

Economic Development Committee
January 13, 2015
4:00 p.m.

AGENDA

"Where Dreams Can Soar"

Location: Justice & Municipal Center, 9002 Main Street East, Third Floor Conference Room, Bonney Lake

Roll Call:
Councilmember Katrina Minton-Davis (Chair)
Councilmember Randy McKibbin
Councilmember Tom Watson

Attendees:
Community Development Director, John Vodopich
Permit Coordinator, Jennifer Francis
Senior Planner, Jason Sullivan
Administrative Assistant, Debbie McDonald

I. Introductions

II. Presentations:

III. New Business/ Action Items:

1. Approval of Draft Notes from December 9, 2014
   Presented By: Debbie McDonald

2. Guest Speaker Jeff Oliphant
   Presented By: John Vodopich

3. Resolution 1840 Stormwater Surplus
   Presented By: John Vodopich

IV. 2014 Actions Under Development by Staff:

V. Recurring Actions:

1. Electronic Plan Review
   Presented By: Jennifer Francis

2. Chamber Luncheon (2nd EDC Meeting)
   Presented By: Jennifer Francis

3. Monthly Permit Activity (1st EDC Meeting)
   Presented By: Jennifer Francis

4. EDC Web Page
   Presented By: Tom Watson

VI. Discussion/For the Good of the Order

1. ICSC Conference in May
   Presented By: Open Discussion

VII. Adjournment

Next Meeting Date: January 27, 2015
Economic Development Committee
December 09, 2014 Regular Scheduled Meeting

The meeting was called to order at 4:01 P.M.

Roll Call: Councilmember Katrina Minton-Davis
Councilmember Randy McKibbin
Councilmember Tom Watson

Guest: NONE

Attendees: Community Dev. Director, John Vodopich
Senior Planner, Jason Sullivan
Permit Coordinator, Jennifer Frances
Administrative Assistant, Debbie McDonald

Economic Development Committee

I. Presentation: NONE

II. New Business/Action Items:

Approval of Notes November 25, 2014
Presented by Debbie McDonald

Councilmember McKibbin moved to approve draft notes as written.

Jeff Oliphant Attending EDC
Presented by John Vodopich

Community Development Director Vodopich inquired what items they would like Mr. Oliphant to discuss when he attends the January 13, 2015 EDC meeting.

Councilmember McKibbin would like to know about the storm water pond on their parcel and like to see a map of the parcel.

Councilmember Minton-Davis asked what Mr. Oliphant will need to develop that parcel.

III. 2014 Actions Under Development by Staff: NONE
IV. Recurring Actions:

Electronic Plan Review
Presented by Jen Francis

Permit Coordinator Francis commented she is finishing up on the submittal checklist. Working with Blue Beam in the layout for a second story to a building. Worked with IT on where to store the plans on the hard drive.

Chamber Luncheon
Presented by Jen Francis

No update at this time.

Monthly Permit Activity
Presented by Jen Francis

Permit Coordinator Francis distributed the most recent Monthly Permit Activity report. Permit numbers are up for 2014. There are new projects coming up, which could make 2015 another good year.

EDC Web Page
Presented by Tom Watson

Councilmember Watson will be proposing $35,000.00 in next year’s budget to update the City’s webpage. This update would include all webpages not just the EDC webpage. The webpage is not cell phone friendly to try and bring up. Will need to advance with the technology so City web can be easily accessed.

V. Discussion/For the Good of the Order:

Open Discussion

Permit Coordinator Francis discussed the changes at the Chamber with a new President starting. At the last meeting concerned was raised with working with the City and co-sponsoring events. Businesses would like better recognition for sponsoring events. Referred them to speak with Events Coordinator David Wells.

Community Development Director Vodopich gave an update on the D.O.T. blue motorist activities signs. The state will allow businesses to be placed on the blue D.O.T. signs if their business can not be seen from HWY 410. He also sent a letter to the old Albertson’s store owners asking about future retailers.

VI. Adjournment:

Councilmember Minton-Davis adjourned the meeting at 4:52 P.M.
ICSC RECon - Las Vegas Convention Center - May 17th - 20th

Registration Options

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<th>Early Bird through 12 Dec 2014</th>
<th>Advance rate ends 30 April 2015</th>
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<td>Regular Registration:</td>
<td>Member* $530</td>
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<td>Non-Member $1,120</td>
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<td>Student** $50</td>
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Access to the Full Convention Program includes two lunches, receptions, Professional Development Day (Sunday), Leasing Mall, Marketplace Mall, and SPREE.

|                      | Member* $625                    | $665                            | $815                     |
|                      | Non-Member $1,215               | $1,215                          | $1,525                   |
|                      | Student** $145                  | $145                            | $145                     |

The Best Value Package not only includes your RECon Regular Registration convention registration, but you will also enjoy unlimited, 24/7 access to the ICSC Digital Knowledge Center and experience up to 25 hours of audio recorded LIVE at RECon – all synchronized to presenters’ PowerPoint presentations, downloaded MP3s, and presenter handouts.

Registration Deadlines: March 27, 2015 Register and submit a photo by deadline to receive your badge in the mail. No badges will be mailed without a photo. Registrants who pay the member rate must be a member in good standing on March 27 to retain that rate and receive a badge in the mail. April 30, 2015 Deadline to receive advance registration fee. May 16, 2015 Registrations will be accepted on-site in Las Vegas.

Hotel - 3 nights, at Convention Center (Westgate LV Resort) @ $420/Flamingo (on the strip) @ $165.

Airfare - Alaska @ $225 - 5/17 8:35 AM departure & return 5/20 11:50 AM departure.
RESOLUTION NO. 1840

A RESOLUTION OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, DECLARING AN INTENT TO VACATE 200TH AVENUE EAST AND SURPLUS THE STORM-WATER POND AT TRACT L OF THE BROOKWATER SUBDIVISION PHASE 2.

WHEREAS, a Petition has been presented to the City of Bonney Lake to vacate the following described public right-of-way:

200th Avenue, as shown on Brookwater Division I, Phase II, according to the plat recorded under recording number 200109265002, Records of Pierce County Washington; and

WHEREAS, the Petitioner, Bonney Lake Marketplace Developers, LLC, is the affiliate of the owner [Bonney Lake Lot 82, LLC] of one of the four lots that abut upon 200th Avenue, and is the contract purchaser of the remaining three abutting residential lots; and

WHEREAS, as a condition precedent to closing on the purchase and sale transactions for these three abutting residential lots, the Petitioner desires to have a declaration of intent from the City Council to vacate 200th Avenue East once the sales have closed and the existing homes have been removed or relocated from the lots; and

WHEREAS, the Petitioner also desires to acquire Tract L of the Brookwater Subdivision Phase 2, which currently serves as a storm-water pond for the four residential properties abutting 200th Avenue East and was dedicated to the City at the time of platting for such purposes; and

WHEREAS, once the residential properties that abut upon 200th Avenue East have been acquired and the existing homes thereon removed or relocated offsite, the storm-water pond will no longer be needed; and

WHEREAS, once the residential properties that abut upon 200th Avenue East have been acquired and the existing homes thereon removed or relocated offsite, vacation of 200th Avenue East shall be in the public interest; and

WHEREAS, once the residential properties that abut upon 200th Avenue East have been acquired and the existing homes thereon removed or relocated offsite, no property will be denied direct street access as a result of the vacation.

NOW THEREFORE, the City Council of the City of Bonney Lake, Washington, do hereby resolve as follows:

In the event that Bonney Lake Marketplace Developers, LLC acquires by purchase and sale transactions the three remaining abutting lots on 200th Avenue East and removes or relocates offsite the existing homes thereon, 200th Avenue East shall be vacated pursuant to the process articulated in Chapter 35.79 RCW. The Council further resolves that, once the remaining homes
have been removed or relocated offsite, the stormwater pond at Tract L will be declared surplus pursuant to the process articulated in Section 2.70.100 of the Bonney Lake Municipal Code.

PASSED BY THE CITY COUNCIL this 26th day of April, 2008.

Neil Johnson, Jr., Mayor

ATTEST:

Harwood T. Edvalson, City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney
Ms. Heather Stinson, Associate Planner  
City of Bonney Lake  
City Hall Annex  
8720 184th Avenue East  
Bonney Lake, WA  98391-0944

RE: Petition for Street Vacation  
200th Avenue East and Tract L of Brookwater Division I Phase II  
SWC South Prairie Road East and 200th Avenue Court East  
Bonney Lake, Washington  
Our Job No. 129688

Dear Ms. Stinson:

On behalf of Bonney Lake Marketplace Developers, LLC, Barghausen Consulting Engineers, Inc., is submitting a Petition for Street Vacation for 200th Avenue East and Tract L of Brookwater Division I Phase II, APN No. 700142-087-0 (the existing stormwater pond).

Enclosed are the following application materials:

1. One completed Petition for Street Vacation
2. One Determination of Public Benefit Statement
3. One check for the petition filing fee

We understand that the enclosed information constitutes a complete Petition for Street Vacation. If you have any questions regarding this application or require any additional information, please contact me immediately at this office. Thank you.

Sincerely,

[Signature]
Joel A. Howitt  
Project Planner

JAIH/pj  
12688e.044.doc  
enc: As Noted  
cc: Mr. Jeff Oliphant, Bonney Lake Marketplace Developers, LLC (w/enc)  
Mr. Tim McMahon, Washington commercial Real Estate Services, Inc.  
Mr. Daniel K. Balmelli, Barghausen Consulting Engineers, Inc.  
Mr. Bruce K. Creager, Barghausen Consulting Engineers, Inc.
PETITION FOR STREET VACATION
As Referenced (Chapter 35.79 RCW)

The undersigned hereby petition to the City of Bonney Lake to vacate the following street(s) or the following portions thereof:

200TH. AVENUE EAST AND
TRACT 1 OF BROOKWATER DIVISION 1 PHASE II,
(EXISTING STORMWATER POOL) APN. 700142-087-0.

EACH PERSON SIGNING THIS PETITION REPRESENTS:

A. That he or she owns an interest in real estate abutting one or more of the street(s) proposed for vacation;

B. That he or she believes the street(s) proposed to be vacated are not and are not to be expected to be needed or useful as part of the public street system of the City of Bonney Lake, and that the public will benefit by the vacation;

C. That he or she acknowledges the filing fee paid to process this petition is non-refundable.

SIGNATURES OF ALL OWNERS OF PROPERTY ABUTTING AND RECEIVING PROPERTY RESULTING FROM THE PROPOSED VACATION

OWNERS SIGNATURE
Donald McKey

700142-083-0
PARCEL NUMBER

OWNERS PRINTED NAME

DATE

OWNERS SIGNATURE

700142-084-0
PARCEL NUMBER

OWNERS PRINTED NAME

DATE
PETITION FOR STREET VACATION

Proposed vacation: 200th Avenue East (cul-de-sac) and Tract L of Brookwater Division I Phase II-APN 700142-087-0 (existing stormwater pond)

Determination of Public Benefit:

This Petition for Street Vacation and associated application proposes to vacate the area of public right-of-way comprising 200th Avenue East and the existing stormwater pond known as Tract L of Brookwater Division I Phase II subdivision. The existing 200th Avenue East right-of-way consists of an approximately 200-foot long cul-de-sac primarily serving four single-family residential properties located at the southwest corner of the South Prairie Road East and 200th Avenue Court East intersection; it also serves the adjacent commercially zoned Bonney Lake Marketplace currently under construction. The Tract L stormwater pond serves to collect surface water runoff from those residential properties and the cul-de-sac.

The subject areas proposed to be vacated are located in the "Midtown District" of the City and are immediately adjacent to the 17 acre Bonney Lake Marketplace commercial center anchored by Lowe's Home Improvement Warehouse. The City of Bonney Lake Comprehensive Plan identifies "Midtown" as the City's "commercial center of gravity". The residentially zoned properties served by the 200th Avenue East cul-de-sac are located in the heart of this commercial center and are incompatible with the commercially intensive nature of the area. We understand that the City of Bonney Lake may sponsor a Comprehensive Plan Amendment in the near future that would designate these properties for Commercial use, and thereafter it would be proposed to rezone these properties to a Commercial standard. To ensure continuity between adjacent uses and alleviate the current, unfortunate situation where there exists an abrupt transition in intensity and scale, the intervening street (200th Avenue East) would need to be vacated, as would the City maintained Tract L stormwater pond.

The 200th Avenue East cul-de-sac does not serve as a critical connector to the surrounding street network or neighborhoods. Vehicular access between the cul-de-sac and adjacent commercial development is not feasible in its current orientation because of existing topography constraints. Further, cross-access is discouraged by City Community Development Standards because of the incompatible nature of the uses. Since the street consists of a short, dead end cul-de-sac, serving only the four single-family homes and shopping center, and no practical opportunity for future expansion, it serves very little public benefit. However, if the petition for vacation were granted, steps to incorporate the street, stormwater pond and adjacent residential properties into the design of the overall, commercially intensive development could be made improving cross-connection between adjacent uses, alleviating vehicular trips to the surrounding streets and intersections and ultimately providing a benefit to the public. It would further alleviate the public burden of maintaining this street and stormwater pond.

Vacation of the right-of-way would afford the opportunity for the properties to be developed consistently and in accordance with the intent outlined by the Comprehensive Plan to ensure continuity and compatibility between proposed developments and adjacent neighborhoods by context-sensitive design of the overall site, including uses, buildings and infrastructure.
# GENERAL INFORMATION:

<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th>Bonney Lake Marketplace</th>
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<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Joel A. Howitt, Barghausen Consulting Engineers, Inc.</td>
</tr>
<tr>
<td><strong>Mailing Address</strong></td>
<td>18215 72nd Avenue South, Kent, WA 98032</td>
</tr>
<tr>
<td><strong>Telephone</strong></td>
<td>(425) 251-6222</td>
</tr>
<tr>
<td><strong>Signature</strong></td>
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| **Owner (Contract Purchaser)** | Bonney Lake Marketplace Developers, LLC., c/o Michael John Klein, CPA |
| **Mailing Address** | 5743 Corsa Avenue, Suite 216, Westlake Village, CA 91362 |
| **Telephone** | |
| **Signature** | |

| **Engineer/Architecture/Other** | Ali Sadr, Barghausen Consulting Engineers, Inc. |
| **Mailing Address** | 18215 72nd Avenue South, Kent, WA 98032 |
| **Telephone** | (425) 251-6222 |
| **Description of Proposed Action** | |

## PROPERTY INFORMATION:

| **Site Address** | 18911 South Prairie Rd. E., SWC of 410 & South Prairie Road East |
| **Full Legal Description** (attach separate sheet if necessary): | See Attached |
| **Tax Parcel Number** | See Attached |
| **Section** | 3 |
| **Township** | 18N |
| **Range** | 5E |
| **Comp. Plan Designation** | Commercial/Residential |
| **Current Zoning** | C2/C3 |
| **Land Area (acres)** | Approximately 17.7 acres |
| **Current Use** | Vacant / Residential |
| **Are there Sensitive Areas on Property?** | Landslide hazard area / critical aquifer recharge areas |
**CERTIFICATION:**

| I, __________________________, the applicant, do hereby confirm the above information is true and accurate to the best of my knowledge. |
|---|---|---|
| ( ) Owner | ( ) Agent** | ( ) Option or Contract Owner** |

Signature __________________________ Date

**If applicant is not the property owner, a notarized letter from the owner must be submitted, granting authorization to act.**

Subscribed and sworn to before me this ______________ day of ______________
Notary Public in and for the State of Washington __________________________
Residing at __________________________
Abbreviated Legal Descriptions and Tax Parcel Numbers

Bonney Lake Marketplace

SWC SR-410 and South Prairie Road East
Bonney Lake, Washington

1. 051903-2-036
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : THAT PART OF W 1/2 OF GOVT L 4 LY S OF HWY / W OF S PRA IRIE RD LESS S 999.879 FT OUT OF 2/17 SEG J3049 GG
Lot 4

2. 051903-2-012
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : N 330.243 FT OF S 999.879 FT OF THAT PART OF W 1/2 OF GOVT LOT 4 LY S / W OF C/L OF CO RD EXC CO RD EASE OF RECORD
Lot 4

3. 051903-6-015
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : LOT 3 OF SH PLAT 78-710 FORMERLY 78-667 EASE OF RECORD OUT OF 2-015 SEG L-2518 SF ES (DCWJES10-15-82)
Lot 3

4. 051903-6-016
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : LOT 4 OF SH PLAT 78-710 FORMERLY 78-667 EASE OF RECORD OUT OF 2-015 SEG L-2518 SF ES (DCWJES10-15-82)
Lot 4

5. 051903-6-017
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : LOT 1 OF SH PLAT 78-710 FORMERLY 78-667 EASE OF RECORD OUT OF 2-015 SEG L-2518 SF ES (DCWJES10-15-82)
Lot 1

6. 051903-6-019
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : L 1 OF SHORT PLAT 79-715 OUT OF 2-011 SEG LM-1758 PL EM S
Lot 1

7. 051903-6-020
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : L 2 OF SHORT PLAT 79-715 OUT OF 2-011 SEG LM-1758 PL EM S
Lot 2

8. 051903-6-021
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : L 3 OF SHORT PLAT 79-715 OUT OF 2-011 SEG LM-1758 PL EM S
Abbreviated Legal Descriptions and Tax Parcel Numbers
Bonney Lake Marketplace

SWC SR-410 and South Prairie Road East
Bonney Lake, Washington

Lot 3

9. 051903-6-023
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : P.C. SUPERIOR COURT #95-2-10256-1 DESC AS POR L 4 SP 79-715 COM AT SW COR SD L 4 TH N 03 DEG 48 MIN 20 SEC E 115.13 FT TO POB TH CONT N 215.54 FT TO NW COR L 4 TH E 334 FT TO NE COR L 4 TH S 03 DEG 48 MI
Lot 4

10. 051903-6-024
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : P.C. SUPERIOR COURT #95-2-10256-1 DESC AS POR L 4 SP 79-715 BEG AT SW COR L 4 TH N 03 DEG 48 MIN 20 SEC E 115.13 FT TH E 167 FT TH S 03 DEG 48 MIN 20 SEC W 115.13 FT TH W 167 FT TO POB EASE OF REC OUT OF
Lot 4

11. 051903-6-025
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : P.C. SUPERIOR COURT #95-2-10256-1 DESC AS POR L 4 SP 79-715 COM AT SW COR L 4 TH E 167 FT TO POB TH CONT E 167 FT TO SE COR L 4 TH N 115.13 FT TH W 167 FT TH S 115.13 FT TO POB EASE OF REC OUT OF 6-022 SE
Lot 4

12. 051903-6-027
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 : L 2 SP 78-710 RECOMB OF PARK EST CONDO TERMINATED OUT OF F 900142-001-0 / 002-0 SEG K0015 MD 9/2/99MD
Lot 2

13. 700142-082-0
SECTION 03 TOWNSHIP 19 RANGE 05 QUARTER 22 BROOKWATER DIV I PH II: BROOKWATER DIV I PH II NW OF NW 0.3-19-05E L 82 APPROX 14,437 SQ FT EASE OF REC OUT OF 700137-044-0 SEG N0234 10/11/01MD
Lot 82
LEGAL DESCRIPTIONS

Tract L:

Tract L, Brookwater Division 1, Phase II, according to the plat recorded under Recording No. 200109265002, Records of Pierce County Washington.

200th Avenue:

200th Avenue, as shown on Brookwater Division 1, Phase II, according to the plat recorded under Recording No. 200109265002, Records of Pierce County Washington.
BONNEY LAKE

PUBLIC WORKS DEPARTMENT
STAFF REPORT

The City of Bonney Lake’s mission is to protect the community’s livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services."

200th Avenue Court East Right of Way
and Storm Pond Vacation

The Public Works Department has reviewed the application for the vacation of the land and appurtenances associated with 200th Avenue Court East and the storm water facility. The road, storm water facility, and appurtenances were requirements of the Brookwater 2 plat and only serves that portion of the development now purchased by the applicant. The Public Works Department has found no known future need for the land associated with this request. The land and improvements were dedicated to the city at final plat so as far as Public Works is aware the land acquisition and improvement were at no cost to the city.

There are currently both water and sewer utilities on this parcel of land and will require either removal or easements before surplus of land.

Respectfully submitted,

John Woodcock, P.E.
City Engineer
City of Bonney Lake, Washington
Council Agenda Bill (C.A.B.) Approval Form

| Department/Staff Contact: Planning & Community Development/ John P. Vodopich |
|-----------------------------|---------------------------------|
| Council/Wrksp Mtg Date: April 22, 2008 |
| Agenda Item Number: AB08-101 |
| Ordinance Number: 1840 |
| Resolution Number: 1840 |

**BUDGET INFORMATION**

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**Explanation:**

**Agenda Subject:** Bonney Lake Marketplace Developers Street/Storm Water Pond Vacation Request

**Administrative Recommendation:** Approve the Resolution as presented

**Background Summary:**
The City has received a request to vacate 200th Avenue East and Tract L of Brookwater Division I, Phase II (storm water pond). In reviewing this request with legal staff, this request will involve a two-step process - the street vacation process found under Chapter 35.79 RCW and a finding that the storm-water pond is surplus. BLMC Section 3.88 contains the procedure for this.

Legal staff has advised that a plat alteration is not necessary in this case.

In consideration of this request, legal staff has prepared a draft Resolution that states that in the event that Bonney Lake Marketplace Developers, LLC acquires the three remaining abutting lots on 200th Avenue East and removes or relocates the existing homes, 200th Avenue East shall be vacated pursuant to the process articulated in Chapter 35.79 RCW and that the storm water pond will be declared surplus pursuant to the process articulated in Section 2.70.100 of the Bonney Lake Municipal Code.

**Attachments:**
- CDC Action Form dated April 7, 2008
- Proposed Resolution No. 1840
- Barghausen request for vacation petition and legal descriptions - cover letter dated February 6, 2008
- Map of 200th Avenue and Tract L dated March 26, 2008
- Public Works staff report dated April 7, 2008

**Council Committee Dates:**
- Finance Committee: 4/7/2008
- Public Safety Committee: 4/7/2008
- Community Development & Planning Committee: 4/7/2008
- Council Meeting: 4/22/2008

**Agency/Commission Dates:**
- Planning Commission:  
- Design Commission: 
- Civil Service Commission: 

**Board/Hearing Examiner Dates:**
- Park Board: Hearing Examiner:

**Council Action:**

**Council Call for Hearing:**  
**Council Referred Back to:** Workshop: Committee  
**Council Tabled Until:** Council Meeting Dates:  

**Signatures:**

date: Date City Attorney reviewed  

April 4, 2008
COMMUNITY DEVELOPMENT COMMITTEE

DATE: April 7, 2008

ORIGINATOR: John P. Vodopich, AICP
TITLE: Planning & Community Development Director

SUBJECT: Proposed 200th Avenue East street vacation and surplus Storm Pond - Bonney Lake Marketplace, LLC

The City has received a request to vacate 200th Avenue East and Tact l of Brookwater Division I, Phase II (storm water pond). In reviewing this request with legal staff, this request will involve a two-step process - the street vacation process found under Chapter 35.79 RCW and a finding that the storm-water pond is surplus. BLMC Section 3.88 contains the procedure for this.

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ORDINANCE/RESOLUTION:

REQUEST OR RECOMMENDATION BY ORIGINATOR: Recommend approval of the proposed Resolution as presented and place on the consent agenda for the April 22, 2008 City Council meeting.

ISSUE AND DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE
FINANCE DIRECTOR NA
CITY ATTORNEY April 4, 2008 (Kathleen Haggard)

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COMMITTEE ACTION: RECOMMEND APPROVAL TO COUNCIL

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<th>DATE</th>
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James Rackley, Chairman
David Bowen
Dan Decker

COMMITTEE COMMENTS:

COMMITTEE'S RECOMMENDATION TO FORWARD TO:
CITY CLERK
CITY ATTORNEY

Please schedule for City Council Meeting date of: April 22, 2008
Consent Agenda: Yes □ No
PADS FOR SALE OR LEASE
BONNEY LAKE MARKETPLACE
South Prairie Rd East & SR 410, Bonney Lake, WA 98391

More pads available!

First Western Properties - Tacoma, Inc. | www.fwp-inc.com
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | 253-472-0404 Phone | 253-472-0541 Fax

© First Western Properties - Tacoma, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.
- Join Lowes, Sonic and Discount Tire
- High traffic count and strong demographics
- Fast growing community - Cascadia (Tehaleh) under new ownership will start building new homes in July 2012
- Pad sites available for sale, ground lease or build to suit
- Average household income very high! (See below)
- 179,487 SF of land available for development
- Please see aerial for quality of retailers in the surrounding area

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<td>5,966</td>
<td>37,425</td>
<td>79,256</td>
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<td>Average HH Income</td>
<td>$88,886</td>
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Ray Velkers (253) 284-3632
ray@firstwesternproperties.com

First Western Properties - Tacoma, Inc. | www.fwp-inc.com
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | 253-472-0404 Phone | 253-472-0541 Fax

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