moves, Councilmember \_\_\_\_\_ seconds, to appoint \_\_\_\_\_ to fill a position on the Planning Commission for an applicant residing inside Covington city limits with a term expiring August 31, 2015.**

**Councilmember \_\_\_\_\_ moved, Councilmember \_\_\_\_\_ seconds, to appoint \_\_\_\_\_ to fill a position on the Planning Commission for an applicant residing inside or outside Covington city limits (within three-mile radius) with a term expiring August 31, 2015.**

REVIEWED BY: Derek Matheson, City Manager  
Richard Hart, Community Development Director

**SUBJECT:** CONSIDER PLANNING COMMISSION RECOMMENDATION ON MEDICAL MARIJUANA DISPENSARIES AND COLLECTIVE GARDENS

**RECOMMENDED BY:** Sara Springer, City Attorney  
Richard Hart, Community Development Director

**ATTACHMENT(S):**

1. Memo from City Attorney to Planning Commission
2. Proposed ordinance

**PREPARED BY:** Richard Hart, Community Development Director

**EXPLANATION:**

The purpose of this agenda bill is to provide the City Council with research, analysis, and the Planning Commission's recommendations regarding the Legislature's recent changes to the state's medical marijuana laws. The City Attorney has conducted extensive research on the implications for local governments and provided a memorandum to the Planning Commission (See Attachment 1) outlining her analysis and recommendation.

The Planning Commission discussed this topic at its regular meeting on July 21, 2011, and recommended a twelve-month moratorium on the establishment, location, operation, licensing, maintenance, or continuation of medical marijuana dispensaries, production facilities, processing facilities, and collective gardens. A moratorium would give the city time to monitor developments on the inherent conflict between federal and state law, as well as consider options for local regulation through mechanisms such as business licenses, land use regulations, and zoning.

**ALTERNATIVES:**

1. Do not adopt a moratorium
2. Provide alternate direction to staff

**FISCAL IMPACT:** Staff time

**CITY COUNCIL ACTION:**      X   Ordinance           Resolution           Motion           Other

**Council member \_\_\_\_\_ moves, Council member \_\_\_\_\_ seconds, to adopt an ordinance declaring an emergency and adopting a twelve-month moratorium on the establishment, location, operation, licensing, maintenance, or continuation of medical marijuana dispensaries, production facilities, processing facilities, and collective gardens.**

**REVIEWED BY:** City Manager; City Attorney; Finance Director



**M E M O R A N D U M**

**TO:** Covington Planning Commission  
**FROM:** Sara Springer, City Attorney  
**DATE:** July 14, 2011  
**RE:** New Medical Marijuana Legislation & Recommendation

The following is a very cursory overview and analysis of changes to state medical marijuana laws passed in the 2011 state legislative session and my recommendation to the planning commission for the city's response to those changes.

**I. Background**

Initiative Measure No. 692, approved by the voters of Washington State on November 30, 1998, and now codified as Chapter 69.51A of the Revised Code of Washington (RCW), creates an affirmative defense for qualifying patients to the charge of possession of marijuana, and provides that such patients can, as an alternative to growing marijuana for their own use, designate a designated provider who can provide medical marijuana to only one patient at a time.

Many jurisdictions have recently seen the establishment of medical marijuana dispensaries within their boundaries that offer marijuana and marijuana products and claim to be operating as designated providers within the meaning of Chapter 69.51A RCW.

**II. New Medical Marijuana Legislation—E2SSB 5073**

Amended provisions to the medical marijuana regulations in Chapter 69.51A RCW were passed by the state legislature in the 2011 legislative session in Engrossed Second Substitute Senate Bill 5073, and were partially approved by Governor Gregoire on April 29, 2011. The governor vetoed a significant portion of the legislation and expressed her reservations about certain provisions that involved state employees in activity that could be interpreted as in violation of federal laws. Specifically, all provisions in the legislation that provided for licensed producers, processors, and dispensers were vetoed by the governor; all provisions establishing a state registry for patients, providers, dispensers, and collective gardens were vetoed as well.

The following is a general overview of key changes that will be incorporated into Chapter 69.51A RCW as of July 22, 2011:

- Up to ten qualifying patients may join together and have a collective garden with a maximum of forty-five plants.
- A minimum of fifteen days must elapse when a qualified provider switches from being the provider for one qualifying patient to being the provider for a different qualifying patient. This appears to eliminate the argument used by most dispensaries to justify providing cannabis to multiple patients, one after another.
- Nothing in the medical marijuana statutes require an employer with a drug-free workplace policy to accommodate medical use of cannabis.
- There is a broad indemnity provision that protects local government officials for actions taken to enforce the laws regarding medical marijuana if they are made in good faith.
- Cities, towns, and counties may adopt and enforce zoning requirements, business licensing requirements, health and safety requirements, and business taxes. All such regulations could apply to collective gardens, and could prohibit collective gardens from being sited next to or within a certain designated distance of other collective gardens, thus prohibiting large scale grow operations.

### **III. Recommendation to Planning Commission**

Due to the governor's veto of 36 of the 58 sections of the legislator's bill, the law in its final form has inconsistencies and ambiguities. There currently is and will continue to be confusion regarding local regulation of medical marijuana collective gardens, dispensaries, processing facilities and production facilities, unless and until the laws are changed by the legislature or by citizen initiative. Most likely there will be significant differences in how various local governments approach these issues. Some jurisdictions are already facing legal challenges to their decision to not locate medical marijuana facilities.

Previously, it was recommended to the city council that a moratorium was not imminently needed. Now that the legislature has adjourned and the resulting legislation has done little to resolve the uncertainty of the legal status of marijuana dispensaries and other facilities, it is my recommendation that the planning commission recommend to the city council to pass a one-year moratorium on the zoning, licensing, or establishment of medical marijuana collective gardens, dispensaries, processing facilities, and production facilities. Such a moratorium is in line with the actions of numerous other jurisdictions and would allow the city time to consider zoning, licensing, and taxation regulations for medical marijuana collective gardens, dispensaries, processing facilities, and production facilities.

Unless a zoning moratorium is imposed, medical marijuana collective gardens, dispensaries, processing facilities, and production facilities may seek to locate within the city while the city lacks the necessary tools to ensure that such activity is legal, that the location is appropriate, and that the reported secondary impacts of such facilities are minimized and mitigated.

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Under a one-year moratorium, the city would be required to establish a work program to address issues related to determining the legality of medical marijuana gardens, dispensaries, production facilities, and processing facilities, including but not limited to review of the pending dispute between state and federal law enforcement authorities regarding the legality of medical marijuana use under any circumstance. In the event that such uses are ultimately determined to be legal, the work plan should also review and research the most appropriate zoning districts in the city for such medical marijuana uses and develop related development regulations and performance standards applicable to medical marijuana uses in the city as may be necessary.

**ORDINANCE NO. 08-11**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, DECLARING AN EMERGENCY AND ADOPTING A TWELVE MONTH MORATORIUM WITHIN THE CITY OF COVINGTON ON THE ESTABLISHMENT, LOCATION, OPERATION, LICENSING, MAINTENANCE, OR CONTINUATION OF MEDICAL MARIJUANA DISPENSARIES, PRODUCTION FACILITIES, PROCESSING FACILITIES, AND COLLECTIVE GARDENS; DEFINING TERMS; PROVIDING FOR A PUBLIC HEARING ON THE MORATORIUM; AUTHORIZING A WORK PLAN; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Initiative Measure No. 692, approved by the voters of Washington State on November 30, 1998, and now codified as Chapter 69.51A of the Revised Code of Washington (RCW), creates an affirmative defense for qualifying patients to the charge of possession of marijuana, and provides that such patients can, as an alternative to growing marijuana for their own use, designate a designated provider who can provide medical marijuana to only one patient at a time; and

WHEREAS, many jurisdictions have recently seen the establishment of medical marijuana dispensaries within their boundaries, which offer marijuana and marijuana products in exchange for donations and which claim to be operating as designated providers within the meaning of Chapter 69.51A RCW; and

WHEREAS, the Washington State Department of Health has opined that “the law [current Chapter 69.51A RCW] does not allow dispensaries” and that it is “not legal to buy or sell marijuana,” but the Department of Health has left enforcement of the law to local officials; and

WHEREAS, litigation is pending against several jurisdictions that have decided to oppose the location of such facilities within their boundaries; and

WHEREAS, the Washington State legislature passed Engrossed Second Substitute Senate Bill (E2SSB) 5073, Medical Cannabis, that became effective on July 22, 2011; and

WHEREAS, uncertainties and ambiguities exist regarding the meaning and enforcement of E2SSB 5073 because Governor Gregoire vetoed significant portions of the bill, creating a bill that fails to legalize and license medical marijuana dispensaries, production facilities, and processing facilities, but does now allow collective gardens and for cities to enact reasonable zoning, licensing, and taxation regulations regarding these uses; and

WHEREAS, the governor’s veto message pertaining to E2SSB 5073, dated April 29, 2011, explained that several sections of the bill were vetoed as a result of a letter from the U.S. Attorneys for Washington State that reiterated that marijuana possession, production, and

distribution is a federal criminal offense and that state workers would not be immune to prosecution under federal law even if state law decriminalized the use, possession, and production of marijuana for medical purposes, therefore the governor was unwilling to place state workers at risk of federal prosecution for enforcing and following state law; and

WHEREAS, though E2SSB 5073 allows medical marijuana collective gardens, the City of Covington currently has no licensing, zoning, or land use requirements that address collective gardens for medical marijuana production or that address medical marijuana production, processing, or dispensing facilities, should such dispensaries be determined to be authorized by E2SSB 5073; and

WHEREAS, given the extreme uncertainty of the legal status of medical marijuana production facilities, processing facilities, and dispensaries under the current law, and given the legislature's inaction on the subject and the strong possibility for the law to change yet again after the 2012 legislative session, the City requires time for a thorough legal review of the complicated legal framework that currently exists and is still evolving; and

WHEREAS, given the limitations on city staff time and resources, it is not an efficient use of city staff time or resources to commence a planning process by staff and an introduction of materials to the Planning Commission until the legal issues surrounding the development of regulations for medical marijuana production, processing, and dispensing facilities, as well as collective gardens, are resolved; and

WHEREAS, the planning process that occurs will need to consider complex zoning, licensing, and taxation regulations for collective gardens, and marijuana production, processing and dispensing facilities should they be deemed legal; and

WHEREAS, once the City Council receives a recommendation from the Planning Commission it will need a reasonable period of time to consider the recommendations, conduct one or more public hearings, and adopt regulations related to the establishment and citing of medical marijuana collective gardens, and production, processing, and dispensing facilities should they be deemed legal; and

WHEREAS, unless an emergency zoning moratorium is imposed, medical marijuana collective gardens and production, processing, and dispensing facilities may seek to locate within the City of Covington while the City lacks the necessary tools to ensure that such uses are legal, that the location is appropriate, and that the reported secondary impacts of such facilities, which include but are not limited to, invasion of the business, burglaries, robberies associated with the cash and drugs maintained on the site, unlawful use and distribution of marijuana for non-medical purposes, and unlawful commercial marijuana growing operations, are minimized and mitigated; and

WHEREAS, the City Council has determined that an emergency moratorium is necessary in order to protect the public interest, health, and safety until such time as the Council can act on a recommendation from the Planning Commission concerning the establishment and citing of

medical marijuana collective gardens, and production, processing, and dispensing facilities should they be deemed legal; and

WHEREAS, pursuant to RCW 35A.63.220, the city may impose land use and development moratoria to be in effect for a period of up to six (6) months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The “WHEREAS” clauses set forth above are hereby adopted as the City Council’s preliminary findings of fact in support of the moratorium imposed by this ordinance. The City Council may, in its discretion, adopt additional findings at the conclusion of the public hearing referenced in Section 5 below.

Section 2. Moratorium Established. A moratorium is hereby enacted prohibiting within the City of Covington the location, establishment, licensing, operation, maintenance, or continuation of any medical marijuana dispensary, any medical marijuana production facility, any medical marijuana processing facility, or any medical marijuana collective garden, whether for profit or not for profit, asserted to be authorized or actually authorized under E2SSB 5073, Chapter 181, Laws of 2011, Chapter 69.51A RCW, or any other laws of the state of Washington. No building permit, occupancy permit, or other development approval shall be issued for any of the purposes or activities listed above, and no business license or registration shall be granted or accepted while this moratorium is in effect. Any land use permits, business licenses, or other permits for any of these operations that are issued as a result of error or by use of vague or deceptive descriptions during the moratorium are null and void and without legal force and effect.

As used in this ordinance, the following terms have the meanings set forth below:

A. “Medical marijuana dispensary” any business, agency, organization, cooperative, network, consultation operation, or other group, or person, no matter how described or defined, including its associated premises and equipment, which has for its purpose or which is used to grow, select, measure, package, label, deliver, sell, or otherwise transfer (for consideration or otherwise) marijuana for medical use. A person who is the designated provider for only one (1) qualified patient during any fifteen (15) day period and who complies with Chapter 69.15A RCW, shall not be deemed a medical marijuana dispensary for the purposes of this moratorium.

C. “Medical marijuana processing facility” means premises and equipment where marijuana products are manufactured, processed, handled or labeled for sale, delivery, or transfer (for consideration or otherwise) to a medical marijuana dispensary, or to more than one qualifying patient within any fifteen (15) day period.

D. “Medical marijuana production facility” means premises and equipment where marijuana is planted, grown, harvested, processed, stored, handled, packaged or labeled for sale, delivery, or transfer (for consideration or otherwise) to a medical marijuana processing facility, a medical marijuana dispensary, or to more than one qualifying patient within any fifteen (15) day period.

E. “Medical marijuana collective garden” means a group of qualifying patients that share responsibility for acquiring and supplying the resources required to produce and process marijuana for medical use. Examples of collective garden resources would include, without limitation, the following: property used for a collective garden; or equipment, supplies, and labor necessary to grow and harvest marijuana; marijuana plants, seeds, and cuttings; and equipment, supplies, and labor necessary for proper construction, plumbing, wiring, and ventilation of a garden of marijuana plants. A medical marijuana collective garden shall satisfy the above definition regardless of its formation, ownership, management, or operation as a business, agency, organization, cooperative, network, consultation operation, group, or person. A person who is the designated provider for only one qualified patient during any fifteen (15) day period who complies with Chapter 69.51A RCW or a person who is a qualified patient and who complies with RCW 69.51A, shall not be deemed a medical marijuana collective garden for the purposes of this moratorium.

Section 3. Effective Period of Moratorium. The moratorium established by this ordinance shall become effective as set forth in Section 7 below, and shall continue in effect for twelve months thereafter unless repealed, renewed, or modified by the City Council after a subsequent public hearing and entry of findings of fact.

Section 4. Work Program. The City Manager is authorized to allocate the necessary resources to prepare a work program to address issues related to determining the legality of medical marijuana dispensaries, production facilities, processing facilities, and collective gardens, including but not limited to review of the pending dispute between state and federal law enforcement authorities regarding the legality of medical marijuana use under any circumstance and notwithstanding the enactment by the state legislature of RCW 69.51A. In the event that such uses are ultimately determined to be legal, the work plan should also review and research the most appropriate zoning districts in the city for such medical marijuana uses, and develop related development regulations and performance standards applicable to medical marijuana uses in the city as may be necessary.

Section 5. Public Hearing to be Held. A public hearing on the issue of the moratorium shall be held no later than sixty (60) days after the date of adoption herein.

Section 6. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 7. Effective Date. This ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall take effect and be in full force immediately upon its adoption. The city clerk is directed to publish a summary of this ordinance at the earliest possible publication date.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 9<sup>th</sup> DAY OF AUGUST, 2011.

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Mayor Margaret Harto

PUBLISHED: August 12, 2011

EFFECTIVE: August 12, 2011

ATTESTED:

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Sharon Scott, City Clerk

APPROVED AS TO FORM:

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Sara Springer, City Attorney

**Agenda Item 4**  
Covington City Council Meeting  
Date: August 9, 2011

SUBJECT: INTRODUCTION OF CIP 1127 - SR 516: JENKINS CREEK TO 185<sup>TH</sup> AVE SE

RECOMMENDED BY: Glenn Akramoff, Public Works Director

ATTACHMENT(S):

None

PREPARED BY: Don Vondran, PE, City Engineer

EXPLANATION:

The purpose of this agenda item is to update Council on the process and timeline for designing CIP 1127 – SR 516: Jenkins Creek to 185<sup>th</sup> Avenue SE. Back in 2006, we went through the consultant selection process for this project and chose INCA Engineers (Tetra Tech). However, funding was not available at that time to continue the design process.

Funds remaining (approximately \$800,000) from the \$2,000,000 received from the state legislature is expected to cover a majority of the project design costs. We are working with INCA to finalize the project scope and are working with PSRC and WSDOT to transfer the remaining funds to the new project. Once these details are worked out, we will have a better idea of the funding available and any necessary matching requirements for the project.

FISCAL IMPACT:

There is no fiscal impact at this time. Once a scope and fee is negotiated, staff will bring the contract with INCA back to Council for consideration and approval.

CITY COUNCIL ACTION:

**NO ACTION NECESSARY – DISCUSSION ITEM ONLY**

REVIEWED BY: City Manager, City Attorney, Finance Director

SUBJECT: CONSIDER SUBLEASE AGREEMENT WITH KING COUNTY

RECOMMENDED BY: Derek Matheson, City Manager

ATTACHMENT(S): To be provided separately

PREPARED BY: Derek Matheson, City Manager

EXPLANATION:

The King County Sheriff's Office, in an effort to reduce costs and improve police service, is poised to abandon its current East Precinct headquarters in Maple Valley in favor of a new headquarters in Sammamish and satellite facilities throughout East King County.

The sublease agreement includes the following terms:

- The city will sublease to the county approximately 1,000 square feet in City Hall.
- The county will credit the city's police services contract annually in an amount approximately equal to the city's costs per 1,000 square feet (lease payment and operating expenses).
- The county will also credit the city for space no longer used in Maple Valley.
- The county will reimburse the city for tenant improvement costs.

The agreement achieves three noteworthy objectives:

- Makes productive use of surplus space in City Hall.
- Increases the number of law enforcement personnel based in the city limits from 13 to as many as 33 (a few are non-commissioned).
- Reduces the city's police services contract.

ALTERNATIVES:

1. Do not authorize the city manager to enter into a sublease agreement.
2. Direct changes to the sublease agreement.

FISCAL IMPACT: Approximately \$32,000 per year (positive)

CITY COUNCIL ACTION: \_\_\_ Ordinance \_\_\_ Resolution  X  Motion \_\_\_ Other

**Councilmember \_\_\_\_\_ moves, Councilmember \_\_\_\_\_ seconds to authorize the city manager to enter into a sublease agreement with King County in substantially the form provided.**

REVIEWED BY: Police Chief, City Attorney, Finance Director, Public Works Director

**SUBJECT:** DISCUSS MULTIFAMILY PROPERTY TAX EXEMPTION INCENTIVE FOR ECONOMIC DEVELOPMENT

**RECOMMENDED BY:** Derek Matheson, City Manager

**ATTACHMENT(S):** None

**PREPARED BY:** Derek Matheson, City Manager

**EXPLANATION:**

State law gives cities with 15,000 or more residents the authority to exempt a portion of qualifying multifamily development projects from property taxes for eight years as an economic development incentive. Renton, Kent, Auburn, Federal Way, Des Moines, and SeaTac are South King County cities that offer this incentive.

The exemption applies to the increased value of new multifamily construction only. It does not apply to the underlying land, any existing construction on the site, or any new retail or office construction on the site.

To qualify for the incentive, a project must be in a target area designated by the city council. (In Covington, this could be the town center zone, other downtown zones, and/or the new multifamily zone.) In addition, a project must have at least four dwelling units, and 50% of its units must be intended for permanent occupancy. Cities can add other conditions. Kent has added a condition that a project is mixed-use, and Auburn has added a minimum financial investment. If a city adds an affordable housing condition, the exemption can be extended to 12 years.

State law prescribes an application process that features a conditional certificate phase, a contract phase, a final certificate phase, and a monitoring phase with possible revocation. Cities can charge administrative fees at each step in the process. Most cities give their community development directors authority to issue, deny, and revoke certificates (with an option to appeal to their hearing examiner) but retain for their city councils the authority to approve contracts. The latter ensures that exemptions cannot be granted without councils' knowledge and consent.

Staff has surveyed other cities that offer the incentive to find out whether it is worthwhile, whether they have used it, and how much staff time is involved. Responding cities (Kent, Auburn, Des Moines, and SeaTac) indicated they believe the incentive is worthwhile but they have not used it yet and therefore cannot comment on staff time. Kent may use the incentive in the very near future to jumpstart a stalled parking-garage project.

State law requires a city that wants to pursue the incentive to adopt a resolution that sets a public hearing regarding the target area and an ordinance to create the incentive.

Staff believes a multifamily property tax exemption for mixed-use projects would be a valuable incentive to have in the city's economic development toolbox and seeks direction whether to prepare 1) a resolution and ordinance with a mixed-use condition and 2) a conceptual financial impact i.e. new future property tax revenue associated with a new mixed-use development project minus foregone future revenue associated with the multifamily component of that project.

ALTERNATIVES:

1. Direct staff not to proceed
2. Direct staff to include an affordable housing component
  - a. Direct staff to include a 12-year option

FISCAL IMPACT: Staff time to prepare documents.

CITY COUNCIL ACTION:   \_\_\_ Ordinance   \_\_\_ Resolution   \_\_\_ Motion      X   Other

**DISCUSSION AND DIRECTION TO STAFF**

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

**DISCUSSION OF  
FUTURE AGENDA TOPICS:**

**August 23, 2011 – City Council Regular Meeting**

**(Draft Agenda Attached)**

**Draft**  
As of 8/4/11

Covington: Unmatched quality of life



**AGENDA**  
**CITY OF COVINGTON**  
**CITY COUNCIL REGULAR MEETING**  
[www.covingtonwa.gov](http://www.covingtonwa.gov)

**Tuesday, August 23, 2011**  
**7:00 p.m.**

**City Council Chambers**  
**16720 SE 271<sup>st</sup> 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**

- Metro Transit Strategic Plan and Congestion Reduction Charge Presentation – David Hull (15 minutes)
- Clean Covington Day Proclamation – September 10, 2011 (Slate)

**PUBLIC COMMENT** *Persons addressing the Council shall state their name, address, and organization for the record. Speakers shall address comments to the City Council, not the audience or the staff. Public Comment shall be for the purpose of the Council receiving comment from the public and is not intended for conversation or debate. Public comments shall be limited to no more than four minutes per speaker. If additional time is needed a person may request that the Council place an item on a future agenda as time allows.\**

**APPROVE CONSENT AGENDA**

- C-1. Approval of Minutes (Scott)
- C-2. Approval of Vouchers (Hendrickson)

**REPORTS OF COMMISSIONS**

- Arts Chair Sandy Bisordi: July 7 and August 11 Meetings.
- Parks & Recreation Chair David Aldous: July 20 and August 17 Meetings.
- Planning Chair Sean Smith: July 7, July 21, August 4, and August 18 Meetings.
- Human Services Chair Haris Ahmad: July 14 and August 11 Meetings.
- Economic Development Co-Chair Hugh Kodama: July 28 Meeting.

**NEW BUSINESS**

1. Approve Aqua Vista Drainage Contract (Akramoff)
2. Discuss South End ARCH Agreement (Throm)
3. Public Engagement Process Charter (Hendrickson)
4. Second Quarter Financial Reports (Hendrickson)

**COUNCIL/STAFF COMMENTS**

- Future Agenda Topics
- AWC Annual Conference Report (Mhoon)

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

**EXECUTIVE SESSION: If needed**

**ADJOURN**

*Any person requiring disability accommodation should contact the City of Covington at (253) 638-1110 a minimum of 24 hours in advance. For TDD relay service, please use the state's toll-free relay service (800) 833-6384 and ask the operator to dial (253) 638-1110.*