RESOLUTION NO. 2367

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, APPROVING THE HEMMINGER SUBDIVISION FINAL PLAT

WHEREAS, Applicant CES Engineering and owner PID-007 Hemminger, LLC seek final plat approval for a 30-lot single-family residential subdivision entitled the "Hemminger Plat"; and

WHEREAS, the Hemminger Plat received preliminary plat approval from Pierce County on February 8, 2008, prior to the property being annexed into the City; and

WHEREAS, a condition of preliminary plat approval was installation of a traffic signal at the intersection of 214th Avenue East and Kelly Road East, which traffic signal has been constructed; and

WHEREAS, Bonney Lake Municipal Code § 17.16.040 requires the City Council to make written findings that the criteria for final plat approval have been met; and

WHEREAS, the City Council finds that the Hemminger Plat is properly before the City Council for consideration, and that: (1) the Plat satisfies the subdivision criteria set forth in Chapter 17.16 BLMC; (2) the Final Plat addresses all conditions of preliminary plat approval; (3) the Plat makes appropriate provision for the public health, safety, and welfare for open spaces, drainage ways, streets, roads, other public ways, transit stops, potable water supplies, sanitary waste, parks and recreation, playgrounds, schools and school grounds, and safe walking conditions for school children; (4) as-built CAD drawings and the placement of street signs have been approved by the Public Works department; and (5) approval of the Plat would serve the public interest.

NOW, THEREFORE, the Bonney Lake City Council does hereby resolve that the Hemminger Final Plat is approved. The Mayor is authorized to sign the mylar to enable the Applicant to record the plat. The City Engineer and Community Development Director are authorized to sign off on the Final Plat.

PASSED by the City Council this 8th day of April, 2014.

[Signature]
Neil Johnson, Jr., Mayor
ATTEST:

Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney
STAFF REPORT

PROJECT DESCRIPTION:
The applicant seeks final plat approval for the Hemminger Subdivision. The original proposal was modified and now contains 31 (30 vacant) single-family residential lots in an R-1 zone. The subdivision was preliminarily approved by the Pierce County Hearing Examiner on February 4, 2008, and contained 30 conditions of approval. The City of Bonney Lake annexed the site shortly after the preliminary determination was issued by Pierce County.

OWNER:  
PID-007 Hemminger, LLC
4543 193rd PL SE
Issaquah, WA 98027

CONTACT:  
CES NW, Inc.
c/o Craig Deaver
310 29th St. NE, Suite 101
Puyallup, WA 98372

APPLICANT:  
CES NW, Inc.
c/o Craig Deaver
310 29th St. NE, Suite 101
Puyallup, WA 98372

SITE LOCATION: The project is located at 20321 Church Lake Road East, Bonney Lake, WA, within Section 27, Township 20 North, Range 5 East, W,M, Bonney Lake, Washington.

STAFF FINDINGS:

1. The proposed final plat of the Hemminger Subdivision satisfies the subdivision criteria set forth in Section 17.16 BLMC. The proposed plat makes appropriate provision for the public health, safety, and welfare for open spaces, drainage ways, streets, roads, other public ways, potable water supplies, sanitary waste, parks and recreation, playgrounds, and safe walking conditions.

2. The final plat submittal is a Type 2 permit, which was declared complete on October 21, 2013.

3. As-built CAD drawings were approved on March 24, 2014.

4. Street signs were determined to meet City standards and were adequately installed on March 25, 2014.
5. The final plat is properly before the City Council for consideration and a decision.

6. The applicant submitted a landscaping bond for $22,950. Bond good for one (1) year.

7. The applicant submitted a performance bond for the wetland buffer planting in the amount of $29,250. Three year monitoring required.

8. The applicant submitted a maintenance bond in the amount of $62,646.15 (two years).

ADHERENCE WITH CONDITIONS OF APPROVAL

The following list contains conditions of approval that were assigned to the Hemminger Subdivision by the City of Bonney Lake Hearing Examiner in the preliminary plat decision dated February 4, 2008:

1. The SEPA mitigating measures set forth in the Mitigated Determination of Nonsignificance issued by the Pierce County Environmental Official on September 14, 2007, are hereby made conditions of approval as set forth hereinafter. Provided, however, that said mitigating conditions are not subject to change by the major amendment process, but must be changed by the Environmental Official through the SEPA process.

Finding: The Hemminger subdivision complies with the SEPA conditions identified in the MDNS. The traffic signal required to be installed at the intersection of 214th Avenue East and Kelly Road East (mitigation measure #1) was installed in connection with the Ptarmigan Ridge development (Pierce County project #612215). Bond release for the signal was issued by Pierce County on September 30, 2013.

2. The final plat for this proposal shall be submitted to the City of Bonney Lake Planning and Community Development Department for approval and signature within five (5) years of the effective date of the Hearing Examiner’s decision on the Preliminary Plat, subject to the conditions for time extensions as outlined in Sections 16.08.040 of the Pierce County Code.

Finding: The preliminary plat was approved February 4, 2008. Therefore, the final plat application was due to be submitted by February 4, 2013. On September 24, 2013, the Bonney Lake City Council approved Ordinance No. 1467, amending Bonney Lake Municipal Code Section 17.16.010, which increased to seven (7) years the time for final plat submittal for preliminary plats approved between December 31, 2007 and December 31, 2014. Therefore, the preliminary plat is valid through February 4, 2015.
3. All requirements of the Bonney Lake Building Department must be met prior to the issuance of building permits for this proposal.

**Finding:** All work on the plat has been performed under Bonney Lake permits. Further construction also will be made under permits issued by the City of Bonney Lake.

4. The applicant proposes to connect the subject plat to the City of Bonney Lake public sanitary sewer system. All on-site and off-site sanitary sewer improvements required by the City of Bonney Lake to provide sanitary sewer service for this plat shall be designed and constructed in accordance with the regulations and sanitary sewer standards prescribed by the City of Bonney Lake. Final plat approval shall not be granted by the City until such time as the City of Bonney Lake provides written notification that the required sanitary sewer improvements have been installed to the satisfaction of the City of Bonney Lake and that all applicable fees and connection charges have been paid.

**Finding:** All work on the plat has been completed under Bonney Lake permits using Bonney Lake standards. Per BLMC, 13.12.100.B, connection fees are due and payable at the time of building permit issuance.

5. Fire flow requirements for one- and two-family dwellings are 750 gpm at 20 psi for 45 minutes, except that 1,000 gpm at 20 psi for 60 minutes is required when the total floor area, including attached garages, covered porches, and upper story decks is 3,600 square feet or more. A hydrant shall be located within 350 feet of the middle of the street frontage of each lot, except that no hydrant is required on a dead-end street not exceeding 600 feet in length when a hydrant is installed at the intersection of the cross street. Spacing between hydrants shall not exceed 700 feet. Preliminary water plans shall be approved by the Pierce County Fire Prevention Bureau. Three sets of plants shall be submitted directly to the Bureau.

**Finding:** Fire flow and hydrant spacing requirements have been met. The signature block for East Pierce Fire and Rescue has been placed on the final plat.

6. Hydrant flow test results and water system "as built" plans shall be submitted to and approved by the Fire Prevention Bureau prior to final plat approval. This requirement can be waived if a bond or other approved form of security in the amount of 125% of the estimated water system installation cost is posted.

**Finding:** The flow requirements were determined to have been met on March 25, 2014, and as-built drawings were submitted to and accepted by the City on March 24, 2014. The fire marshal approved the system in accordance with City standards.
7. Prior to the issuance of any permits on this site (site development) or the initiation of any grading, clearing, filling, or vegetation removal, the project shall complete the requirements necessary to obtain approval and shall obtain a final wetland approval. In issuing building permits it will be incumbent on staff to ensure that a wide variety of home designs is being proposed. The design should de-emphasize the appearance of garages which should be set back from the main entry of the home.

**Finding:** A Land Clearing/Tree Removal Permit was issued under permit number PLN-2013-01643 on July 1, 2013. Wetland Approval was issued by Pierce County on December 12, 2008 and recorded on June 11, 2009. Home design has been submitted by Premier Homes to the City for review.

8. The stormwater facilities for this development shall be designed to minimize impacts to water quality and quantity, and wetland and buffer habitat. All stormwater shall be pretreated prior to its release into a natural system (wetland) and all stormwater facilities shall be located outside of wetlands and wetland buffers. A copy of the stormwater plans and calculations shall be submitted to and reviewed by the Development Engineer in conjunction with an Environmental Biologist prior to the issuance of the Site Development Permit or Final Wetland Approval. The system shall conform with Pierce County stormwater regulations.

**Finding:** The applicant completed this requirement in conjunction with the civil permits, CIV-2013-00247, issued on August 2, 2013.

9. As is allowed per Section 18E.20.02A.D., in order to provide permanent protection of the on-site wetlands and associated buffers, as well as the offsite wetlands and associated buffers, a 2- or 3-rail, split rail, wood fence or Bonney Lake approved substitute fence, is required to be installed around the perimeter of the wetland buffers. This is being required to distinguish the wetland buffers from intrusion and other human impacts. Photographs of the installed fences shall be submitted to the Pierce County Environmental Biologist upon completion.

**Finding:** The applicant constructed a split-rail fence and installed wetland signage consistent with the provisions of the BLMC.

10. The applicant must comply with all other local, state, and federal regulations and obtain relevant permits. This includes the U.S. Army Corps of Engineers and the Washington State Department of Ecology (DOE). If the Corps of Engineers determines that on-site Wetland A is isolated and therefore outside of their jurisdiction, approval will/may still be required from the DOE, subject to RCW 90.48 (The State Water Pollution Act), in order to place any fill in the isolated Category III wetland area. It is recommended that you contact both the U.S. Army Corps of Engineers and DOE. It is the sole responsibility of the applicant to
contact the other jurisdictions and secure any and all other permits required for this proposed project.

Finding: Wetland A was not disturbed from its preexisting condition. An NPDES was obtained from the Department of Ecology on July 15, 2013, permit number WAR-127084.

11. The following notes shall be included on the face of the final plat:

"Notice: This site lies within a Critical Area-Wetlands and Fish and Wildlife Habitat Areas, as defined within Title 18E Pierce County Code. Restrictions on use or alteration of the site may exist due to natural conditions of the site and resulting regulations.

"The wetland approval for this formal plat was recorded at the Pierce County Auditor's Office on (date), Recording Number __________.

"The on-site wetlands and streams were delineated by ___________ and survey located by ___________.

Finding: Notes are included on the final plat that reflect City standards instead of County standards.

12. All grading and filling of land must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval must be obtained through the TPCHD prior to filling.

Finding: A Grading/Filling Permit was issued under permit number CIV-2013-00248 on August 2, 2013. Clean fill was used for the project.

13. Should this project not be served by sanitary sewer, the TPCHD will require a review of potential adverse environmental impacts and justification for utilization of on-site sewage treatment and disposal. The TPCHD is in receipt of a plat subdivision review application and will forward the results of its review of that application to the environmental official once the review has been completed.

Finding: A Certificate of Sewer Availability was issued on April 26, 2013. Sewer service is provided and connection was made to the existing sewer main in 204th Ave East. Sewer main extension was provided through the plat and a manhole provided in Church Lake Road for future sewer connection.

14. Prior to approval of the water supply for this development, a Certificate of Water Availability and Washington Department of Health approval of the water system facilities are required per WAC 246-290 and Pierce County ordinance 96-91S. The
water facilities to serve this development must be constructed or bonded for construction prior to final subdivision approval.

**Finding:** A Certificate of Water Availability was received from Bonney Lake on May 1, 2013.

15. A storm drainage plan must be submitted to the Development Engineering Section as part of the site development plans. The drainage plans shall be in accordance with Ordinance 2004-56S, Title 17A, Construction and Infrastructure Regulations - Site Development and Stormwater Drainage.

**Finding:** The design plans submitted with the civil permit and the resultant installation conform to these requirements.

16. All work associated with stabilizing slopes and other disturbed areas shall be in accordance with Ordinance 2004-56S, Title 17A, Construction and Infrastructure Regulations - Site Development and Stormwater Drainage.

**Finding:** All work to stabilize slopes and disturbed areas was done in connection with the civil permit, CIV-2013-00247, issued on August 2, 2013.

17. All public roads within and providing access to this plat must conform to Ordinance 2004-56S, Title 17B, Construction and Infrastructure Regulations Road and Bridge Design and Construction Standards.

**Finding:** All roads were constructed under the issued civil permit CIV-2013-00247, which requires adherence to City of Bonney Lake codes and the Public Works Design & Construction Standards.

18. Water service to developments, short plats, or any project other than a single-family residence within UGA but outside the city limits will not be served with water until the area is annexed. Service to a single-family residence on a single parcel within the UGA bout outside the city limits will be granted water service, if commitment to support annexation is signed.

**Finding:** An Annexation and Utilities Agreement was entered into in 2006, and the property was annexed on January 1, 2007.

19. Given the likelihood that the plat will be annexed prior to preliminary plat approval and that Church Lake Road East will become a city maintained road, City Development standards shall apply to the extent possible. Specifically, the City requests that the following road standards apply:

- Minimum R.O.W. width - 55 feet with a 10 foot easement and for cul-de-sac roads.
Community Development Department

- The intersection curb radius for a collector road (Church Lake Drive East is 30 feet.)
- Minimum pavement width - 26 feet.
- Vertical curb, gutter, and sidewalks (5 foot wide) required on both sides of internal plat roads.
- Local access roads - 50 foot minimum with 10 foot easements on both sides.
- Frontage improvements that include curb, gutter, and sidewalk along Church Lake Drive East for the project frontage.

Finding: These City standards were incorporated into the design and construction of the project streets.

20. Utility easements shall be provided on the face of the final plat which are necessary to the provision of water, power, sewer, natural gas and mail delivery to the lots within the subdivision. The affected purveyors should be contacted prior to development of the final plat for their specific easement requirements.

Finding: Utility easements per the requirements of the City and the utility purveyors have been provided on the final plat.

21. A Landscaping plan shall be submitted to the City of Bonney Lake for review and approval prior to the final plat approval.

Finding: Landscaping plans were approved by the City on August 1, 2013.

22. A note shall be placed on the final plat Mylar which states:

The residents of ________________ for the life of the project shall maintain the landscaping tract. All plant materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent limb failure. The landscaping tract shall be kept free of trash. Any plant material shall be replaced within the spring or fall growing season following plant loss but not greater than 180 days from time of loss.

Finding: This note is included on the final plat.

23. All stormwater from this proposal should be treated to the maximum extent possible, particularly for pollutants commonly associated with residential development (i.e. chemicals, fertilizers, metals, etc.), then this treated stormwater should be infiltrated on the plat site if suitable soils exist. The checklist for this project indicates that Alderwood series soils are available on site; therefore, it may not be possible to infiltrate all stormwater generated from the site. However, it may be possible to treat some of the stormwater generated from the site by amending the soil throughout the site with compost.
Finding: The on-site Alderwood soils hinder infiltration. Per the storm drainage design completed and approved by the City for this project, stormwater treatment measures in accordance with City requirements were implemented for this project.

24. Full water quality treatment and infiltration of stormwater that drains to Lake Tapps, and ultimately the White and Puyallup Rivers, is necessary to minimize impacts to water quantity and quality that salmonids and other aquatic life in these river systems need. Infiltration of stormwater is also the preferred option of treatment according to the Department of Ecology's Western Washington Stormwater Manual Volume 1 (WDOE 2001, page 1-5). These recommended measures would also reduce the potential contribution of phosphorus from the developed plat to Lake Tapps.

Finding: Infiltration of stormwater was not feasible for this site. Stormwater quality treatment measures were designed and installed per City requirements.

25. Bonney Lake should require an analysis of the potential for this project to infiltrate 100% of the generated stormwater. If infiltration is not possible, then an analysis of the potential impacts to Lake Tapps and downstream areas of the White and Puyallup Rivers prior to approval of this plat is necessary.

Finding: Infiltration of stormwater was not feasible for this site. Stormwater quality treatment measures were designed and installed per City requirements.

26. Phosphorus and other discharges from development should be regulated to insure no degradation of existing water quality.

Finding: All minerals and pollutants will be discharged according to the approved methods and plans of the engineered stormwater mitigation measures.

27. This site is subject to the interlocal agreement signed by the City of Bonney Lake and Pierce County. If there is a conflict between the City and the County conditions, the provisions of the interlocal agreement shall control.

Finding: The property was annexed on January 1, 2007, thus the provisions of the interlocal agreement are no longer in effect.

28. No building permits shall be issued for homes that do not emphasize the entry to the home as the main feature and that do not de-emphasize the appearance of garages. The Examiner interprets that most of the individual homes will feature front porches.
Finding: Home designs have been submitted by Premier Homes to the City for review. The first round of submittals did not meet the requirements listed above and were rejected. The designer submitted a second review and the designs meet the parameters of the condition.

29. The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.

Finding: Only minor modifications to the project were made during the course of final design, and such changes were approved at an administrative level.

30. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition precedent to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.

Finding: The applicant has adequately complied with all applicable conditions.

RECOMMENDATION:

Based on the aforementioned criteria, conditions of approval, application and drawings, the Community Development Department recommends the City Council approve the final plat of the Hemminger Subdivision, PLN 2013-01667, and authorize the mayor to inscribe and execute his signature indicating City Council approval on the face of the plat.

Responsible official          Ryan Harriman, AICP
Position/title           Associate Planner
Phone                      253 447-4350
Address                  9002 Main Street East, Suite 300
                        Bonney Lake, WA  98391-0944

4-1-2014                     Signature
ATTACHMENTS:
1. Final Plat Map;
2. Bill of Sale;
NOTES

1. AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF BONNEY LAKE AND OTHER UTILITY PROVIDERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR PUBLIC AND PRIVATE STORM DRAINAGE, WATER SERVICE, IRRIGATION, AND OTHER UTILITIES UNDER AND UPON THE 10 FEET OF LAND AND TRACTS ADJACENT TO AND ABUTTING PUBLIC STREETS OR ROADS, PARALLEL WITH AND ADJOINING OR PROPOSED ACCESS RIGHT OF WAY AS SHOWN HEREIN, IN WHENCE TO INSTALL, LAY CONSTRUCT, REPAIR AND MAINTAIN UNDERGROUND DRAINAGE SYSTEMS IN WHICH FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY, WITH UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED, ALSO HEREBY GRANTED IS THE RIGHT TO USE ALL STREET AND ROAD RIGHTS OF WAY FOR THE SAME PURPOSES, NO FENCE OR MAILS FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGOING OR IN CONFLICT ATTACHED TO A BUILDING.

2. THE 10 FOOT WIDE EASEMENT ADJOINING STREETS MAY CONTAIN PRIVATE STORM DRAINAGE SYSTEMS AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE AT THE CITY OF BONNEY LAKE, THE MAINTENANCE OF THESE PRIVATE STORM DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THOSE LOT OWNERS BENEFITING FROM SAID SYSTEMS.

3. THE RESIDENTS OF THE PLAT OF HEMMINGER, FOR THE LIFE OF THE PROJECT, SHALL MAINTAIN THE LANDSCAPING TRACT. ALL PLANT MATERIALS SHALL BE PLANTED AND STRAVED AS NECESSARY TO MAINTAIN A HEALTHY BLOOMING CONDITION OR TO PREVENT LASS FAILURE. THE LANDSCAPING TRACT SHALL BE KEPT FREE OF HEADD AY PLANT MATERIAL SHALL BE REPLACED WITHIN THE SPRING OR FALL GROWING SEASON FOLLOWING PLANT LOSS BUT NOT GREATER THAN 180 DAYS FROM TIME OF LOSS.

4. THIS SITE CONTAINS CRITICAL WETLANDS, STREAMS AND THEIR BUFFERS, RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS.

5. NO BUILDING PERMITS SHALL BE ISSUED FOR HOMES THAT DO NOT EMPHASIZE THE ENTRY TO THE HOME AS THE MAIN FEATURE AND THAT DO NOT EMPHASIZE THE APPEARANCE OF GARAGES.

6. PRIOR TO THE ERECTION OF ANY STRUCTURES ON THIS SITE (SITE DEVELOPMENT) OR THE INSTALLATION OF ANY GRADING, CLEARING, FILLING, OR VEGETATION REMOVAL, THE PROJECT SHALL COMPLETE THE REQUIREMENTS NECESSARY TO OBTAIN BUILDING PERMITS. OBTAINING BUILDING PERMITS IS A CRITICAL PART OF THE DEVELOPMENT. EACH CRITICAL AREA SHALL REMAIN UNDISTURBED EXCEPT FOR PERIODIC WATERING AND HAND WEEDING OF PLANTS DESIGNATED AS NOISY BY THE STATE OF WASHINGTON, AND FOR PLANTING AND WETERING NATIVE TREE SPECIES AS SPECIFIED IN THE TREE CONSERVATION PLAN.

WETLAND NOTES:

NOTICE: THIS SITE LIES WITHIN A CRITICAL AREA--WETLANDS AND FISH AND WILDLIFE HABITAT AREA, AS DEFINED WITHIN TITLE 18B PIERCE COUNTY CODE, RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS.

THE WETLAND APPROVAL FOR THIS FINAL PLAT WAS RECEIVED AT THE PIERCE COUNTY AUDITOR'S OFFICE ON JUNE 6, 2006, RECORDING NUMBER 200506110003.

THE ON-SITE WETLANDS WERE DELINEATED BY BARGHAUSEN CONSULTING ENGINEERS (CONSULTANT) AND SURVEY LOCATED BY BARGHAUSEN CONSULTING ENGINEERS.

NOTICE: THE CRITICAL AREA (WETLAND AND BUFFER AREAS) APPEARING ON THIS FINAL PLAT CONTAINS AREAS OF NATURAL/PAVE VEGETATION INTENDED TO BUFFER THE CRITICAL AREA FROM THE ADVERSE EFFECTS OF DEVELOPMENT. THESE WETLAND BUFFER AREAS SHALL REMAIN AND BE MAINTAINED IN A NATURAL, UNDISTURBED, OPEN SPACE STATE. THERE SHALL BE NO CLEARING, GRADING, FILLING, OR CONSTRUCTION WITHIN THE CRITICAL AREA, EXCEPT AS SHOWN ON PLANS OR DOCUMENTS APPROVED BY PIERCE COUNTY AND CONTAINED IN THE OFFICIAL FILES FOR THIS DEVELOPMENT. EACH CRITICAL AREA SHALL REMAIN UNDISTURBED EXCEPT FOR PERIODIC WATERING AND HAND WEEDING OF PLANTS DESIGNATED AS NOISY BY THE STATE OF WASHINGTON, AND FOR PLANTING AND WATERING OF NATIVE TREE SPECIES AS SPECIFIED IN THE TREE CONSERVATION PLAN.

TRACT NOTES

1. TRACT "A" IS DESIGNATED AS A WETLAND AND BUFFER TRACT AND ALL LOT OWNERS SHALL HAVE A 1/31ST UNDIVIDED INTEREST IN SAID TRACT FOR TAX PURPOSES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS CONTAINED IN SAID TRACT.

2. TRACT "B" IS DESIGNATED AS A WETLAND AND BUFFER TRACT AND ALL LOT OWNERS SHALL HAVE A 1/31ST UNDIVIDED INTEREST IN SAID TRACT FOR TAX PURPOSES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS CONTAINED IN SAID TRACT.

3. TRACT "C" IS A DESIGNATED PARK/OPEN SPACE AND ALL LOT OWNERS SHALL HAVE A 1/31ST UNDIVIDED INTEREST IN SAID TRACT FOR TAX PURPOSES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS CONTAINED IN SAID TRACT.

4. TRACT "D" IS DESIGNATED AND CONVEYED TO THE CITY OF BONNEY LAKE UPON THE RECORDING OF THIS PLAT. THE CITY OF BONNEY LAKE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IMPROVEMENTS WITHIN SAID TRACT, WITH THE EXCEPTIONS UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS LISTED IN NOTE 1 ABOVE.

5. TRACT "E" IS DESIGNATED AS A PRIVATE STORM DRAINAGE TRACT AND ALL OWNERS SHALL HAVE A 1/31ST UNDIVIDED INTEREST IN SAID TRACT FOR TAX PURPOSES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS IN SAID TRACT.

TITLE EXCEPTIONS

RESPR FIRST AMERICAN TITLE INSURANCE COMPANY SUBMISSION GUARANTEE No. 5003353-215769 DATED FEBRUARY 28, 2014.

1. NOT SURVEY RELATED.

2. LEASE AND TERMS AND CONDITIONS AS DISCLOSED BY MEMORANDUM OF LEASE, AFN 20080903229.

3. DEED OF TRUST AND TERMS AND CONDITIONS THEREOF, COVERS SAID LAND, AFN 201308060648.

4. RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND EXCEPTIONS THEREOF, AFN 201623385.

5. EASEMENT TO PLUG SOUND ENERGY ON THE SOUTH 5' OF LOTS PLAT, AFN 91017081098, (SHOWN).

6. ANNEXATION AND UTILITIES AGREEMENT AND TERMS AND CONDITIONS, AFN 20081217161.

7. TERMS AND CONDITIONS OF LOT LINE ADJUSTMENT, AFN 200802130940.

8. TERMS AND CONDITIONS OF DOCUMENT ENTITLED PIERCE COUNTY PLANNING AND LAND SERVICES WETLAND AND/OR BUFFER AGREEMENT, AFN 20050610002, AFFECTS TRACT A AND TRACT B.


10. THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "MUTUAL BOUNDARY AGREEMENT" AFN 200105130507, AFFECTS THE NORTH 7.5 FEET OF PLAT, (SHOWN).

11. EASEMENT TO AND TERMS AND CONDITIONS OF STORM WATER DRAINAGE PPT. EASEMENT ON THE PLAT OF HEMMING 

12. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT, AFN 2014071000500.

13. EASEMENT TO PLUG SOUND ENERGY UNDER AFN 201401100543.
HEMMINGER
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 27, TOWNSHIP 20 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN,
CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON

LEGEND
(C) - CALCULATED DISTANCE
(R) - RECORD OF SURVEY AFN 201104135001
(©) - FOUND MONUMENT AS NOTED

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SCALE: 1"=100'

1/3/2014 10:09:40 PM PDT
4/1/2014 4:39:40 PM PDT

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 27, TOWNSHIP 20 NORTH, RANGE 5 EAST

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
310 26th St, N.E. Suite 101
Puyallup, WA 98371
(360) 469-6222
(360) 469-6278
APPLIICATION #
CITY OF BONNEY LAKE, PIERCE COUNTY WASHINGTON
DEVELOPER’S MAINTENANCE BOND

Developer: Miles Resources, LLC
Surety: Liberty Mutual Insurance Company
City: City of Bonney Lake, Pierce County, Washington
Amount: $62,646.15
Development: Hemminger Plat

KNOW ALL MEN BY THESE PRESENTS: WHEREAS THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, a municipal corporation, hereinafter designated as the “City” has accepted an agreement by the developer for the construction of an extension to the City’s infrastructure to serve the development, as shown on the as-built drawings and described on the attached Bill of Sale, in accordance with the City’s regulations governing developer extensions, which regulations are incorporated into this agreement by reference, and which require the Developer to furnish a maintenance bond for the replacement or correction of any defective work or materials discovered by the City within 730 days (two years) from the date of the acceptance of the work;

NOW, THEREFORE, WE, the Developer and surety are held and firmly bound to the State of Washington and to the City of Bonney Lake in the amount named above for the payment of which we do jointly and severally bind ourselves, or heirs, personal representatives, successors, and assigns by these presents.

THE CONDITIONS OF THIS OBLIGATION are such that if the Developer, or the Developer’s heirs, personal representatives, successors, and assigns well and truly keep all the provisions of the regulations of the City applicable to the work described in the Developer’s Agreement, including the obligation of the Developer to replace or correct any defective work or materials discovered by the City and perform any needed maintenance on the subject improvements within 730 days (two years) from the date of acceptance of the work by the City, then this obligation shall become void; otherwise, it shall remain in full force and effect.

Any corrections required shall be completed within thirty (30) days of the date of notification of the need for such correction by the City. If the work is not performed in a timely manner, the City shall have the right, without recourse to legal action, to have said work performed, at the expense of the Developer.

No change, extension of time, alteration or addition to the work to be performed by the Developer shall affect the obligation of the principal or surety on this bond, and the surety waives notice of any such change, extension, or alteration or addition thereunder.

This bond is furnished pursuant to the requirements of Chapter 39.08 of the Revised Code of Washington, and the regulations of the City, and in addition to the foregoing, is made for the benefit of the City, together with, and all laborers, mechanics, subcontractors, and material men, and all persons who supply such person or subcontractors with supplies and equipment for the carrying on of the work covered by this Agreement, whether or not such work is deemed to be “public work” under the laws of the State of Washington.

IN WITNESS WHEREOF, the principal and surety have caused this bond to be signed and sealed by their duly authorized officers or representatives this 25th day of March, 2014.

Principal: Miles Resources, LLC
By: Jeffrey Thomas, Vice Pres.
Surety: Liberty Mutual Insurance Company
By: Jennifer L. Snyder, Attorney-in-Fact

Attachments: Bill of Sale
POWERS OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS: That American Fire & Casualty Company and The Ohio Casualty Insurance Company are corporations duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Anna E. Steiney; Barbara A. Johnson; Brent E. Helgesen; Carley Espiritu; Christopher Khray; Diane M. Harding; Eric A. Zimmerman; Jelke Olje; James B. Binder; Jamie Diermer; Jeffry L. Zimmerman; Jennifer L. Snyder; Julie A. Trull; Karen Swanson; Kathy L. Patton; Kellie Hogan; Kristine A. Lawrence; Lisa M. Anderson; Mitchell R. Smee; Peggy A. Firth; Peter J. Comfort; Phyllis C. Robison; Sandra J. Kulsoth; Wyntrine Mace

all of the city of Tacoma, state of WA, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed hereto this 14th day of January, 2014.

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On this 14th day of January 2014, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of American Fire & Casualty Company, Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of American Fire & Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS - Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitations as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts - SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed such instruments shall be as binding as if signed by the President and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Gregory W. Davenport, the undersigned, Assistant Secretary, of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 25 day of March, 2014.

By: Gregory W. Davenport, Assistant Secretary
RETURN TO:
City of Bonney Lake
Public Works Department
8720 184th Avenue East
P.O. Box 7380
Boney Lake, Washington 98391-0944

Phone: 253-447-4336
Fax: 253-826-1921

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar ($1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, the undersigned grantor(s) PID-007 HEMMINGER, LLC do(es) by these presents hereby convey, set over, assign, transfer and sell to the City of Bonney Lake, Pierce County, Washington, a municipal corporation, the following described utility or other improvements and all appurtenances thereto, situated in Pierce County, Washington:

TYPE OF DOCUMENT: Bill of Sale

GRANTOR(S): PID-007 HEMMINGER, LLC

GRANTEE: City of Bonney Lake, a Municipal Corporation

ABBREVIATED LEGAL DESCRIPTION: A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN

ASSESSOR TAX PARCEL I.D. NUMBERS: HEMMINGER PLAT

NAME OF PROJECT:

ADDRESS OF PROJECT: 20321 CHURCH LAKE ROAD E - BONNEY LAKE

PROJECT NUMBER: CIV-2013-00247

LEGAL DESCRIPTION: Located here or on Exhibit A of this document

EXHIBIT A

PERSONAL PROPERTY DESCRIPTION: Located here or on Exhibit B of this document

the said grantor(s) hereby warrants that he, they, it, is/are the sole owner(s) of all the property above described, that they have full power to convey all rights herein conveyed and agree to hold the City of Bonney Lake harmless from any and all claims which might result from execution of this document. IN WITNESS WHEREOF the grantor(s) has/have executed these presents this 1st day of March, 2014.

[Signature]

PID-007 HEMMINGER, LLC

Page 1 of 5
IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

Grantor (DEVELOPER) SIGNATURE:

By: ____________________ By: ____________________

Its: ____________________ Its: ____________________

STATE OF WASHINGTON )
SS
COUNTY OF PIERCE )

On this 14th day of March, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael Lorenzo of PUD-007 Hamminger, LLC, to me proven to be the individual described in and who executed the foregoing instrument for himself and acknowledged that he signed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed on behalf of said PUD-007 Hamminger, LLC for uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]

Printed Name: Amber Guth
NOTARY PUBLIC in and for the State of Washington, residing at: Pierce County
My Commission Expires: 11-12-2018
BILL OF SALE
EXHIBIT A

Legal Description

(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE 5003353-2151769 DATED FEBRUARY 28, 2014)

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH RANGE 5 EAST, WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS.
THENCE ALONG THE SOUTH LINE OF SOUTHEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 SOUTH 89'22'55" EAST, 330.00 FEET
THENCE NORTH 01'12'07" EAST, 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01'12'07" EAST, 937.53 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 NORTH 00'34'03" WEST, 7.50 FEET;
THENCE SOUTH 89'22'22" WEST, 28.29 FEET;
THENCE SOUTH 01'12'07" WEST 407.02 FEET;
THENCE NORTH 89'22'55" WEST, 93.99 FEET;
THENCE SOUTH 58'06'24" WEST, 15.53 FEET;
THENCE PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH OF 00'37,05" WEST, 214.65 FEET TO THE NORTH RIGHT OF WAY OF CHURCH LAKE ROAD.
THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 89'22'55" WEST, 414.69 FEET TO THE POINT OF BEGINNING;
CONTAINING 307,401 SQUARE FEET
SITUATE IN THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON
Per the request of the City of Bonney Lake, the following information is furnished concerning final costs for improvements installed and turned over to the City for the above referenced project.

### WATER SYSTEM CONSTRUCTION/CONSTRUCTION COSTS

<table>
<thead>
<tr>
<th>Amount</th>
<th>Unit</th>
<th>Size</th>
<th>Type</th>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1349</td>
<td>L.F. of</td>
<td>8&quot;</td>
<td>D.I.</td>
<td>Water Main</td>
<td>$62,054.00</td>
</tr>
<tr>
<td>L.F. of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>L.F. of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>L.F. of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>10</td>
<td>EACH of</td>
<td>8&quot;</td>
<td>Kennedy</td>
<td>Gate Valves</td>
<td>$15,000.00</td>
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<tr>
<td>1</td>
<td>EACH of</td>
<td></td>
<td>Air/Vac Release</td>
<td>Gate Valves</td>
<td>$3,500.00</td>
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<tr>
<td>1</td>
<td>EACH of</td>
<td></td>
<td>Sampling Station</td>
<td>Gate Valves</td>
<td>$5,000.00</td>
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<tr>
<td>3</td>
<td>EACH of</td>
<td></td>
<td>M&amp;H</td>
<td>Fire Hydrant Assemblies</td>
<td>$6,900.00</td>
</tr>
</tbody>
</table>

Cost of Fire Hydrants must be listed separately
Includes Engineering and Sales Tax if applicable

**TOTAL COST FOR WATER SYSTEM** $92,454.00

### SANITARY SEWER SYSTEM

<table>
<thead>
<tr>
<th>Amount</th>
<th>Unit</th>
<th>Size</th>
<th>Type</th>
<th>Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>1128</td>
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<td>PVC</td>
<td>Sewer Main</td>
<td>$68,875.00</td>
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<tr>
<td>L.F. of</td>
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<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>L.F. of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>5</td>
<td>EACH of</td>
<td></td>
<td>48&quot;</td>
<td>Diameter Manholes</td>
<td>$15,000.00</td>
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<td></td>
<td></td>
<td></td>
<td>$0.00</td>
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</tbody>
</table>

Includes Engineering and Sales Tax if applicable

**TOTAL COST FOR SANITARY SEWER SYSTEM** $83,875.00
## STORM DRAINAGE SYSTEM

<table>
<thead>
<tr>
<th>Amount</th>
<th>Unit</th>
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<th>Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>1089</td>
<td>L.F. of</td>
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<td>ADS</td>
<td>Storm Lines</td>
<td>$45,700.00</td>
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<tr>
<td>100</td>
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<td>D.I.</td>
<td>Storm Lines</td>
<td>$4,582.00</td>
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<tr>
<td>3</td>
<td>EACH of</td>
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<td></td>
<td>Storm Inlet Outlet</td>
<td>$6,900.00</td>
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<tr>
<td>9</td>
<td>EACH of</td>
<td></td>
<td>Type 1</td>
<td>Storm Catch Basin</td>
<td>$11,880.00</td>
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<tr>
<td>4</td>
<td>EACH of</td>
<td>48</td>
<td>Type 2</td>
<td>Storm Catch Basin</td>
<td>$18,250.00</td>
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<tr>
<td>1</td>
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<td>54</td>
<td></td>
<td></td>
<td>$</td>
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</table>

Includes Engineering and Sales Tax if applicable

**TOTAL COST FOR STORM DRAINAGE SYSTEM**  

$87,312.00

## STREET IMPROVEMENT

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>Unit</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curb, Gutter, Sidewalk</td>
<td>2662</td>
<td>L.F. (Includes 350' frontage)</td>
<td>$59,000.00</td>
</tr>
<tr>
<td>Asphalt Pavement</td>
<td>4339</td>
<td>(S.Y.) L.F. of width</td>
<td>$61,000.00</td>
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<tr>
<td>Sign installation Complete</td>
<td>7</td>
<td>EACH (1 dead end, 2 stop, 4 street signs)</td>
<td>$3,500.00</td>
</tr>
</tbody>
</table>

## SIGNALIZATION

( Including Engineering Design Costs, City Permit Fees, WA State Sales Tax)  

$0

## STREET LIGHTING

( Including Engineering Design Costs, City Permit Fees, WA State Sales Tax)  

<table>
<thead>
<tr>
<th>Number of Poles</th>
<th>Cost</th>
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<tbody>
<tr>
<td>5</td>
<td>$30,500.00</td>
</tr>
</tbody>
</table>

Phone 253-848-4282  
E-mail cdeaver@cesnwinc.com  
FAX 253-279-1371

Craig A. Deaver  
Print Signatory Name

Signature by authorized agent or owner of subject development
City of Bonney Lake, Washington

City Council Agenda Bill (AB)

<table>
<thead>
<tr>
<th>Department/Staff Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development/</td>
</tr>
<tr>
<td>Ryan Harriman, AICP</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Meeting/Workshop Date:</th>
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<tbody>
<tr>
<td>April 8, 2014</td>
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<table>
<thead>
<tr>
<th>Agenda Bill Number:</th>
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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Resolution</td>
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<table>
<thead>
<tr>
<th>Ordinance/Resolution Number:</th>
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<tbody>
<tr>
<td>2367</td>
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</table>

<table>
<thead>
<tr>
<th>Councilmember Sponsor:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donn Lewis</td>
</tr>
</tbody>
</table>

**Agenda Subject:** Approval of the Hemminger Subdivision Final Plat

**Full Title/Motion:** A Resolution of The City Council of The City of Bonney Lake, Pierce County, Washington, approving the Hemminger Subdivision Final Plat.

**Administrative Recommendation:** Approve

**Background Summary:** The Hemminger Subdivision was one of several Pierce County preliminary plats the City inherited when Bonney Lake annexed this area. It was one of four plats that was conditioned on a traffic light being built at 214th Ave. E. and Kelly Lake Rd. The traffic light was completed in 2012. The plat adds 30 residential lots to the vacant lot inventory. The applicant has completed the Conditions of Approval as listed in the Hearing Examiner's Decision and is ready for final plat approval.

**Attachments:** Resolution 2367, Staff Report & Map, Maintenance Bond with Bill of Sale.

### BUDGET INFORMATION

<table>
<thead>
<tr>
<th>Budget Amount</th>
<th>Current Balance</th>
<th>Required Expenditure</th>
<th>Budget Balance</th>
</tr>
</thead>
</table>

**Budget Explanation:** Not Applicable

### COMMITTEE, BOARD & COMMISSION REVIEW

<table>
<thead>
<tr>
<th>Council Committee Review:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development</td>
</tr>
</tbody>
</table>

**Approvals:**
- Councilmember Dan Swatman
- Councilmember Randy McKibbin
- Councilmember James Rackley

**Forward to:** Council Mtg.

**Consent Agenda:**
- Yes

### COUNCIL ACTION

**Workshop Date(s):**

**Meeting Date(s):**

**Public Hearing Date(s):**

**Tabled to Date:**

### APPROVALS

**Director:**
- John P. Vodopich, AICP

**Mayor:**
- Neil Johnson Jr.

**Date Reviewed by City Attorney:**
- (if applicable):