

**CITY OF DUVALL
COUNCIL MEETING AGENDA
March 19, 2019 7:00 PM**

Riverview Educational Service Center – 15510 – 1st Ave NE

CITY COUNCIL COMMITTEE OF THE WHOLE: 5:30 PM

- I. Good of the Order
- II. Items
 1. Facility Rental Fees Resolution
 2. Transportation Benefit District Ad-Hoc Committee
 3. Financial Policy Ad-Hoc Committee

Written Reports

- 2018 Q4 Investment Report
- 2018 Q4 Financial Report
- February 2019 Sales Tax Report

Call to Order

Flag Salute

Roll Call

I. Additions or Corrections to the Agenda:

II. Adoption of the Council Agenda:

III. Consent Agenda:

Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the regular Agenda at the request of a Councilmember.

1. Committee of the Whole Minutes and Council Minutes for March 5, 2019;
2. Payroll for March 1-15, 2019 in the amount of \$ _____
(to be provided)
4. Claims in the amount of \$ _____
(to be provided)

IV. Comments from the Audience:

V. Scheduled Items:

1. Mayor:
2. Council:
3. Council Ad-Hoc Committee Reports
4. Administration Update
 - a) Legislation Update

5. King County Fire District 45

VI. Presentation: Stormwater Plan – Annual Update

VII. Public Hearing: 3rd Avenue Right of Way Vacation

VIII. New Business:

1. (AB19-19) Adopt Ordinance – 3rd Avenue ROW Vacation
discussion/decision – T. Davis

2. (AB19-20) Depot Deck Design – staff recommendation
discussion/direction – S. Leniszewski

3. (AB19-21) Batten Road Sewer Design Update – staff recommendation
discussion/direction – S. Leniszewski

4. (AB19-22) Formally acknowledging the formation of the Transportation Benefit District, Financial Policy, City Facility and Ethics Policy ad-hoc committees.
decision – M. Remington

5. (AB19-23) Resolution - 2019 Comprehensive Plan Docket
discussion – T. Davis

IX. Unfinished Business:

1. (AB19-09) Resolution – Facility Rental Fees
discussion – C. Hert/J. Wycoff

2. (AB19-18) Q1 2019 Budget Amendment
discussion – L. Thomas/S. Leniszewski

3. (AB19-10) Riverview School District Memo of Understanding (annexation and vesting)
discussion – L. Thomas

X. Executive Session: None

XI. Adjournment

**CITY OF DUVALL
CITY COUNCIL**

**DRAFT COMMITTEE OF THE WHOLE MINUTES
March 5, 2019 – 5:30 p.m.
Riverview Educational Service Center – 15510 – 1st Ave NE**

Mayor Pro Tem Remington called the meeting to order at 5:30 p.m.

Council present: Michelle Hogg, Mike Remington, Dianne Brudnicki, Amy McHenry, Jennifer Knaplund, Matthew Eyer, Jason Walker

Staff present: Lara Thomas, Carey Hert, Jodi Wycoff, Steve Leniszewski, Lindsey Vaughn, Diana Hart

I. Good of the Order

Councilmember McHenry said that she held the first Council Chat and will email future dates to Council for them to sign up.

Councilmember Hogg said that she met with her homeowners association (HOA) and suggested that it would be good for Council to attend other HOA meetings.

Councilmember Knaplund asked about the possibility of getting a portable defibrillator at Big Rock Ballfields and getting flashing lights embedded in crosswalks along Main Street.

II. Items

1. Council Retreat Re-cap

Mayor Pro Tem Remington gave a summary of the items discussed during the recent Council retreat including financial policies, budget process, city facility planning, transportation benefit district funding and an open discussion that included the ethics policy, current legislation, and the proposed fireworks emergency ban. Mayor Pro Tem Remington said that during the retreat, Council chose to create four ad-hoc committees to work on the Transportation Benefit District, Financial Policies, City Facilities and Council Ethics Policy.

2. Transportation Benefit District Ad-Hoc Committee

The committee includes Councilmembers Eyer, Brudnicki and McHenry. The members set their first meeting for March 11th and Steve Leniszewski, Public Works Director, will be the lead staff liaison. The committee will report back at the March 19th meeting.

3. Financial Policy Ad-Hoc Committee

The committee includes Councilmembers Knaplund, Walker and Hogg. The members set their first meeting for March 14th and Lindsey Vaughn, Finance Director, will be the lead staff liaison. After discussion, there was consensus to keep the policies simple and high level. The committee will bring back an outline of the policy at a future meeting.

4. Facility Ad-Hoc Committee

The committee includes Councilmembers Eyer and McHenry. The members will set their first meeting after the building inspections are complete and will focus first on the W.R.E.C.K. Center and Duvall Visitor Center.

5. Ethics Policy Ad-Hoc Committee

The committee includes Councilmembers Hogg, Walker and McHenry. The members set their first meeting for March 7th to review the most recent draft of the policy.

III. Adjournment

The Committee of the Whole adjourned at 6:48 p.m.

Written Reports – *There were no written reports distributed in the Committee of the Whole packet.*

ATTEST:

Michael Remington, Mayor Pro Tem

Jodi Wycoff, City Clerk

CITY OF DUVALL
DRAFT COUNCIL MEETING MINUTES
March 5, 2019
7:00 P.M. – Riverview Educational Service Center
15510 – 1st Ave NE

Committee of the Whole Meeting: 5:30 P.M.

The City Council Meeting was called to order by Mayor Ockerlander at 7:01 P.M.

Roll Call: Amy McHenry, Michelle Hogg, Mike Remington, Dianne Brudnicki, Jennifer Knaplund, Matthew Eyer, Jason Walker

Staff Present: Lara Thomas, Carey Hert, Steve Leniszewski, Lindsey Vaughn, Jodi Wycoff, Diana Hart

I. Additions or Corrections to the Agenda:

Under Consent Agenda add: Payroll for 02/20/19 in the amount of \$46,971.67; Payroll for 03/05/19 in the amount of \$289,316.52; and Claims in the amount of \$176,951.50; and Councilmember Knaplund requested the following amendment to the 02/19/19 Council minutes: New Business Item #2 (AB19-09) Resolution – Facility Rental Fees – amend “bring back a proposal to increase fees for the Visitor Center and WRECK Center based on increased usability” to “bring back a proposal that takes into account the size and the usability of the room”. *It was moved and seconded (Knaplund-Eyer) to accept the proposed amendment. The motion carried (7 ayes).*

II. Adoption of Council Agenda:

It was moved and seconded (Hogg-McHenry) to adopt the 03/05/19 Council Agenda. The motion carried (7 ayes).

III Approval of Consent Agenda:

It was moved and seconded (Eyer-Hogg) to approve the consent agenda which includes approving the Committee of the Whole and City Council minutes, as amended, of 02/19/19; Payroll for 02/20/19 EFTs in the amount of \$46,917.67; Payroll for 03/05/19 Checks #29511-29515 and #29516-29524 in the amount of \$289,316.52 including EFTs in the amount of \$213,857.43; and Claims Checks #29525-29597, #29506 and #29507-29510 in the amount of \$176,951.50 including EFTs in the amount of \$12,180.32. The motion carried (7 ayes).

IV. Comments from the Audience:

Jishar Rentz, representing the Chamber of Commerce, gave an update on upcoming Chamber meetings and events and said that the annual Visitor’s Guide has been distributed.

Jeneveve Osborne, President of Cedarcrest Environmental Club, asked Council to consider banning plastic bags in Duvall and handed out a fact sheet about plastic bags and a map of other cities in the US that have already banned them.

V. Scheduled Items:

1. Mayor:

Mayor Ockerlander gave an update on recent and upcoming events and meetings including a meeting she had with a group that is concerned about pending litigation that would allow triple trailer semi trucks to travel on state highways. Mayor Ockerlander asked Council if they would be interested in signing a letter to State Legislators regarding the issue. There was general consensus to sign a letter expressing concerns about triple trailers within the Snoqualmie Valley.

2. Council:

There were no Council reports.

3. Administration Update:

Lara Thomas, Interim City Administrator, gave a brief presentation to give a status update on items including a new agenda bill form, a rodent issue at the Police Department building and some of the costs incurred during the staffing emergency. Ms. Thomas said that at this point, the State is not declaring an emergency for the snow storms. Ms. Thomas reported that an employee in the Building Department is leaving the City and explained the various processes the City is doing to fill that gap. Diana Hart, Administrative Assistant, gave a legislative update on bills they are watching that may affect the City. Lastly, Ms. Thomas gave a report on a recent meeting with King County regarding annexation areas.

VI. Presentation: Waste Management – 2018 Report

Emily Newcomer, Public Sector Manager, for Waste Management, gave a report regarding activities and statistics for 2018 and answered questions from Council.

VII. Public Hearing: Public Facilities Rental Fee Schedule

7:52 PM: The Public Hearing was opened.

Carey Hert, Interim Deputy City Administrator, presented the staff report.

Cindy Thompson, area resident, expressed her concerns about the proposed fees being too high and she may have to stop teaching her classes in Duvall if they are adopted.

Sandy DuVall, representing Duvall Rotary, said that there has been a decline in the facility and that private events may be deterred with the higher fees.

Marilyn Roney, area resident, asked that Council take into consideration the type of users and frequency of use when setting fees.

Holly Caldwell, area resident, expressed her concerns about the proposed fees being too high and said her vendor group would likely have to move their events to another venue.

Kim Ramirez, area resident, expressed her concerns about the proposed fees and said that upkeep of the buildings could be opened to volunteer groups.

Jane Pattinson, Duvall resident, said that the City facilities are a good place for volunteers to have a space to meet for community efforts.

Jashar Rentz, representing the Duvall Chamber of Commerce, said that the proposed fees are too much too fast and that the City should ask how much they want to subsidize the use since most are for a public benefit.

Connie Zimmerman, representing the Duvall Historical Society and Duvall Foundation of the Arts, said that the facilities are a valuable resource to connect the community and spoke against any effort that would diminish the ability for groups to provide service.

Susan Rich, area resident, said that she has found community in the City-owned facilities and asked Council to allow the buildings to continue representing community.

8:24 PM: The Public Hearing was closed.

VIII. New Business:

1. Approve and authorize the Mayor to sign Batten Road Sewer design contract.

Steve Leniszewski, Public Works Director, introduced this item.

It was moved and seconded (Eyer-Brudnicki) to approve and authorize the Mayor to sign Batten Road Sewer design contract. The motion carried (7 ayes).

IX. Unfinished Business:

1. (AB19-09) Resolution – Facility Rental Fees

Council discussed options for the proposed fees and requested that this item be on the March 19th Committee of the Whole meeting for further discussion.

Pursuant to Council Procedures, it was moved and seconded (Remington-Hogg) to extend the meeting beyond 9:00 p.m. The motion carried (7 ayes).

2. (AB19-10) Riverview School District Memo of Understanding (annexation and vesting)

Lara Thomas, Community Development Director, reviewed the proposed Memorandum of Understanding (MOU) including a brief history of the property and the District's intended use for the property in the future. Ms. Thomas reviewed the amendments to the MOU since the last meeting and answered questions from Council.

X. Adjournment:

There being no further business, Mayor Ockerlander adjourned the meeting at 9:25 p.m.

Signed _____
Amy Ockerlander, Mayor

Attest _____
Jodi Wycoff, City Clerk

LEGISLATION UPDATE

City Council 3/19/19

prepared 3/14/19

SENATE BILL 5383

- **An act relating to tiny homes**

- Brief Summary of Engrossed First Substitute as passed out of the Senate 44-2 on 3/6 prepared by Legislative staff
 - Authorizes cities and towns to adopt ordinances regulating the creation of tiny house communities, including through use of binding site plan method.
 - Prohibits cities and towns from adopting ordinances that prevent entry or require removal of a tiny house with wheels used as a primary residence in a manufactured/mobile home community.
 - Applies all rights and subjects all duties and penalties under the Manufactured/Mobile Home Landlord-Tenant Act of tenants of tiny house communities.

Referred to the House's Local Government Committee

Scheduled for Public Hearing on 3/19 and Executive Session on 3/22

SENATE BILL 5812

- **An act relating to local governments planning and zoning for accessory dwelling units**
 - Brief Summary of Engrossed First Substitute as passed out of the Senate 38-10 on 3/11 prepared by Legislative Staff
 - Requires certain cities and counties to adopt ordinance and development and zoning regulations that authorize creating accessory dwelling units within designated urban growth areas by June 1, 2021.
 - Exempts cities that have adopted accessory dwelling unit regulations on or before the effective date of the act from the accessory dwelling unit regulation requirements, but encourages them to adopt similar policies before their next comprehensive review is due under the Growth Management Act.

Referred to the House's Local Government Committee

HOUSE BILL 1923

- **An act relating to increasing urban residential building capacity**
 - Brief Summary of Second Substitute as passed out of Appropriations on 2/28 prepared by Legislative Staff (*Engrossed Second Substitute Bill Report has not been finalized, effects of amendments included in following slide*)
 - Requires cities with a population of less than 10,000 that are planning fully under the Growth Management Act (GMA) to either take certain actions to increase residential building capacity and housing affordability, or make certain updates to the housing element of their comprehensive plan.
 - Requires cities that do not accomplish the capacity and affordability actions by December 31, 2022, to make certain updates to the housing element of their comprehensive plan.
 - Prohibits cities that do not accomplish the capacity and affordability actions by December 31, 2022, from receiving funding from the Public Works Assistance Account, the Water Quality Capital Account, and the Transportation Improvement Account.
 - Establishes standards for residential parking requirements for certain affordable housing units and certain housing units for seniors or people with disabilities.

HOUSE BILL 1923 CONT.

- **An act relating to increasing urban residential building capacity**
 - Brief Summary of Second Substitute as passed out of Appropriations on 2/28 prepared by Legislative Staff - *continued*
 - Exempts from the requirements of the State Environmental Policy Act (SEPA) amendments to development regulations that are made in order to comply with the residential building capacity and housing affordability requirements of the act.
 - Exempts certain project actions from certain appeals under SEPA, provided they meet certain criteria.
 - Authorizes permanent supportive housing as a permitted use in all areas of cities where multifamily housing is permitted.
 - Prohibits local governments from charging higher per-unit impact fees for multifamily residential construction than for single-family construction.
 - Authorizes funds in the Growth Management Planning and Environmental Review Fund to be used to cover costs associated with the adoption of optional elements of comprehensive plans consistent with the subarea plan provisions of SEPA.
 - Prohibits local governments from charging impact fees that cumulatively exceed \$50,000 for any single-family residential project.

HOUSE BILL 1923 CONT.

- **An act relating to increasing urban residential building capacity**
 - Effect of Engrossed Second Substitute as passed by the House 66-30 on 3/13
 - Makes increased residential building capacity and increased housing affordability elements of the act optional, rather than mandatory.
 - Makes the updated housing element of the act optional, rather than mandatory.
 - Removes sections related to: definitions; Depart of the Commerce certification of updated housing elements of comprehensive plans; minimum parking requirements; subarea plans under the State Environmental Policy Act; expanded uses for funds in the Growth Management Planning and Environmental Review Fund; siting of permanent supportive housing; and impact fees.
 - Removes \$100,000 planning grants.
 - Removes ineligibility for funding from certain fund sources for cities that do not have certain actions under the act.
 - Adds an additional option that cities may adopt to increase residential building capacity, related to identifying questions on the environmental checklist.

WESTERN WASHINGTON PHASE II NPDES PERMIT

Purpose: to solicit stormwater management program comments.

Background: Duvall became a Phase II Permittee in 2007.

Permit requirements include:

- Public Education, Involvement, and Participation;
- Illicit Discharge Detection and Elimination (IDDE);
- Control runoff from new and re-development;
- Pollution prevention;
- Mapping;
- Inspection of Public and Private facilities;
- Staff training;
- Catch basin cleaning; and
- Maintenance and operation of publicly owned facilities.

PUBLIC EDUCATION, INVOLVEMENT, AND PARTICIPATION

- Education and Stewardship opportunities.
- Target general public, school-aged children, businesses, contractors, developers, and engineers.
- Subject areas based on permit requirements.
- Update public surveys to measure awareness.



WaterSavers
How Professional Car Washes Keep Your Car Cleaner and Greener

Home Car Washing: AN ENVIRONMENTAL DISASTER

11 gallons Amount of water garden hoses use per minute

1 MIN

10 minutes of rinsing a car at home = **7** dishwasher cycles

Toxic wastewater flows into storm drains and then to waterways

Wastewater may contain:
• Oil • Ammonia
• Tar • Heavy Metals

Pollution Potential

62,000 CARS produced this waterway pollution in ONE YEAR through home car washing that's only **.02%** of all the cars in the U.S.

190 Gallons of gas and diesel
400 Pounds of phosphorus and nitrogen
60 Pounds of ammonia
2200 Pounds of surfactants
3000 Pounds of solids

ICA WaterSavers Program
The International Carwash Association's WaterSavers program makes professional car washes the green choice!

Water Reclamation
Reclaim Tank
Recycled water reduces waste by 40% or more

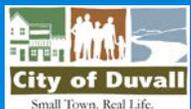
Wastewater Treatment
Oil, grease, and other pollutants are removed
Water is sent to waste water facility instead of storm drains

High Pressure Jets
Annually inspected for efficiency
Clean cars with less water

Water-use Restriction
No more than **40 gallons** of water

Fix That Leak!

Sources: www.icasavers.com



ILLCIT DISCHARGE DETECTION AND ELIMINATION



- Spill Response Activities
- Screening Outfalls
- Catch Basin Screening



Date and Eliminate Discharge	Characterize Discharge				Compliance with Timeline per SS.C.3.d.iv				Hotline? 425-649-7000	
	IDDE/IC	Type of Spill	Emergency / Hazmat Spill	Non-Emergency Discharge	Notification to DOE within 24 hours	Investigated within 7 Days	Investigated IC within 21 Days	Eliminated IC within 6 Months		
Flow appeared to be associated with utilities located upstream and along North Hill construction site.	NA	NA	NA	NA	NA				N	
Flow from North Hill construction site. No oil water (or other stormwater)	NA	NA	NA	NA	See email correspondence to DOE on 2/17/2017 through 2/24/2017				N	
Flow from Merry Valley Road from the February 9 and 10) and had determined off-site from the North Hill	NA	NA	NA	NA	See email correspondence to DOE on 2/23/2017 through 2/24/2017					
Flow testing. (Added Micro-blaze to	N	Gasoline	N	N	N				N	
3/15/2017	15920 2nd Ave NE	After completing building inspections at 20022 1st Ave NE, Duoy Benson and Larissa Grundell noticed a heavy gasoline odor while talking to Sergeant DeBock. After investigating the roadway a significant gasoline spill was found and Public Works crew responded with MicroBlaze to combat downstream contamination. After talking to neighboring residents the homeowner at 15920 2nd Ave NE reported Kings Tree Inc. had left their property 45 minutes before we found the spill.	NA	Gasoline	NA	NA	NA			N
3/17/2017	Stephens and 152nd spill	PD informed public works of petroleum sheen running approx from main st to halfway up to 152nd. PW sprayed micro blaze and put barriers blocking CB's.	N	Petroleum	N	Y	Yes via phone			Y
4/5/2017	Hower Hill Plat	On-site for sewer flow test/inspection and noticed a strong petroleum smell. Found a sheen running off a sub-contractor truck tail-gate. Instructed site foreman to clean spill and block/dam catch basin. PW crew responded with micro-blaze for sheen.	NA	Gasoline	NA	Y	N			N
4/6/2017	Cedarcrest High School	PW was notified by the HS Vice Principal that there was a large diesel spill in the delivery and parking area. Larissa Grundell and Shaun Tozer responded. CHS personnel informed PW that they did not have any BMPs to clean the spill. PW maintenance crew, Gavin Harrold, was called to clean up the spill. CB barriers were put around CBs and Micro-blaze and absorbent was applied.	NA	Diesel	NA	Y	N	N	N	N

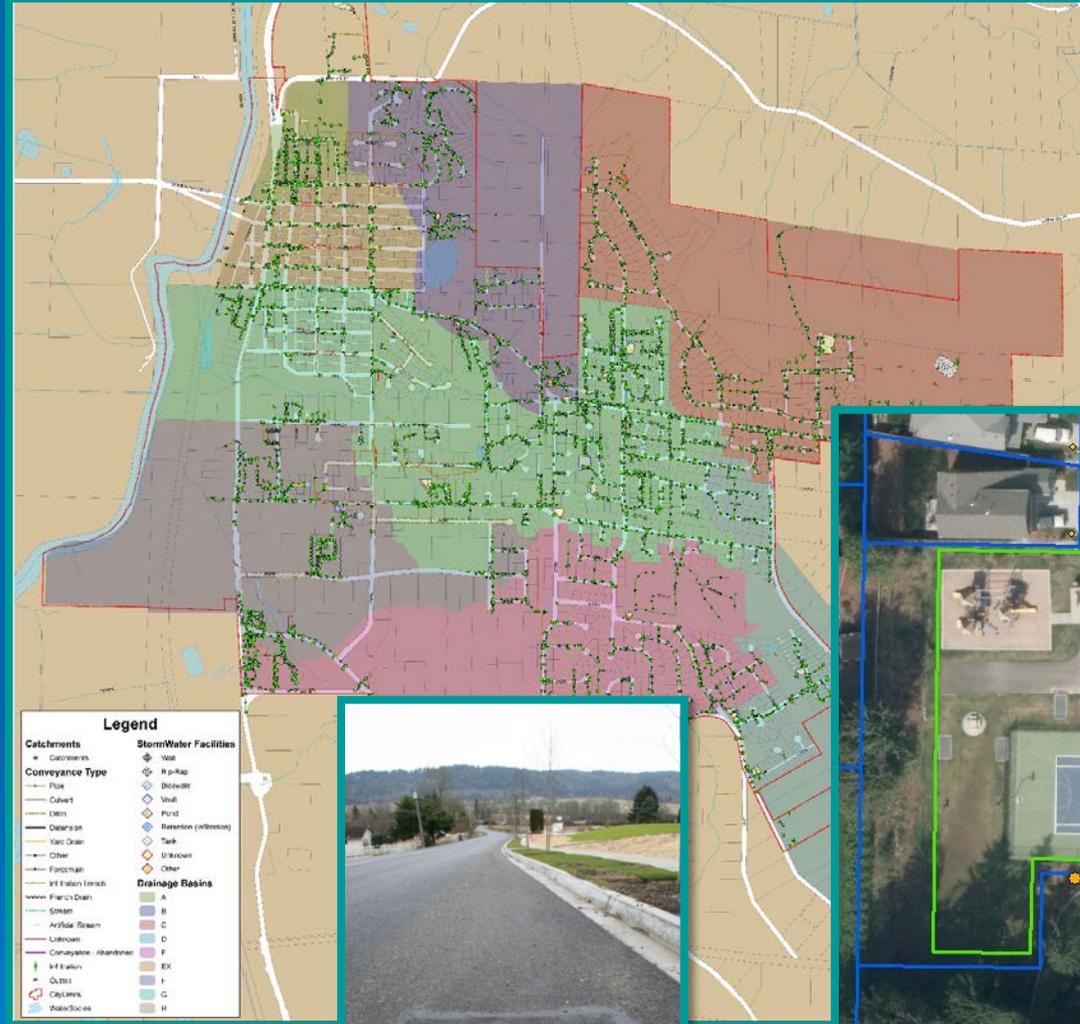
CONTROLLING RUNOFF FROM DEVELOPMENT



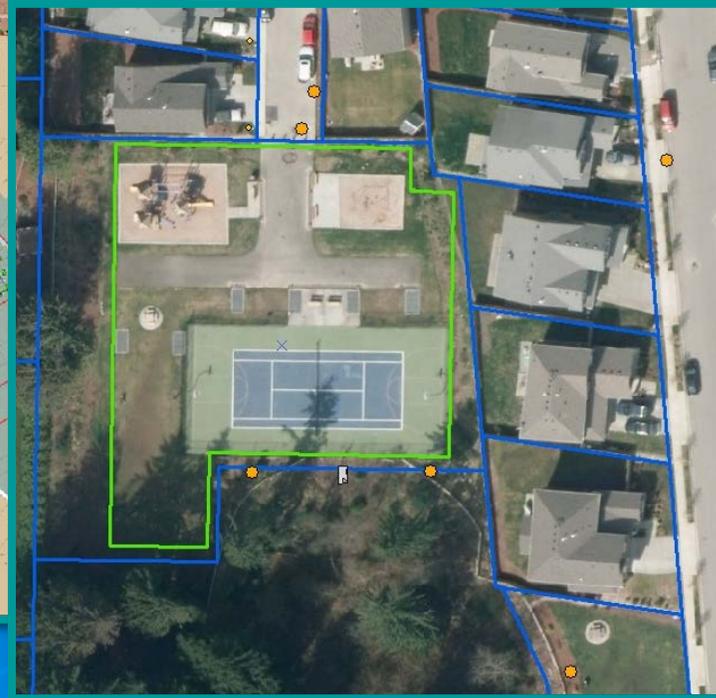
- Adopted the King County Stormwater Design Manual to manage and design stormwater facilities and BMPs
- Access, inspect, and approve stormwater facilities and BMPs as part of permitting process
- Review all site plans
- Facility non-compliance enforcement strategy (DMC 9.06.130)
- Inspection record keeping



MUNICIPAL OPERATIONS AND MAINTENANCE



- Training Program
- Annual inspection and maintenance activities
- Continue to update standards (as required)



- Annual catch basin cleaning program
- Record keeping to be improved with asset management software implementation (~April 2019)



FUTURE PERMIT CONSIDERATIONS

Utilization of staff and funds to improve water quality and most effectively comply with permit requirements.

- Update public surveys to measure behavior and awareness.
- Continued use of staff to develop and implement program to the maximum extent.
- Continued use of funds for facility cleaning and to enable staff to fulfill requirements.
- Continue IDDE and LID code revisions (Staff).
- Catch Basin and Outfall Field Screening (Staff).



Whatever goes into our storm drains, goes untreated into our lakes, rivers, streams and ponds.



THIS DRAINS HERE



Puget Sound Starts Here.org

QUESTIONS, COMMENTS, AND SUGGESTIONS



COME JOIN US!
All day - APRIL 20th

*Earth Day & Arbor Day Festival
at Depot Park*



PUBLIC HEARING

re:

to receive input on the

3rd Avenue Right-of-Way Vacation

Please also see Agenda Bill 19-19

In the Council Packet



Agenda Bill

AB# 19-19

Duvall City Council

Meeting Date: 3/19/2019

Small Town. Real Life.

Subject Petition for 3rd Avenue Right-of-Way Vacation Public Hearing

Document Type Ordinance

Department Planning

Contact Troy Davis, Senior Planner

Attorney Review Complete

Planning Commission Recommendation N/A

Handling Normal **Deadline Date** N/A

Needed from Council Action

Recommendation

Adopt Ordinance authorizing the vacation of approximately 80 square feet of right-of-way along the southerly turning radii of the intersection of Third Avenue Northeast and future "Street V" within the Duvall Urban Village plat and correcting a numerical error in the immediately adjacent and previously recorded Third Avenue Northeast Right-of-Way Vacation; providing for severability; and establishing an effective date.

Council Review History

- February 5, 2019 – Introduction at Committee of the Whole
- February 19, 2019 – Discussion of Resolution at Committee of the Whole
- February 19, 2019 – Set Hearing Date by Resolution at Regular Meeting

Attachments

1. Staff Report
2. Application
3. Vicinity Map
4. Notice of Complete Application
5. Approved Preliminary Plat Map Duvall Urban Village Division-I as Modified
6. Ordinance 1119 (Right of Way Vacation/Dedication for the realigned 3rd Avenue)
7. Ordinance 1235 (First Partial ROW Vacation)
8. Resolution Setting Public Hearing
9. Notice of Public Hearing
10. Notice of Public Hearing Affidavit of Posting and Mailing
11. Notice of Public Hearing Affidavit of Publication
12. Proposed Ordinance with Exhibit A "Right-of-Way Vacation Legal Description" and Exhibit B "Right-of-Way Vacation Map"

Routing

Director: Lara Thomas

Approved: LT 3/14/2019

Administrator: Carey Hert

Approved: CLH 3/14/2019

Mayor: Amy Ockerlander

Approved: APO 3/14/2019

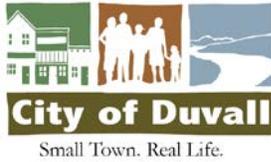
Budget Impacts No Budgetary Impact

Key Facts and Information Summary

Charles Hare, on behalf of TOLL BROS., INC., submitted a Petition for Street Vacation on December 20, 2018. The petition requests a partial vacation of approximately 80 square feet of 3rd Avenue NE at the southerly turning radii where 3rd Ave NE and future "Street V" within the Duvall Urban Village subdivision intersect to account for smaller radii geometry of the street design and engineering.

During the review of the petition, it was discovered that there was a numerical error in the adjacent right-of-way vacation's legal description that was approved by Council last year (Ordinance 1135).

The Application then amended their Petition for Street Vacation to include the needed correction in the previously approved and adjacent vacation. Upon approval of this Petition for Street Vacation by City Council, the previous vacation (Ordinance 1135) will be repealed and superseded.



PLANNING AND ENGINEERING STAFF REPORT

TO: Mayor and City Council

FROM: Troy Davis, Senior Planner
Lara Thomas, Planning Director
Steven Leniszewski, Public Works Director

DATE: March 19, 2019

FILE: ROW18-001 (DUV 3rd AVE Partial Vacation)

I. INTRODUCTION

A. APPLICATION

Owner: City of Duvall
15535 NE Main Street
PO Box 1300
Duvall, WA 98019

Applicant: Charles Hare, Senior Land Entitlement Manager
TOLL BROS.
8815 122nd Ave NE Ste 200
Kirkland, WA 98033

Site Location: Vicinity of Big Rock Road and the southerly portion of
3rd Avenue NE

Adjoining Parcel Number(s): 2426069067

Request: Applicant is requesting the vacation of approximately 80 square feet of public right-of-way known as 3rd Ave NE at the intersection of 3rd Ave NE and future "Street V" within the Duvall Urban Village subdivision. The Applicant is also requesting to simultaneously correct a numerical error within the adjacent right-of-way vacation that was approved by Council last year (see Ordinance 1235). This proposed right-of-way vacation therefore encompasses the area originally vacated under Ordinance 1235 and the additional 80 square feet at the southerly turning radii

where 3rd Ave NE intersects with future “Street V” within the Duvall Urban Village subdivision.

Review Process: Type V, City Council Decision

Project Timelines:

Application Submitted:	December 20, 2018
Notice of Complete Application:	January 16, 2019
Application Introduced to Council:	February 5, 2019
Resolution Setting Public Hearing:	February 19, 2019
Notice of Public Hearing Published:	February 27, 2019
Public Hearing:	March 19, 2019

Exhibits:

1. Staff Report
2. Petition for Street Vacation
3. Vicinity Map
4. Notice of Complete Application
5. Approved Preliminary Plat Map Duvall Urban Village Division-I as Modified
6. Ordinance 1119 (Right of Way Vacation/Dedication for the realigned 3rd Avenue)
7. Ordinance 1235 (First Partial ROW Vacation)
8. Resolution Setting Public Hearing
9. Notice of Public Hearing
10. Notice of Public Hearing Affidavit of Posting and Mailing
11. Notice of Public Hearing Affidavit of Publication
12. Proposed Ordinance – Attorney Reviewed

B. BACKGROUND

In 2006, CamWest Duvall LLC (CamWest) and other owners of property located outside of the City in the South UGA, as well as the City on behalf of owners of other properties in the South UGA, requested and received approval for a Comprehensive Plan Amendment changing the land use designations within the South UGA from a light industrial designation to residential and commercial designations. That same year CamWest and other owners of property in the South UGA commenced annexation proceedings. In August 2007, the City Council approved the annexation and established zoning for the South UGA. The zoning districts approved by the Council include *Residential-12 d.u./acre* (R-12) and *Mixed Use Institutional* (MU-I).

In 2007 Wonderland Holdings LLC (Wonderland) contracted to buy property owned by Safeway within the City and filed an application for a rezone of that property from Commercial to Mixed Use Residential 12d.u./acre (MU12). The rezone was approved by the Council in March 2008.

Wonderland and CamWest jointly filed and obtained preliminary plat approval for the Duvall Urban Village I which consists of all of the Wonderland property and a portion of

the CamWest property. CamWest and Wonderland proposed the realignment of the existing unimproved 3rd Avenue NE ROW due to cross-slope, probable intersection alignment issues, and site distance issues at NE Big Rock Road as part of the preliminary plat process. The re-alignment of 3rd Ave NE included a traffic signal and associated turn lanes and was approved by Ordinance 1119 on October 13, 2011. The realignment included the city vacating 47,867 square feet of unimproved ROW and the applicants dedicating 39,785 square feet of replacement ROW to the City of Duvall.

Toll Brothers (then operating under TOLL WA LP), acquired the surrounding properties owned by CamWest and Wonderland in November 2016.

On June 1, 2017, TOLL WA LP applied for a Minor Plat Modification which included a proposed change in the land-use adjacent to future 3rd Ave NE from commercial to residential and a revision from a traffic signal with turn lanes to a traffic circle at the intersection with NE Big Rock Road. The elimination of the traffic signal eliminates the need for a turn lane on the future 3rd avenue at its intersection with Big Rock Road, hence the proposed reduction in right-of-way width. The previously dedicated right-of-way width (79 feet) along this portion of 3rd Avenue exceeds what is required for the proposed traffic circle (67 feet). The Minor Plat Modification was approved on September 17, 2017. Following this approval, the applicant applied for a partial right-of-way vacation for this portion of 3rd Avenue to be consistent with the 67-foot right-of-way width required for the proposed traffic circle. This right-of-way vacation was approved by Ordinance 1235 in February of 2018.

Traffic circle construction will require final plat dedication of additional right-of-way beyond the circumference of the traffic circle that exceeds the 1,411 square feet vacation associated with removal of the traffic signal turn lane. This final plat dedication, along with additional NE Big Rock Road width to be dedicated at final plat, was considered in-kind payment for the proposed vacation. The applicant has also installed off-site right-of-way improvements to 3rd Ave NE between the project site and NE 143rd Place.

On December 20, 2018 Toll Brothers (now operating under TOLL BROS, INC), applied for a partial right-of-way vacation for 3rd Ave NE. The purpose of this latest partial right-of-way vacation is to reduce the right-of-way within the turning radius at the intersection of 3rd Ave NE and future "Street V" within the Duvall Urban Village plat by approximately 80 square feet to account for smaller radii geometry of the street design and engineering.

The City sent the right-of-way vacation request to a peer review consultant (Parametrix) in the which several corrections were found to be needed. Upon Toll Brother's review of the corrections requested by Parametrix, Toll Brothers found the source of the error was due to an error in the first partial right-of-way vacation for 3rd Ave NE that the applicant was granted by the City Council last year (approved by Ordinance 1235). That error created an omission of 0.2' between the previous ROW line and the vacated ROW area on the east side.

In an effort to simplify the current vacation request and the need to correct the error from the last right-of-way vacation, Toll Brothers have revised their application to include the correction needed to the original vacation so that the full area that is to be vacated (from both the past vacation and the current vacation request) is shown. This will then supersede the previous vacation upon approval by the City Council.

II. ANALYSIS AND PROCESS

A. SITE DEVELOPMENT AND ZONING

Existing Property Conditions

Land Use: Improved Right-of-Way

Zoning: Mixed Use 12 (Adjacent)

Comprehensive Plan Designation: Commercial (Adjacent)

Site Description: Vacant Land

Neighboring Development: Duvall Urban Village (under Final Plat review)

Public Access: Existing Right-of-Way is Developed

Proposed Property Conditions

Proposed Vacation Square Footage: Approximately 80 square feet (plus the approximately 1,411 square feet within the adjacent first partial right-of-way vacation approved by Ordinance 1235)

Land Use: Residential

Zoning: Upon vacation, portion of right-of-way vacated will be zoned Mixed-Use 12 Units per Acre.

Comprehensive Plan Designation: Commercial

Public Access: This proposal is for a reduction in right-of-way width along a the southerly turning radii of 3rd Ave NE and future “Street V” within the Duvall Urban Village Subdivision. Third Ave NE is a collector arterial with vehicular and bike travel lanes, sidewalks, street trees and lighting.

B. PUBLIC NOTICE

Public notice was published in the Seattle Times, mailed to property owners within 500 feet of the proposal, and posted on-site, at City Hall, and at the Duvall Public Library on February 27, 2019 consistent with DMC 14.08.

C. STATE ENVIRONMENTAL POLICY ACT (SEPA) REQUIREMENTS

Pursuant to DMC 14.60.120 (A), the vacation of streets or roads is exempt from SEPA under WAC 197-11-800(2)(h).

III. CONCLUSIONS AND FINDINGS OF FACT

Having viewed the property and reviewed the application and supporting materials, staff makes the following findings and conclusions per Chapter 35.79 RCW:

1. The owners of an interest in any real estate abutting upon any street or alley who may desire to vacate the street or alley, or any part thereof, may petition the legislative authority to make vacation, giving a description of the property to be vacated, or the legislative authority may itself initiate by resolution such vacation procedure.

On December 20, 2018, TOLL BROS, INC. petitioned for the partial vacation of the above-mentioned public right-of-way.

2. The petition or resolution shall be filed with the city or town clerk, and, if the petition is signed by the owners of more than two-thirds of the property abutting upon the part of such street or alley sought to be vacated;

Over two-thirds of the abutting property owners have signed a petition via the Master Permit Application. Land owned by TOLL BROS, INC. abuts 100% of the land adjacent to the proposed right-of-way vacation.

3. A legislative authority by resolution shall fix a time when the petition will be heard and determined by such authority or a committee thereof, which time shall not be more than sixty days nor less than twenty days after the date of the passage of such resolution.

Resolution 19-03 was approved by the Council at the February 19, 2019 City Council meeting setting the hearing date for March 19, 2019.

4. Upon the passage of the resolution the city or town clerk shall give twenty days' notice of the pendency of the petition by a written notice posted in three of the most public places in the city or town and a like notice in a conspicuous place on the street or alley sought to be vacated. The said notice shall contain a statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

The noticing requirements have been met.

5. If any street or alley in any city or town is vacated by the city or town council, the property within the limits so vacated shall belong to the abutting property owners, one-half to each.

Since TOLL BROS., INC. is the sole owner on both sides of the right-of-way, the two portions of the right-of-way to be vacated will be vacated to TOLL BROS., INC.

IV. STAFF RECCOMENDATIONS AND CONDITIONS

Based on information provided in this staff report and the exhibits, staff recommends that the City Council approve the right-of-way vacation (ROW18-001), subject to following conditions:

Planning

1. The vacation of right-of-way shall be consistent with 35.79 RCW.
2. The vacation shall be consistent with the preliminary plat approval for Duvall Urban Village I as modified on September 17, 2017.

Public Works and Engineering

3. The ROW vacation shall become effective upon recording of the dedication deeds. Alternatively, the vacation may be included as part of the first phase final plat for Duvall Urban Village I and would be effective upon the recording of such final plat.
4. The Petitioner shall complete final plat dedication of additional right-of-way that exceeds the area being vacated and no additional compensation is required.
5. Petitioners shall be responsible for all instruments, exhibits, and costs associated with the ROW vacation.

Steven Leniszewski, Public Works Director
PO Box 1300, Duvall, WA 98019, (425) 788-3434

Steven Leniszewski, Public Works Director

March 19, 2019

Lara Thomas, Planning Director
PO Box 1300, Duvall, WA, 98019, (425) 788-2779)

Lara Thomas, Planning Director

March 19, 2019

Received Stamp	 City of Duvall Small Town. Real Life.	Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov
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Master Permit Application

This form must be completed (clearly printed or typed) and submitted to the Planning Department to file an application. Additional materials are required for specific types of applications. Please provide 7 complete packets with copies of all required application materials (stapled or binder clipped). For questions, please contact the Planning Department at (425) 788-2779.

<i>FOR STAFF USE ONLY</i>							
File No.:	Received By:			Date Received:			
Type of Application:	TYPE I <input type="checkbox"/> Administrative Interpretation <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Wireless Facility <input type="checkbox"/> Other Construction Permits – no SEPA required <input type="checkbox"/> Final Site Plan	TYPE II <input type="checkbox"/> Building Permit-SEPA required <input type="checkbox"/> Other construction permit – SEPA required <input type="checkbox"/> Sensitive Area Permits <input type="checkbox"/> Site Plans, Parks less than ½ acre in new area <input type="checkbox"/> Infill Development of duplexes and townhome	TYPE III <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Shoreline Substantial Development Permit <input type="checkbox"/> Preliminary Short Subdivision <input type="checkbox"/> Site Plan/ Master Development Plan Over ½ acre <input type="checkbox"/> Vacations/Alterations <input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Shoreline Conditional Use Permit <input type="checkbox"/> Shoreline Variance <input type="checkbox"/> Preliminary Long Subdivision <input type="checkbox"/> Variance	TYPE IV <input type="checkbox"/> Rezone	TYPE V <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> ROW Vacation	TYPE VI <input type="checkbox"/> UDR Text Amendment <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comp. Plan Amendment <input type="checkbox"/> Pre-Annexation Zoning
<input type="checkbox"/> Other Application (please explain): _____							

APPLICANT

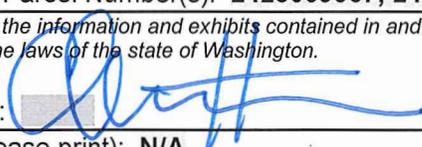
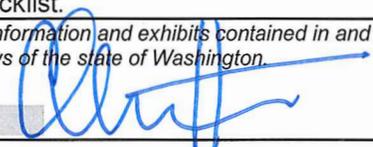
Name (please print): Charles Hare		Phone # (425) 825-5319	
Email Address: chare@tollbrothers.com			
Street Address: 8815 122nd Ave NE, Suite 200	City: Kirkland	State: WA	Zip: 98033

BASIC PROJECT INFORMATION

Project / Development Name: DUV-1 3rd Ave. NE partial ROW vacation	Project / Development Location (including nearest intersections): Southwest and Southeast corners of 3rd Ave NE and the future street L of DUV-1.
Description of Proposed Action: Reduction of existing ROW by 83 SF due to smaller radii geometry of street design & engineering.	
Assessor / Tax Parcel Numbers (include 10-digit parcel number for all parcels within project boundaries):	
2426069067	2426069083
Land Area of Project Site (sq. ft. & acres): 83 SF 0.0019 Ac.	Zoning District: MU12
Comp Plan Designation: MU12	

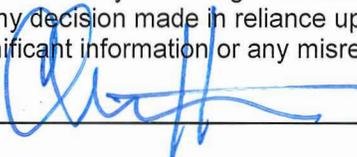
Present use of property: Existing ROW		Are there Sensitive Areas on the property? NO	
OWNER (if other than applicant)			
Name (please print): City of Duvall		Phone #: [REDACTED]	
Email Address: [REDACTED]			
Street Address: [REDACTED]	City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]

AUTHORIZATION TO FILE APPLICATION (all persons with an ownership interest in property)

Name (please print): Toll Bros., Inc.		<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser
Address: 8815 122nd St, Ste 200 Kirkland, WA 98033		<input type="checkbox"/> Option Purchaser	
Phone #: (425) 825-5319	Option Expiration Date: [REDACTED]		
Assessor Parcel Number(s): 2426069067, 2426069083			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature: 	Date: 12/13/18		
Name (please print): N/A		<input type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser
Address: [REDACTED]		<input type="checkbox"/> Option Purchaser	
Phone #: ([REDACTED]) [REDACTED]	Option Expiration Date: [REDACTED]		
Assessor Parcel Number(s):			
Other Documents Required: 1. Application / Information for specific permit type. 2. SEPA Checklist.			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature: 	Date: 12/13/18		

APPLICANT NOTARY

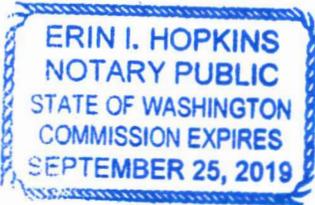
I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the City of Duvall may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or willful lack of full disclosure on my part.

Applicant's Signature 

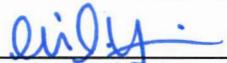
STATE OF WASHINGTON }
COUNTY OF KING } SS

On this 13th day of December, 2018 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Charles Hare, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th day of December, 2018



Notary Seal Affixed Here


Notary Public in and for the State of Washington
residing at Lake Forest Park

OWNER NOTARY (if other than Applicant)

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the City of Duvall may nullify any decision made in reliance upon information given on this application form should there be any willful omission of significant information or any misrepresentation or willful lack of full disclosure on my part.

Owner's Signature _____

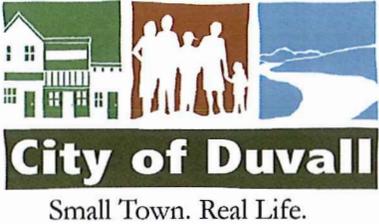
STATE OF WASHINGTON }
COUNTY OF KING } SS

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ day of _____, 20____.

Notary Public in and for the State of Washington
residing at _____

Notary Seal Affixed Here

<p>Received Stamp</p>		<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Petition for Street or Alley Vacation

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. In addition, the applicant shall provide all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

<i>FOR STAFF USE ONLY</i>		
File No.:	Received By:	Date Received:
Applicant Name: Charles Hare Phone # (425) 825-5319 Signature: 		
Project / Development Name: Duvall Urban Village Division 1		
Adjacent Assessor / Tax Parcel Number(s): 2426069067 & 2426060983		

A separate petition is required for each street or alley proposed to be vacated. A plan showing the property to be vacated and abutting property owner contact information shall be submitted with this petition.

1. This is a petition of property owners of abutting properties to vacate the following described public right-of-way:

See Attached Legal Description and Exhibit

2. Reason for vacation:

A previous vacation of the 3rd Ave NE ROW was approved following the approved change of adjacent land uses from commercial to residential. This additional vacation application results from refined engineering design of the intersection of 3rd Ave NE and the future Street L within DUV-1 that reduced two corner radii dimensions exposing two small additional areas, totaling 83 SF, that require vacation.

3. Abutting Property Owners:

Name: **Toll Bros., Inc.**

Signature:



Parcel Number(s): **2426069067, 2426069083**

Mailing Address: **8815 122nd Ave NE, Ste 200**

City/State/Zip: **Kirkland, WA 98033**

Telephone: **(425) 825-5319**

Name: **N/A**

Signature:

Parcel Number(s):

Mailing Address:

City/State/Zip:

Telephone:

3RD AVENUE NE RIGHT OF WAY VACATION

A RIGHT OF WAY VACATION OVER THAT PORTION OF 3RD AVENUE NE, ADJACENT TO LOT A AND LOT A(2), CITY OF DUVALL BOUNDARY LINE ADJUSTMENT NO. 12-005, RECORDED UNDER RECORDING NUMBER 20140926900013, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

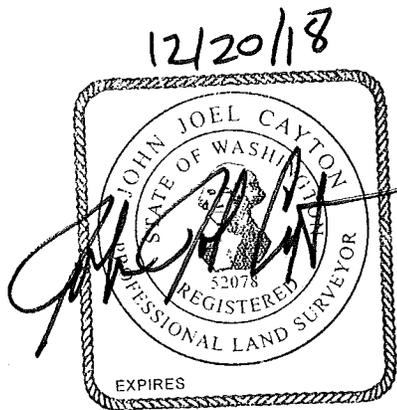
COMMENCING AT THE SOUTH CORNER OF SAID LOT A, SAID POINT BEING ON THE EXISTING NORTHWESTERLY RIGHT OF WAY MARGIN OF 3RD AVENUE NE; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE COMMON LINE OF SAID LOT A AND SAID NORTHWESTERLY RIGHT OF WAY MARGIN, THENCE N44°47'12"E 31.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 73.56 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N12°04'52"W; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°13'52", A DISTANCE OF 8.00 FEET; THENCE N44°47'12"E, 101.50 FEET TO A POINT OF TANGENCY WITH A 25.00 FOOT RADIUS CURVE TO THE LEFT, AND THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°51'35", A DISTANCE OF 14.34 FEET; THENCE N44°47'12"E 6.63 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N88°02'48"W; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°50'00", A DISTANCE OF 11.21 FEET; THENCE S44°47'12"W 10.00 FEET TO A POINT ON SAID COMMON LINE AND THE POINT OF BEGINNING.

CONTAINS: 31 +/- S.F.

TOGETHER WITH;

COMMENCING AT THE WEST CORNER OF SAID LOT A(2), SAID POINT BEING ON THE EXISTING SOUTHEASTERLY RIGHT OF WAY MARGIN OF 3RD AVENUE NE; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE COMMON LINE OF SAID LOT A(2) AND SAID SOUTHEASTERLY RIGHT OF WAY MARGIN, THENCE N44°47'12"E 29.09 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 73.02 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S79°14'36"E; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'57", A DISTANCE OF 17.59 FEET; THENCE N44°47'12"E, 98.31 FEET TO A POINT OF TANGENCY WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT, AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°27'20", A DISTANCE OF 20.27 FEET; THENCE N44°47'12"E 4.47 FEET TO A POINT OF NON-RADIAL INTERSECTION 15.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS S16°00'37"W; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°16'14", A DISTANCE OF 15.78 FEET; THENCE S44°47'12"W 9.69 FEET TO A POINT ON SAID COMMON LINE AND THE POINT OF BEGINNING.

CONTAINS: 49 +/- S.F.

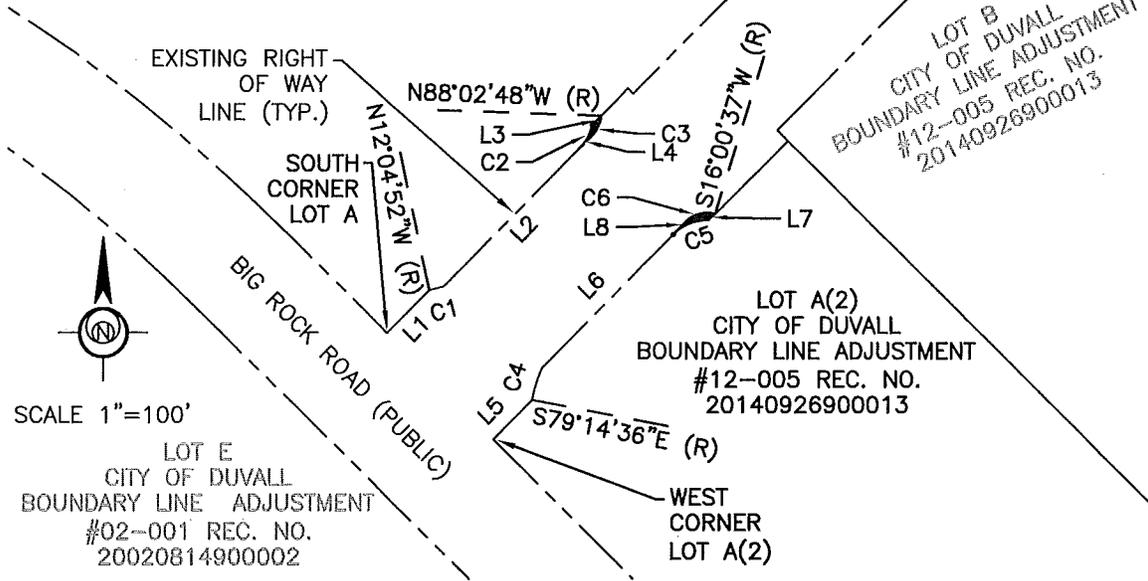


TOTAL RIGHT OF WAY AREA
TO BE VACATED:
NORTHWEST SIDE= 31± S.F.
SOUTHEAST SIDE= 49± S.F.

LOT A
CITY OF DUVALL
BOUNDARY LINE ADJUSTMENT
#12-005 REC. NO.
20140926900013

3RD AVENUE
(PUBLIC)

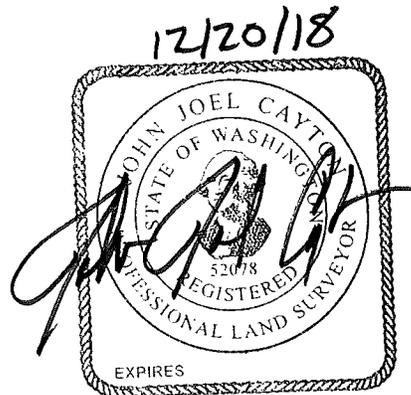
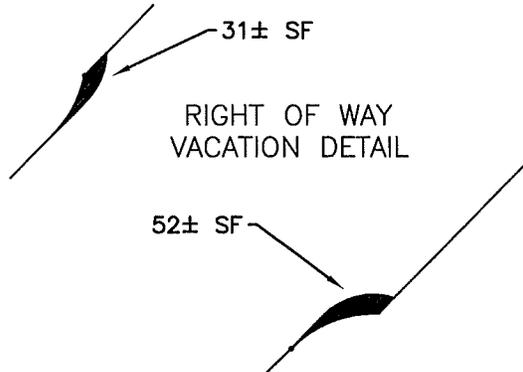
LOT B
CITY OF DUVALL
BOUNDARY LINE ADJUSTMENT
#12-005 REC. NO.
20140926900013



SCALE 1"=100'

LINE	BEARING	DISTANCE
L1	N44°47'12"E	31.47
L2	N44°47'12"E	101.50
L3	N44°47'12"E	6.63
L4	N44°47'12"E	10.00
L5	N44°47'12"E	29.09
L6	N44°47'12"E	98.31
L7	N44°47'12"E	4.47
L8	N44°47'12"E	9.69

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	73.56	8.00	6°13'52"
C2	25.00	14.34	32°51'35"
C3	15.00	11.21	42°50'00"
C4	73.02	17.59	13°47'57"
C5	25.00	20.27	46°27'20"
C6	15.00	15.78	60°16'14"

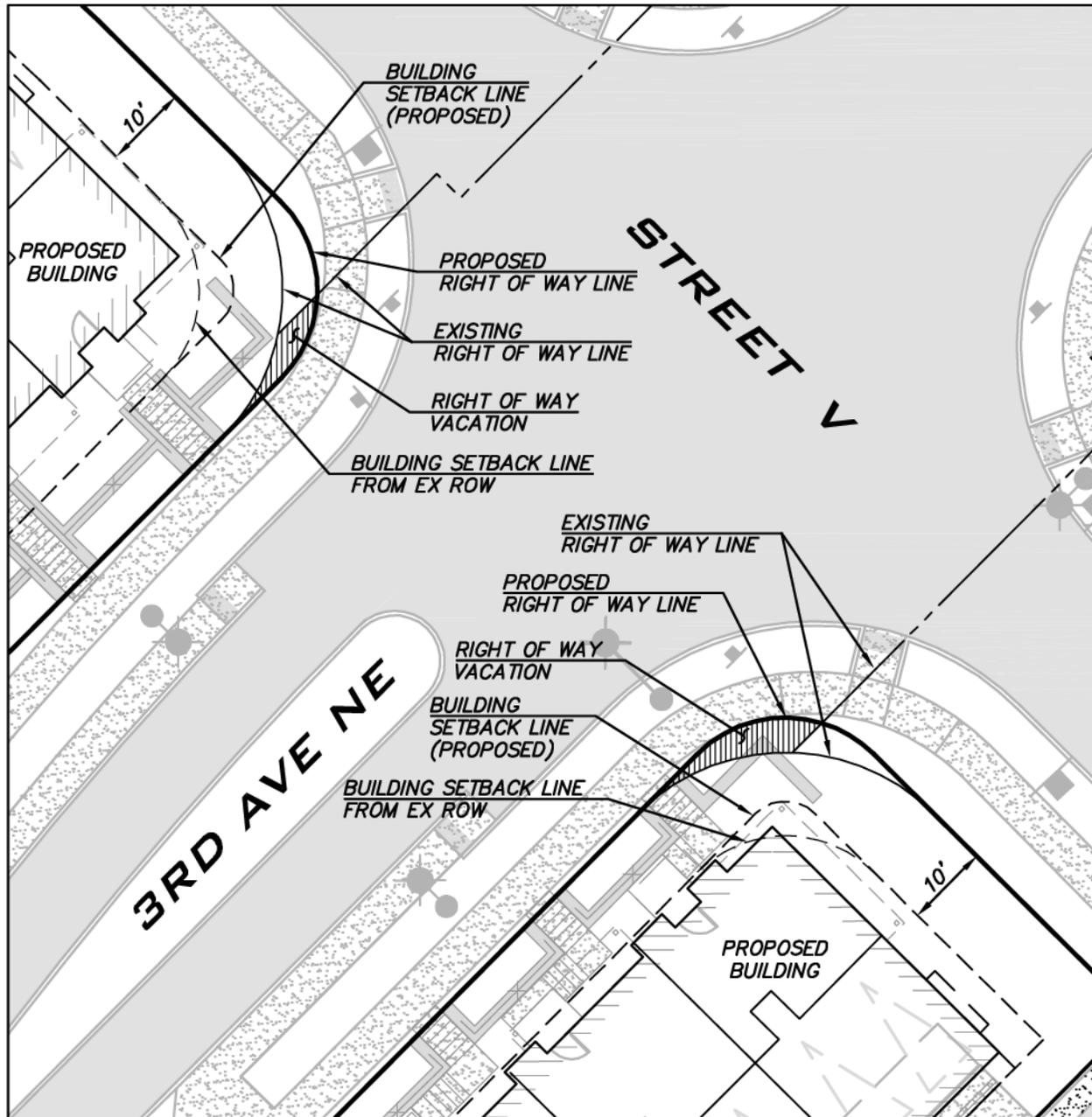


TOLL BROS., INC.
DEC. 20, 2018



ESE Consultants, Inc.
8815 122ND AVE NE,
Suite 200
Kirkland, WA 98033
TEL: 425-825-5367

3RD AVE NE ROW VACATION
DUVALL, WASHINGTON



**3RD AVE NE
 ROW VACATION
 DUVALL, WASHINGTON
 DECEMBER 6, 2018**



SCALE: 1" = 20'

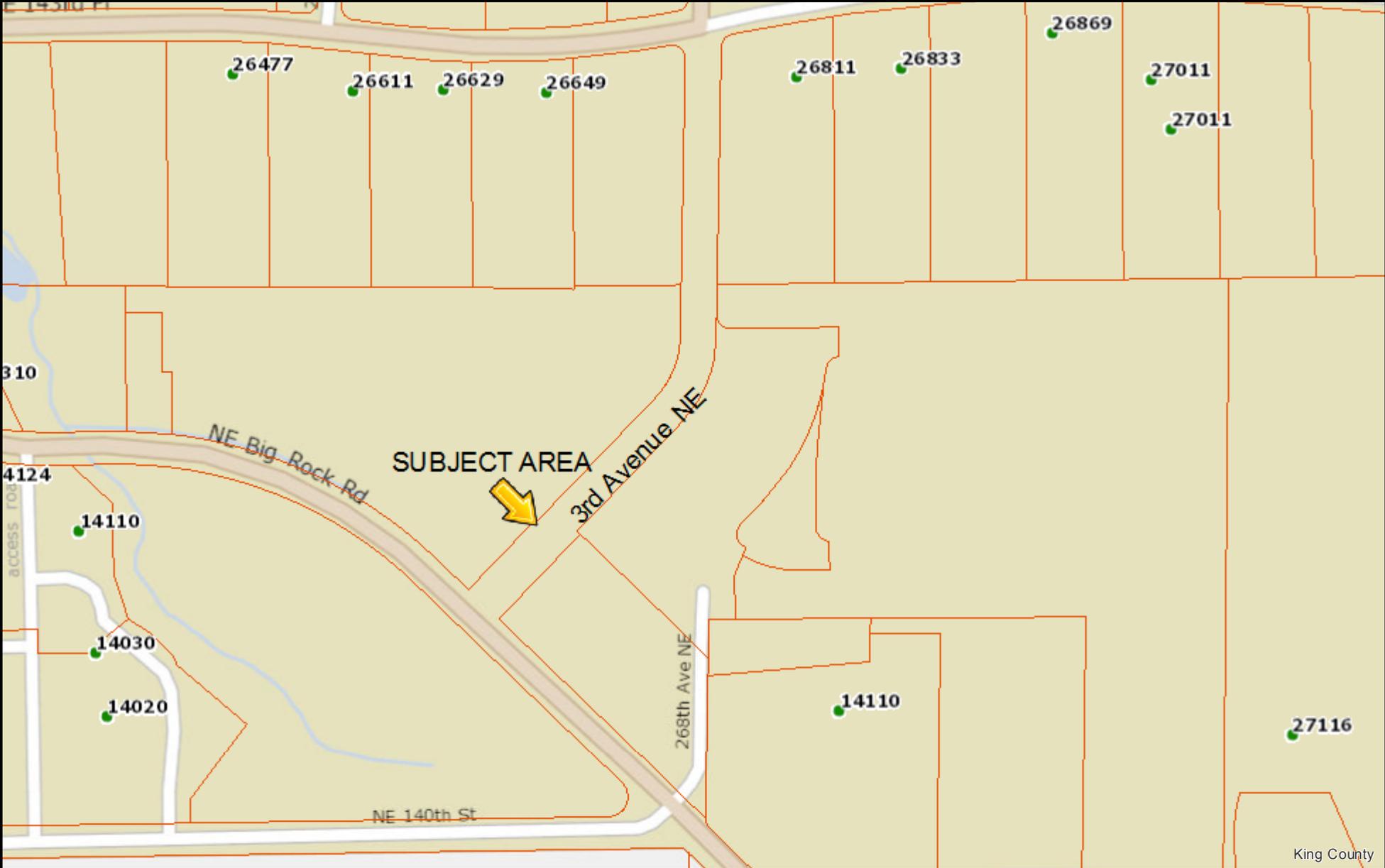


BLUELINE

25 CENTRAL WAY, SUITE 400,
 KIRKLAND, WA 98033
 P: 425.216.4051 F: 425.216.4052
 WWW.THEBLUELINEGROUP.COM

Vicinity of 3rd Ave Petition for Street Vacation

Exhibit 3

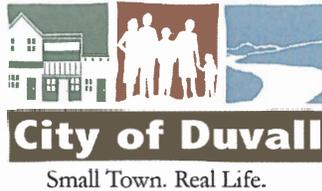


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Date: 3/6/2019

Notes:





**DETERMINATION OF COMPLETENESS
FOR 3RD AVE ROW VACATION (FILE № ROW18-001)**

January 16, 2019

Charles Hare, Senior Land Use Entitlement Manager
8815 122nd Ave NE
Kirkland, WA 98033

Dear Mr. Hare,

The City of Duvall's Planning Department received a Right-of-Way Petition from you on December 20, 2018 for the vacation of a portion of 3rd Ave NE. In accordance with RCW 36.70.B.070, this letter serves as formal notice that Planning staff has reviewed your application and determined it to be complete as of the date of this letter.

This determination of completeness has been made because staff has determined that the application is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The city's determination of completeness does not preclude the City from requesting additional information or studies either at the time of the determination or at a later time, if new information is required or where there are significant changes in the proposed action.

Your application will be processed as a Type V project permit in accordance with Duvall Municipal Code Chapter (DMC) 14.08 (Permit Processing). Under DMC 14.08.020.G, a final decision on your application will be issued within 120 days of the date of this letter. Please note, for purposes of calculating the number of days under review, certain periods of time are excluded from calculation (see DMC 14.08.020.G.4).

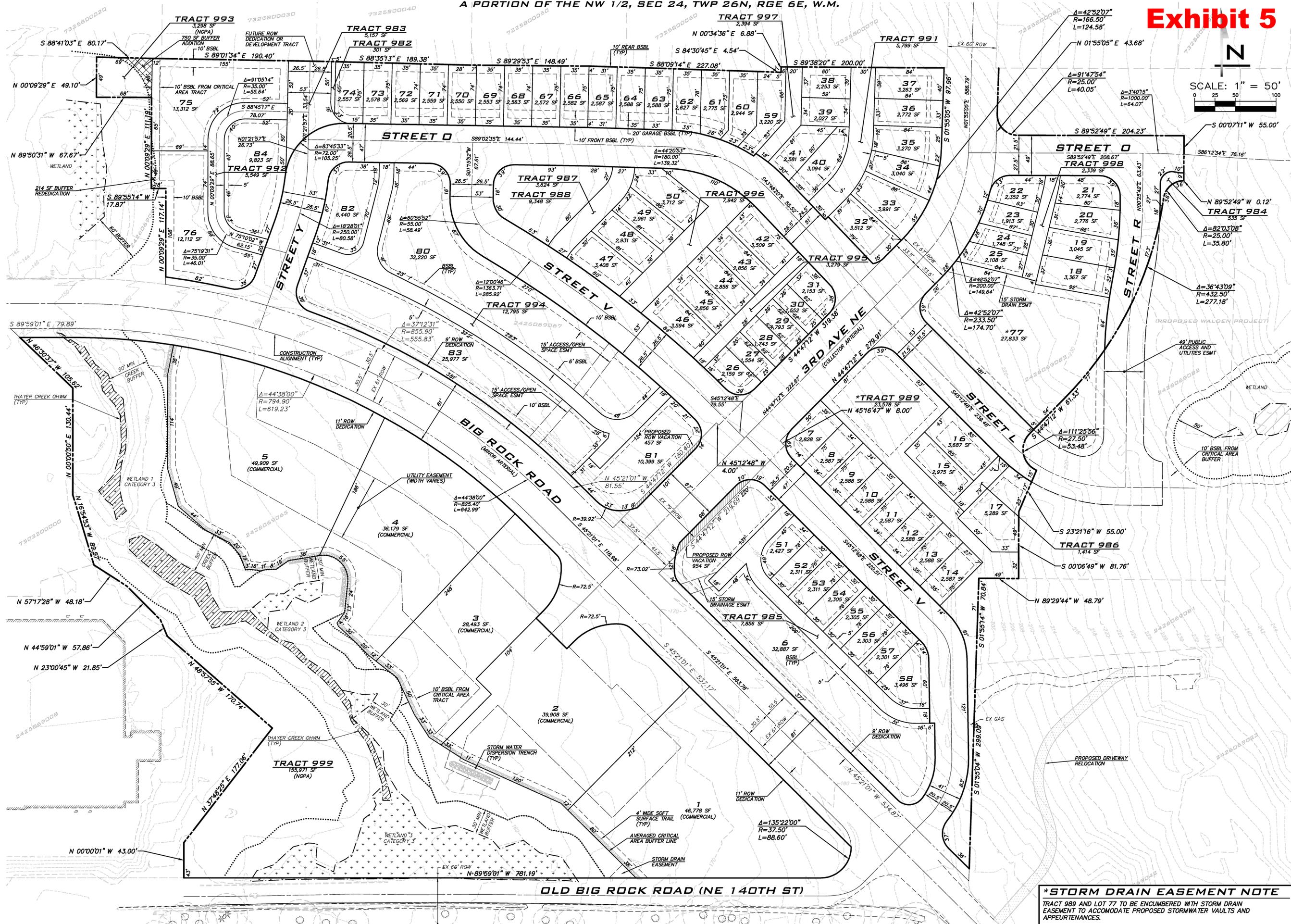
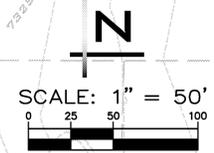
We look forward to helping you through the permitting process. Please call or email with any questions.

Sincerely,

Troy Davis, Senior Planner
City of Duvall Planning Department



SCALE: AS NOTED
 PROJECT MANAGER: BRETT K. PUDISTS, PE
 PROJECT ENGINEER: BRETT K. PUDISTS, PE
 DESIGNER: AARON LANGE
 ISSUE DATE: 5/26/2017



NO	DATE	BY	REVISIONS

PRELIMINARY PLAT
 DUV DIV I
 MINOR MODIFICATION
 TO PRELIMINARY PLAT
 CITY OF DUVAL
 WASHINGTON



5/26/17
 JOB NUMBER: 16-123
 SHEET NAME: PP-01

***STORM DRAIN EASEMENT NOTE**
 TRACT 989 AND LOT 77 TO BE ENCUMBERED WITH STORM DRAIN EASEMENT TO ACCOMMODATE PROPOSED STORMWATER VAULTS AND APPURTENANCES.

**CITY OF DUVALL
WASHINGTON
ORDINANCE NO. 1119**

**AN ORDINANCE OF THE CITY OF DUVALL, WASHINGTON,
AUTHORIZING THE VACATION OF THE SOUTHERLY
PORTION OF 3RD AVE. NE, ALSO KNOWN AS 268TH AVE. NE**

WHEREAS, a petition has been filed requesting vacation of the undeveloped southerly portion of 3rd Ave. NE, also known as 268th Ave. NE, as more particularly identified on Exhibits A and B attached hereto and incorporated herein; and

WHEREAS, the petitioners, as compensation to the City for such vacation, have proposed dedicating new right-of-way for 3rd Ave. NE in an alignment located to the west of the right-of-way proposed for vacation; and

WHEREAS, pursuant to 35.79 RCW, the City Council of the City of Duvall passed Resolution No. 11-11 setting a public hearing on the issue of the proposed vacation for October 13, 2011; and

WHEREAS, due notice was provided to the public and a public hearing was held on the vacation of said street on October 13, 2011; and

WHEREAS, there are sufficient grounds for the vacation of said portion of City right-of-way, and the vacation thereof would be in the public interest.

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

Section 1. Benefit to Public. The Council finds that the right-of-way proposed for vacation described in Exhibit A and depicted on Exhibit B is not useful as a part of the City street system, and further finds that the vacation of the City's interest therein and the realignment and dedication of right-of-way for 3rd Ave. NE as proposed by the petitioners will benefit the public.

Section 2. Vacation Approved. The vacation of the public right-of-way described in Exhibits A and B is hereby approved contingent upon satisfaction of the conditions of approval enumerated in Section 3 hereof. That portion of the vacated right-of-way described in Exhibits C-1 and C-2 attached hereto and incorporated herein shall be transferred and conveyed to CamWest Duvall LLC upon the effective date of the vacation as provided in Section 4. That portion of the vacated right-of-way described in Exhibits D-1

and D-2 attached hereto and incorporated herein shall be transferred and conveyed to Wonderland Holdings LLC upon the effective date of the vacation as provided in Section 4.

Section 3. Conditions of Approval. The following conditions must be met prior to recording of this Ordinance and the vacation becoming effective as provided in Section 4.

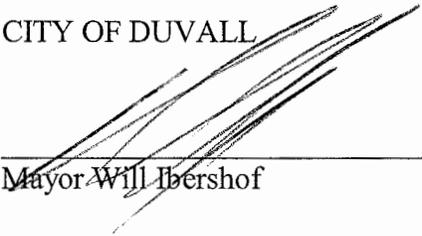
- a. That real property described on Exhibits E and G attached hereto and incorporated herein is dedicated to the City by Wonderland Holdings LLC for street, road and utility purposes either by execution and recording of a dedication deed for such real property or by the recording of a final plat in which such real property is dedicated to the City; and
- b. That real property described on Exhibits F and G attached hereto and incorporated herein is dedicated to the City by CamWest Duvall LLC for street, road and utility purposes either by execution and recording of a dedication deed for such real property or by the recording of a final plat in which such real property is dedicated to the City; and
- c. Legal access is maintained to the existing home on the Lake Washington Technical College parcel via an easement or other mechanism in the general location of the existing access driveway or via relocating the driveway to the College parcel at a location approved by the City; and
- d. The proponents ascertain whether there are power and/or gas lines serving the existing home on the Lake Washington Technical College parcel within the existing 3rd Ave. NE right-of-way and, in the event such lines exist, an easement is granted to PSE to accommodate the existing lines until such time as the lines need to be relocated.

Section 4 Effective Date of Ordinance and Vacation. This Ordinance shall take effect five (5) days after passage and publication according to law. However, the vacation approved herein shall not be effective until such time as this Ordinance is recorded with the King County Recorder's Office. The City Clerk shall cause this Ordinance to be recorded upon confirmation from the Public Works Director that the conditions of approval set out in Section 3 hereof have been satisfied. A certified copy of the recorded Ordinance shall be provided to the King County Auditor.

Section 5 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 pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

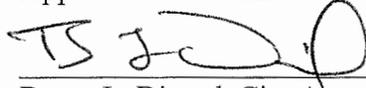
ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF
ON THE 13 DAY OF OCTOBER, 2011.

CITY OF DUVALL



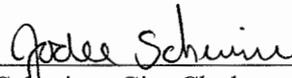
Mayor Will Ibershof

Approved as to form:



Bruce L. Disend, City Attorney

ATTEST/AUTHENTICATED:

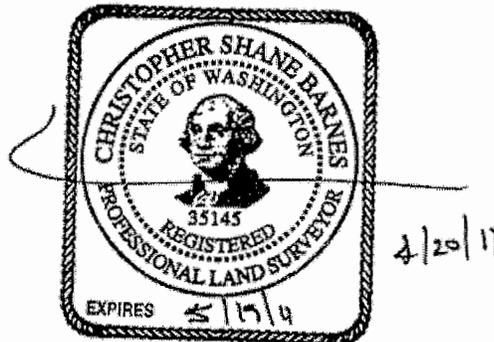


Jodee Schwinn, City Clerk

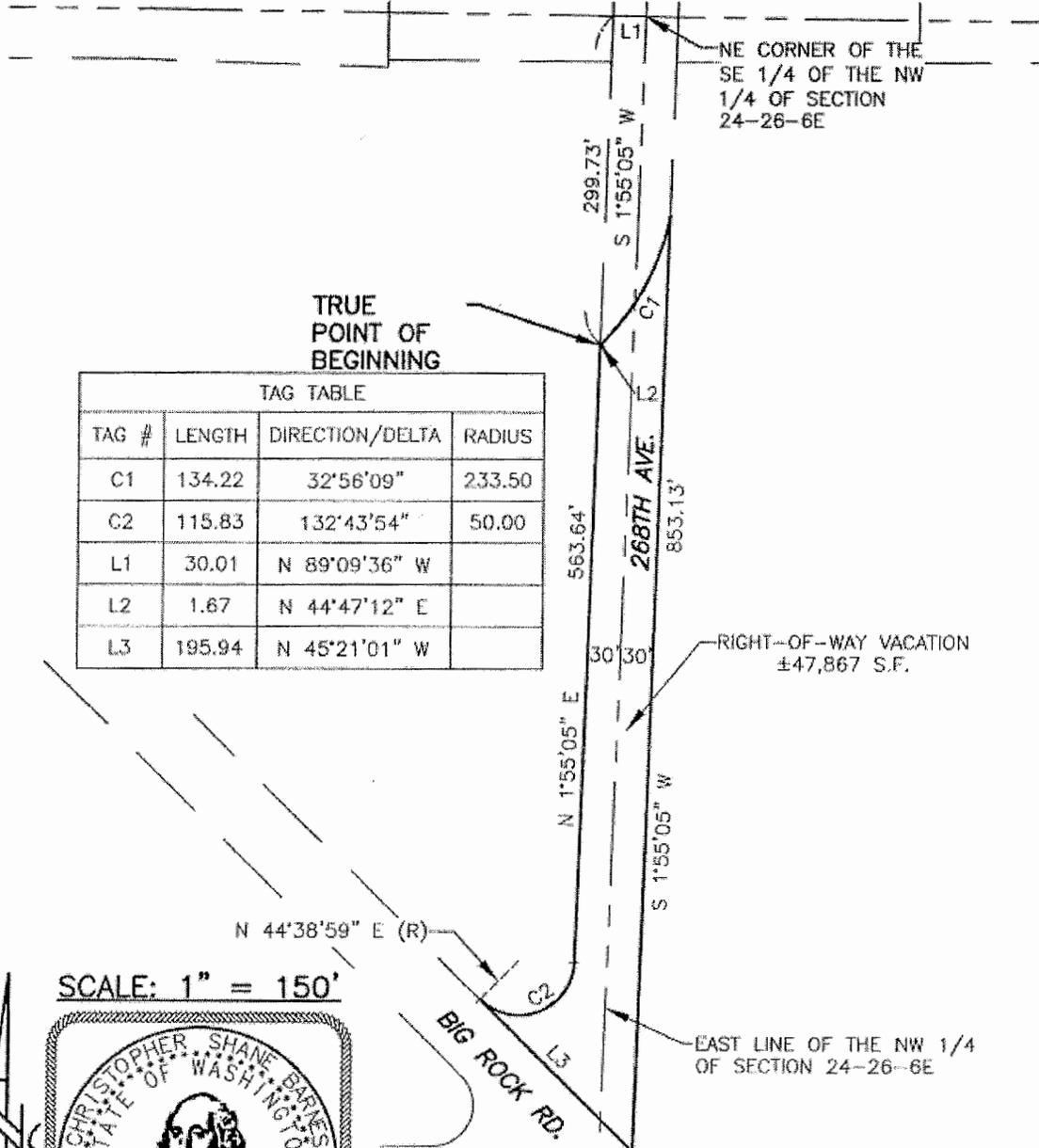
EXHIBIT A
RIGHT-OF-WAY VACATION LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M., BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE NORTH 89°09'36" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 30.01 FEET TO A LINE LYING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE SOUTH 1°55'05" WEST ALONG SAID PARALLEL LINE 299.73 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE NORTH 44°47'12" EAST 1.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 233.50 FEET;
THENCE ALONG SAID CURVE 134.22 FEET THROUGH A CENTRAL ANGLE OF 32°56'09" TO A LINE LYING 30.00 EASTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE SOUTH 1°55'05" WEST ALONG SAID PARALLEL LINE 853.13 FEET TO THE NORTHERLY MARGIN OF BIG ROCK ROAD;
THENCE NORTH 45°21'01" WEST ALONG SAID NORTHERLY MARGIN 195.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 44°38'59" EAST 50.00 FEET;
THENCE ALONG SAID CURVE 115.83 FEET THROUGH A CENTRAL ANGLE OF 132°43'54" TO SAID LINE LYING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24;
THENCE NORTH 1°55'05" EAST ALONG SAID PARALLEL LINE 563.64 FEET TO THE **TRUE POINT OF BEGINNING**;



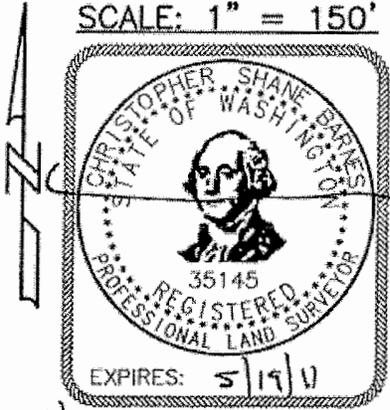
**RIGHT-OF-WAY VACATION EXHIBIT
EXHIBIT B**



TAG TABLE

TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	134.22	32°56'09"	233.50
C2	115.83	132°43'54"	50.00
L1	30.01	N 89°09'36" W	
L2	1.67	N 44°47'12" E	
L3	195.94	N 45°21'01" W	

SCALE: 1" = 150'



4/20/11

JOB NO. 04294

SW1/4, NE1/4, SEC. 24, T. 26 N., R. 6 E., W.M.
SW1/4, NE1/4, SEC. 24, T. 26 N., R. 6 E., W.M.



Mead Gilman & Assoc.
Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

EXHIBIT C-1
PROPERTY TO BE VACATED TO CAMWEST DUVALL LLC

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M., BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE NORTH 89°09'36" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 30.01 FEET TO A LINE LYING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE SOUTH 1°55'05" WEST ALONG SAID PARALLEL LINE 299.73 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE NORTH 44°47'12" EAST 1.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 233.50 FEET;
THENCE ALONG SAID CURVE 134.22 FEET THROUGH A CENTRAL ANGLE OF 32°56'09" TO A LINE LYING 30.00 EAST OF AND PARALLEL WITH THE SAID LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE SOUTH 1°55'05" WEST ALONG SAID PARALLEL LINE 554.05 FEET;
THENCE NORTH 45°21'01" WEST 81.68 FEET TO SAID LINE LYING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24;
THENCE NORTH 1°55'05" EAST ALONG SAID PARALLEL LINE 378.82 FEET TO THE **TRUE POINT OF BEGINNING**;

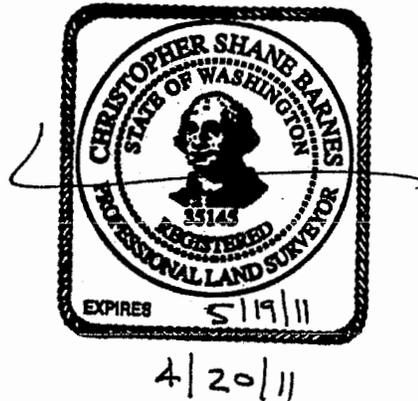
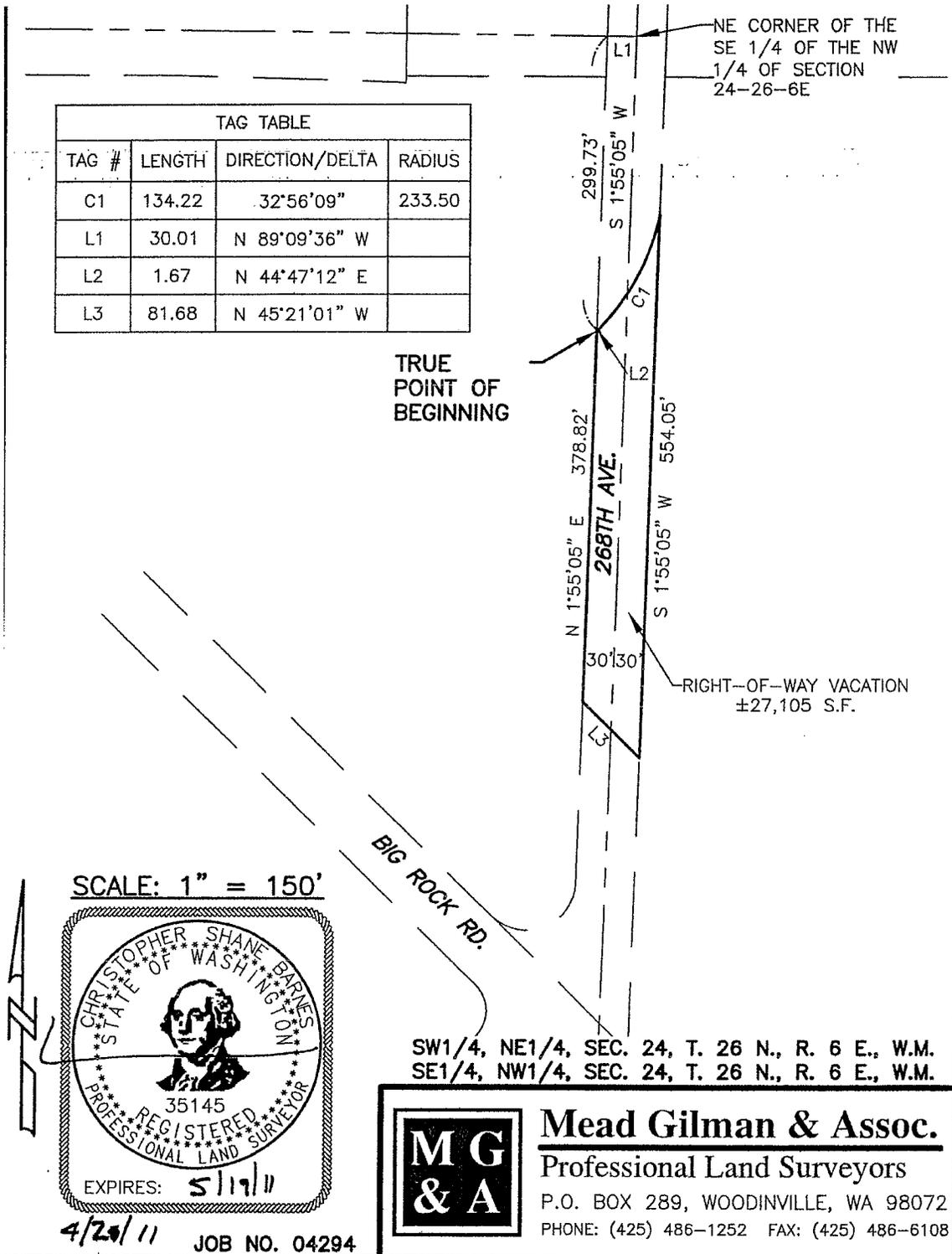


EXHIBIT C-2
PROPERTY TO BE VACATED TO CAMWEST DEVELOPMENT LLC



TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	134.22	32°56'09"	233.50
L1	30.01	N 89°09'36" W	
L2	1.67	N 44°47'12" E	
L3	81.68	N 45°21'01" W	

TRUE
POINT OF
BEGINNING

SCALE: 1" = 150'



4/25/11 JOB NO. 04294

SW1/4, NE1/4, SEC. 24, T. 26 N., R. 6 E., W.M.
 SE1/4, NW1/4, SEC. 24, T. 26 N., R. 6 E., W.M.



Mead Gilman & Assoc.

Professional Land Surveyors

P.O. BOX 289, WOODINVILLE, WA 98072

PHONE: (425) 486-1252 FAX: (425) 486-6108

EXHIBIT D-1
PROPERTY TO BE VACATED TO WONDERLAND HOLDINGS LLC

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M., BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE NORTH 89°09'36" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 30.01 FEET TO A LINE LYING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;
THENCE SOUTH 1°55'05" WEST ALONG SAID PARALLEL LINE 678.54 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 1°55'05" WEST 184.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE 115.83 FEET THROUGH A CENTRAL ANGLE OF 132°43'54" TO THE NORTHERLY MARGIN OF BIG ROCK ROAD;
THENCE SOUTH 45°21'01" EAST ALONG SAID NORTHERLY MARGIN 195.94 FEET TO A LINE LYING 30.00 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24;
THENCE NORTH 1°55'05" EAST ALONG SAID PARALLEL LINE 299.08 FEET;
THENCE NORTH 45°21'01" WEST 81.68 FEET TO THE **TRUE POINT OF BEGINNING**;

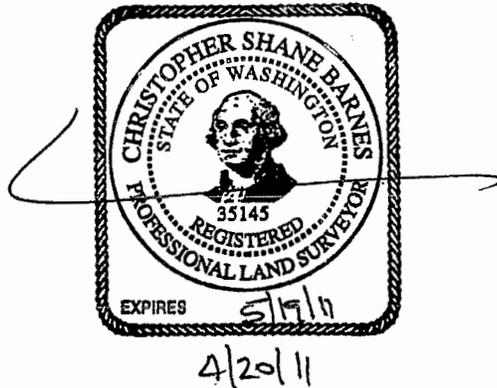
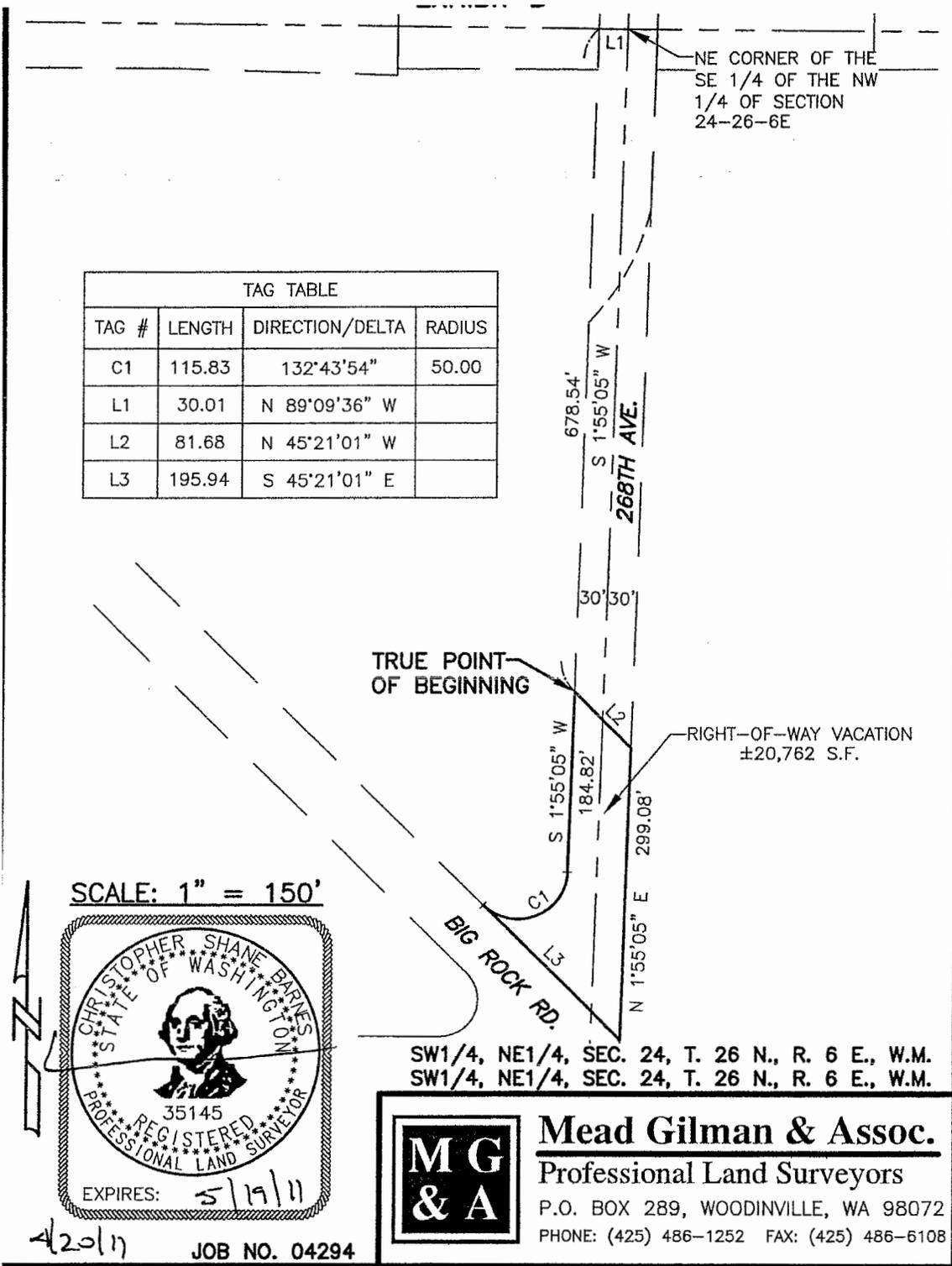
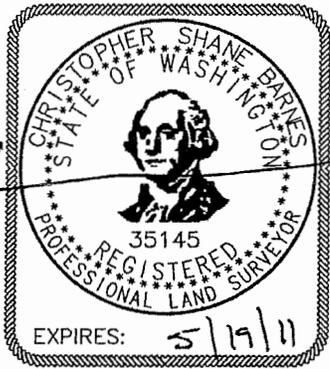


EXHIBIT D-2
PROPERTY TO BE VACATED TO WONDERLAND HOLDINGS LLC



TAG TABLE			
TAG #	LENGTH	DIRECTION/DELTA	RADIUS
C1	115.83	132°43'54"	50.00
L1	30.01	N 89°09'36" W	
L2	81.68	N 45°21'01" W	
L3	195.94	S 45°21'01" E	

SCALE: 1" = 150'



4/20/11 JOB NO. 04294



Mead Gilman & Assoc.
 Professional Land Surveyors
 P.O. BOX 289, WOODINVILLE, WA 98072
 PHONE: (425) 486-1252 FAX: (425) 486-6108

EXHIBIT E
PROPERTY TO BE DEDICATED BY WONDERLAND HOLDINGS LLC

RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M., BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M.;
THENCE SOUTH 1°55'05" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 42.16 FEET;
THENCE NORTH 88°04'55" WEST 30.00 FEET TO THE WEST MARGIN OF 268TH AVENUE AND THE **TRUE POINT OF BEGINNING**;
THENCE NORTH 89°38'24" WEST 3.50 FEET;
THENCE SOUTH 1°55'05" WEST 97.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 166.50 FEET;
THENCE ALONG SAID CURVE 124.57 FEET THROUGH A CENTRAL ANGLE OF 42°52'07";
THENCE SOUTH 44°47'12" WEST 319.39 FEET;
THENCE NORTH 45°12'48" WEST 4.00 FEET;
THENCE SOUTH 44°47'12" WEST 180.40 FEET TO THE NORTHERLY MARGIN OF BIG ROCK ROAD;
THENCE SOUTH 45°21'01" EAST ALONG SAID NORTHERLY MARGIN 79.00 FEET;
THENCE NORTH 44°47'12" EAST 219.69 FEET;
THENCE NORTH 45°12'48" WEST 8.00 FEET;
THENCE NORTH 44°47'12" EAST 278.24 FEET TO SAID WEST MARGIN OF 268TH AVE;
THENCE NORTH 1°55'05" EAST ALONG SAID WEST MARGIN 258.13 FEET TO THE **TRUE POINT OF BEGINNING**;



EXHIBIT F
PROPERTY TO BE DEDICATED BY CAMWEST DEVELOPMENT LLC

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M., BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M.;
THENCE SOUTH 1°55'05" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER 40.40 FEET;
THENCE SOUTH 88°04'55" EAST 30.00 FEET TO THE EAST MARGIN OF 268TH AVENUE AND THE
TRUE POINT OF BEGINNING;
THENCE SOUTH 89°52'49" EAST 3.50 FEET;
THENCE SOUTH 1°55'05" WEST 99.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT
HAVING A RADIUS OF 233.50 FEET;
THENCE ALONG SAID CURVE 40.48 FEET THROUGH A CENTRAL ANGLE OF 9°55'58" TO SAID
EAST MARGIN OF 268TH AVENUE;
THENCE NORTH 1°55'05" EAST ALONG SAID EAST MARGIN 140.09 FEET TO THE **TRUE POINT OF
BEGINNING;**

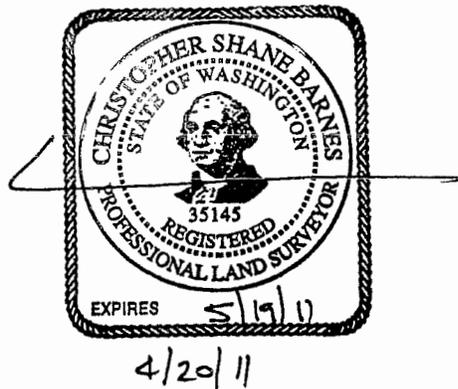
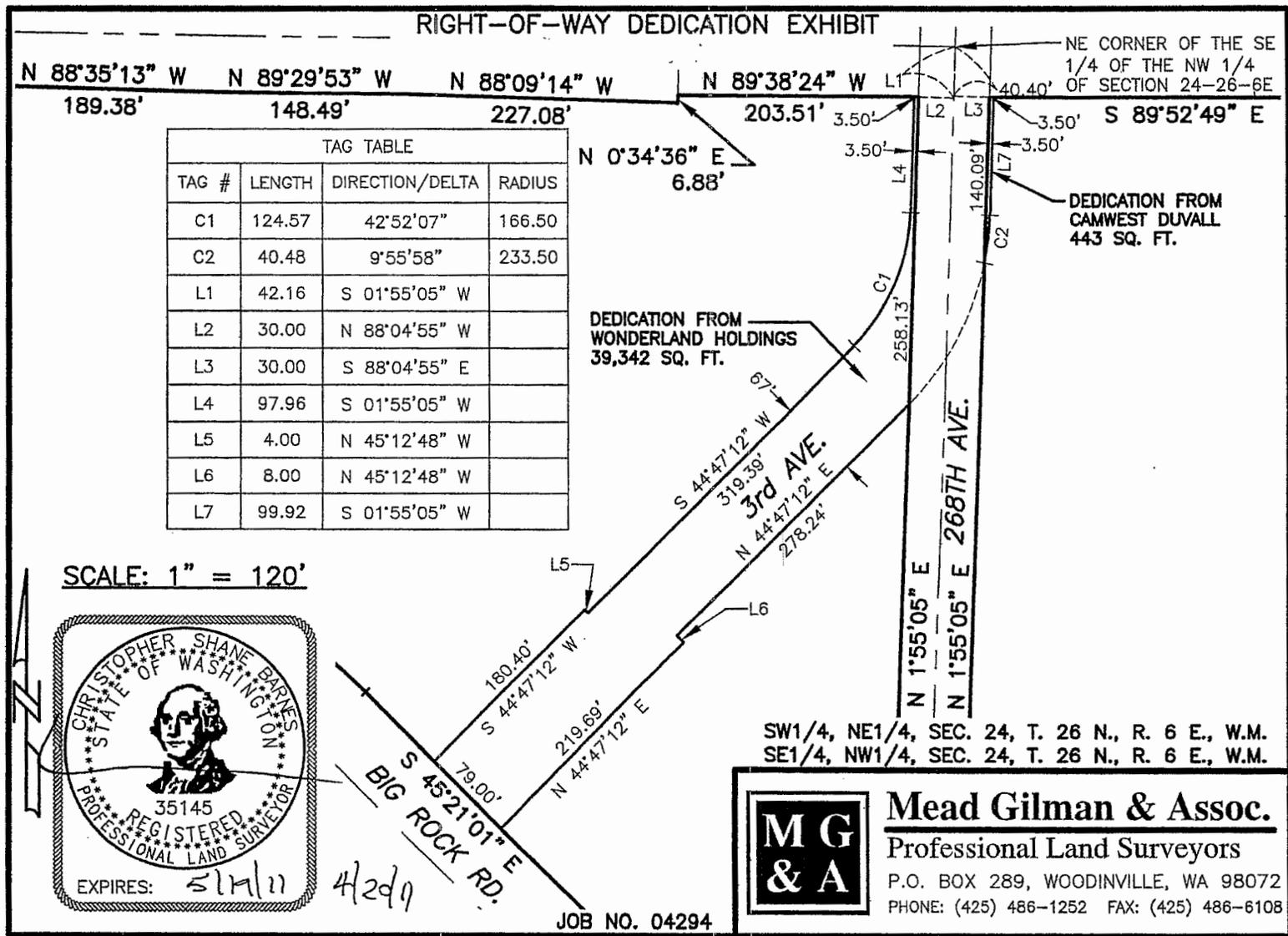


EXHIBIT G
DEPICTION OF PROPERTY TO BE DEDICATED



Mead Gilman & Assoc.
Professional Land Surveyors
P.O. BOX 289, WOODINVILLE, WA 98072
PHONE: (425) 486-1252 FAX: (425) 486-6108

**CITY OF DUVALL
WASHINGTON
ORDINANCE NO. 1235**

**AN ORDINANCE OF THE CITY OF DUVALL,
WASHINGTON, AUTHORIZING THE VACATION OF THE
SOUTHERLY PORTION OF 3RD AVENUE NORTHEAST
REDUCING THE RIGHT-OF-WAY WIDTH FROM 79 FEET
TO 67 FEET; PROVIDING FOR SEVERABILITY;
AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, on October 3, 2017, a Petition for Street Vacation was submitted to the City by Charles Hare on behalf of TOLL WA LP; and

WHEREAS, the Petition for Street Vacation requests a reduction in the width of the existing unimproved right-of-way along the southerly portion of future 3rd Avenue NE near its intersection with NE Big Rock Road as identified on Exhibits A and B attached hereto and incorporated herein; and

WHEREAS, TOLL WA LP had previously applied for and received approval of a Minor Plat Modification, which included a change to the land-use adjacent to the southerly portion of future 3rd Avenue NE from commercial to residential and a revision from a traffic signal with turn lanes to a traffic circle at the intersection of future 3rd Avenue NE and NE Big Rock Road; and

WHEREAS, the previously dedicated right-of-way width (79 feet) along this portion of future 3rd Avenue NE exceeds what is required for the proposed traffic circle (67 feet); and

WHEREAS, the petitioners, as compensation to the City for such vacation, will dedicate additional right-of-way beyond the circumference of the traffic circle to be installed by the petitioners at the intersection of future 3rd Avenue NE and NE Big Rock Road that exceeds the 1,411 square feet vacation associated with removal of the traffic signal turn lane on the southerly portion of future 3rd Avenue NE. This final plat dedication, along with the additional NE Big Rock Road width to be dedicated by petitioners to the City at final plat, is considered in-kind payment for the proposed vacation; and

WHEREAS, pursuant to 35.79 RCW, the City Council of the City of Duvall passed Resolution No. 18-01, setting a public hearing regarding the Petition for Street Vacation for January 16, 2018; and

WHEREAS, notice of the public hearing was mailed to surrounding property owners, posted on-site on December 19, 2017 and published in the Seattle Times on December 20, 2017; and

WHEREAS, a public hearing regarding the Petition for Street Vacation was held on January 16, 2018; and

WHEREAS, there are sufficient grounds for the vacation of said portion of City right-of-way, and the vacation thereof would be in the public interest.

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

Section 1. Benefit to Public. The Council finds that the right-of-way proposed for vacation described in Exhibit A and depicted on Exhibit B is not useful as a part of the City street system, and further finds the vacation of the City's interest therein and the installation of a traffic circle at the intersection of future 3rd Avenue NE and Big Rock Road as proposed by the petitions will benefit the public.

Section 2. Vacation Approved. The vacation of the public right-of-way described in Exhibits A and B is hereby approved contingent upon satisfaction of the conditions of approval enumerated in Section 3 hereof. That portion of the vacated right-of-way described in Exhibits A and B attached hereto and incorporated herein shall be transferred and conveyed to TOLL WA LP upon the effective date of the vacation as provided in Section 5.

Section 3. Conditions of Approval. The following conditions must be met prior to recording of this Ordinance and the vacation becoming effective as provided in Section 5.

- a. The vacation of right-of-way shall be consistent with 35.79 RCW.
- b. The vacation shall be consistent with the preliminary plat approval for Duvall Urban Village I, as modified on September 17, 2017.
- c. The ROW vacation shall become effective upon recording of the dedication deeds. Alternatively, the vacation may be included as part of the first phase final plat for Duvall Urban Village I and would be effective upon the recording of such final plat.
- d. The Petitioner shall complete final plat dedication of additional right-of-way that exceeds the area being vacated and no additional compensation is required.
- e. Petitioners shall be responsible for all instruments, exhibits, and costs associated with the ROW vacation.

Section 4. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 5. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval, and publication, as provided by law. However, the vacation approved herein shall not be effective until this Ordinance is recorded with the King County Recorder's Office. The City Clerk shall cause this Ordinance to be recorded upon confirmation from the Public Works Director that the conditions of approval set out in Section 3 hereof have been satisfied. A certified copy of the recorded Ordinance shall be provided to the King County Auditor.

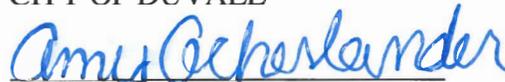
ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 6th
DAY OF February, 2018.

Approved as to form:



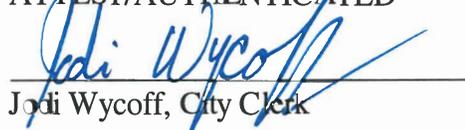
Rachel B. Turpin, City Attorney

CITY OF DUVALL



Mayor Amy Ockerlander

ATTEST/AUTHENTICATED



Jodi Wycoff, City Clerk

Passed by the City Council: 02/06/2018
Ordinance No. 1235
Date of Publication: 02/09/2018

EXHIBIT A
RIGHT-OF-WAY VACATION LEGAL DESCRIPTION

A RIGHT OF WAY VACATION OVER THOSE PORTIONS OF LOT A AND LOT A(2), CITY OF DUVALL BOUNDARY LINE ADJUSTMENT NO. 12-005, RECORDED UNDER RECORDING NUMBER 20140926900013, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID LOT A, SAID POINT BEING ON THE EXISTING NORTHWESTERLY RIGHT OF WAY MARGIN OF 3RD AVENUE NE; THENCE N44°47'12"E, ALONG THE COMMON LINE OF SAID LOT A AND SAID NORTHWESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 31.47 FEET TO THE TRUE POINT OF BEGINNING AND A POINT OF NON-RADIAL INTERSECTION WITH A 73.56 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N12°04'52"W; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°13'52", A DISTANCE OF 8.00 FEET; THENCE N44°47'12"E, 101.50 FEET TO A POINT OF TANGENCY WITH A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°51'36", A DISTANCE OF 14.34 FEET TO SAID COMMON LINE; THENCE S44°47'12"W, ALONG SAID COMMON LINE, A DISTANCE OF 121.98 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 457 +/- S.F.

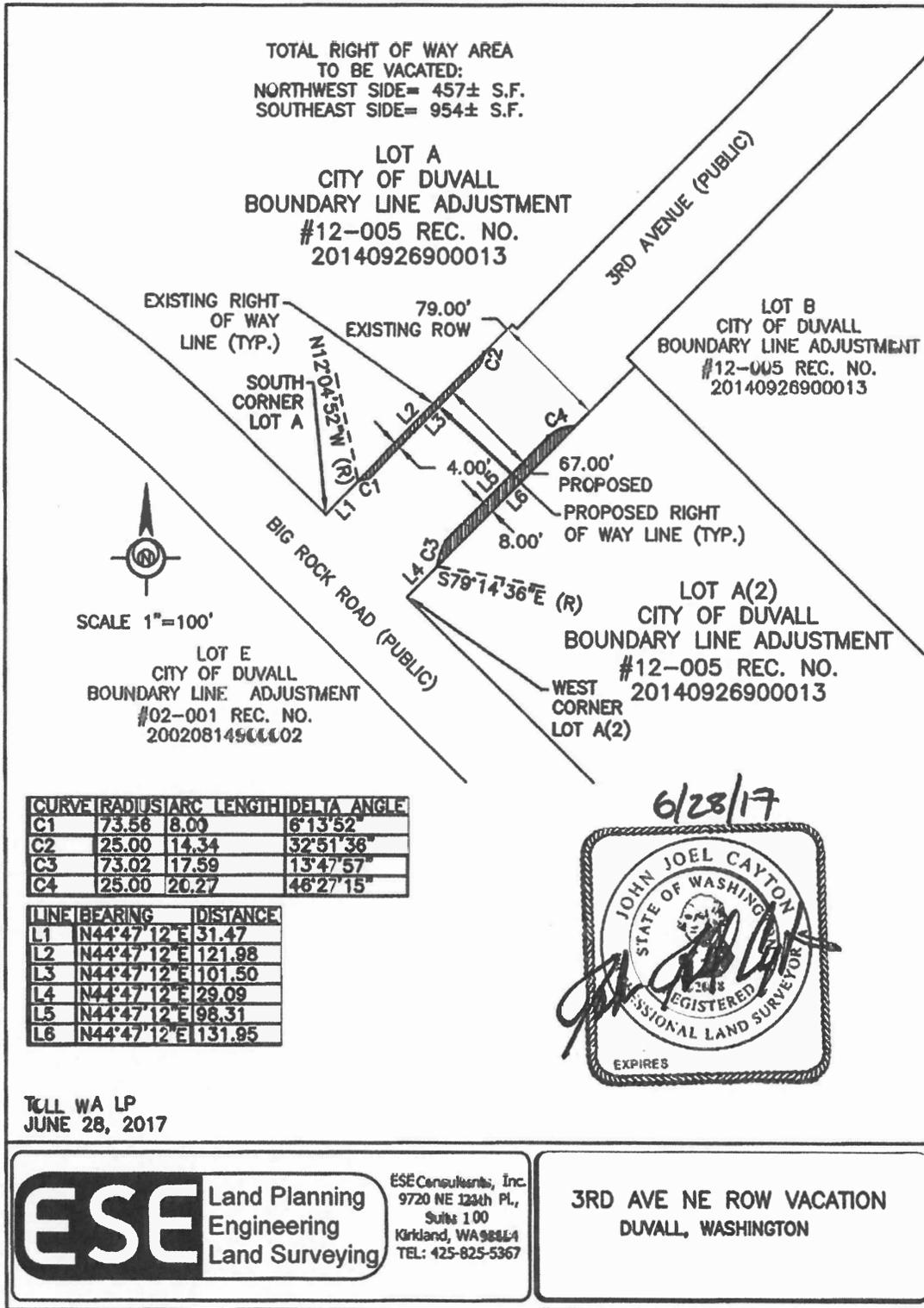
TOGETHER WITH;

COMMENCING AT THE WEST CORNER OF SAID LOT A(2), SAID POINT BEING ON THE EXISTING SOUTHEASTERLY RIGHT OF WAY MARGIN OF 3RD AVENUE NE; THENCE N44°47'12"E, ALONG THE COMMON LINE OF SAID LOT A(2) AND SAID SOUTHEASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 29.09 FEET TO THE TRUE POINT OF BEGINNING AND A POINT OF NON-RADIAL INTERSECTION WITH A 73.02 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S79°14'36"E; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'57", A DISTANCE OF 17.59 FEET; THENCE N44°47'12"E, 98.31 FEET TO A POINT OF TANGENCY WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°27'15", A DISTANCE OF 20.27 FEET TO SAID COMMON LINE; THENCE S44°47'12"W, ALONG SAID COMMON LINE, A DISTANCE OF 131.95 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 954 +/- S.F.



**EXHIBIT B
RIGHT-OF-WAY VACATION MAP**



ESE Land Planning
Engineering
Land Surveying

ESE Consultants, Inc.
9720 NE 123rd Pl.,
Suite 100
Kirkland, WA 98034
TEL: 425-825-5367

**3RD AVE NE ROW VACATION
DUVALL, WASHINGTON**

**CITY OF DUVALL
WASHINGTON
RESOLUTION NO. 19-03**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, SETTING A PUBLIC HEARING UPON A PETITION FOR VACATION OF UNDEVELOPED PUBLIC RIGHT-OF-WAY IN THE VICINITY OF NORTHEAST BIG ROCK ROAD AND THE SOUTHERLY PORTION OF 3RD AVENUE NORTHEAST WITHIN THE CITY OF DUVALL, WASHINGTON

WHEREAS, a petition for vacation of undeveloped public right-of-way has been filed with the City of Duvall Planning Department, signed by the owners of more than two-thirds of the property abutting the undeveloped public right-of-way to be vacated, which is located in the vicinity of NE Big Rock Rd and the southerly portion of 3rd Ave NE, and as more particularly identified on the attached site map, Exhibit "A", attached hereto and incorporated herein; and;

WHEREAS, the City Council, in accordance with RCW 35.79.010, has determined that a public hearing should be held for the purpose of considering said petition for vacation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, DO RESOLVE AS FOLLOWS:

A public hearing upon the petition for vacation of a certain undeveloped public right-of-way located in the vicinity of Northeast Big Rock Road and the southerly portion of 3rd Avenue Northeast, in the City of Duvall, Washington, City File No. ROW18-001, shall be held at 7:00 P.M. on Tuesday, March 19, 2019 in the Riverview School District Offices located at 15510 1st Ave NE, Duvall Washington, at which time all persons interested in said undeveloped public right-of-way vacation are invited to appear and be heard. The Planning Department is directed to post, publish and mail notice of said hearing at least 20 days prior to the date set for the hearing, pursuant to RCW 35.79.020.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 19th DAY OF February, 2019.

CITY OF DUVALL

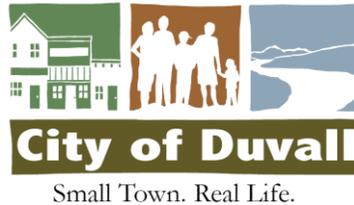
Amy Ockerlander
Amy Ockerlander, Mayor

Approved as to form:

Rachel Turpin
Rachel Turpin, City Attorney

ATTEST/AUTHENTICATED:

Jodi Wycoff
Jodi Wycoff, City Clerk



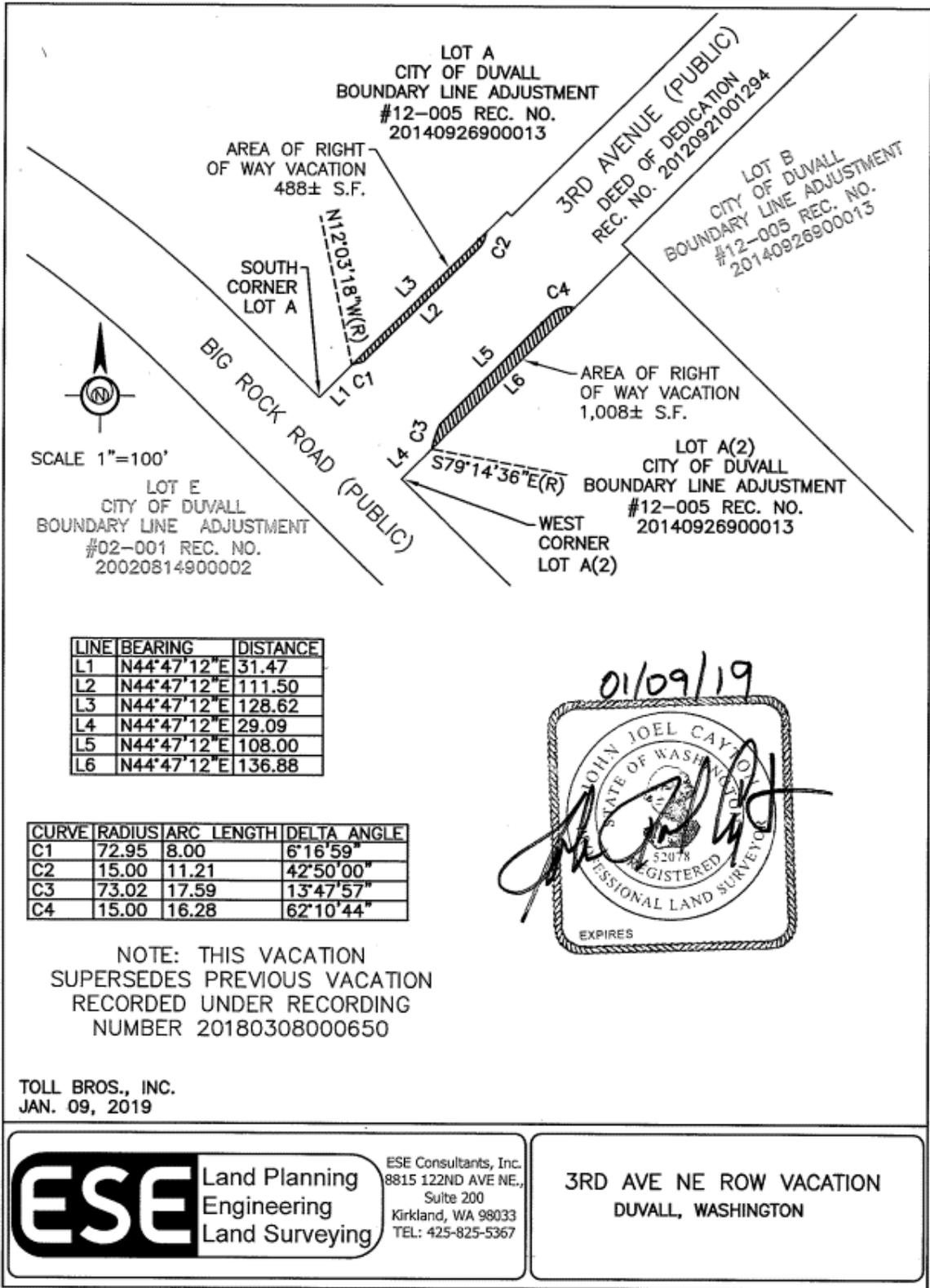
NOTICE OF PUBLIC HEARING
Vacation of Public Right-of-Way
(ROW18-001)

March 19, 2019

Notice is hereby given that the City Council of the City of Duvall, Washington will hold a Public Hearing to consider public comment on the following project:

- PROJECT NAME:** Duvall Urban Village 3rd Ave Partial Right-of-Way Vacation
- FILE NUMBER:** ROW18-001
- APPLICANT(S):** TOLL BROS., INC.
- CONTACT:** Charles Hare on behalf of TOLL BROS., INC., 8815 122nd Ave NE, Kirkland, WA 98033, chare@tollbrothers.com, 425-825-5319
- PROPERTY LOCATION:** Vicinity of Big Rock Road and the southerly portion of 3rd Avenue NE
- PROPOSAL:** The Applicant is proposing a right-of-way vacation of approximately 85 square feet at the southerly turning radii at the intersection of 3rd Ave NE and future "Street V" within the Duvall Urban Village subdivision and to simultaneously correct a numerical error in the original and adjacent partial right-of-way vacation that was approved by City Council on February 6, 2018 by Ordinance 1235 and recorded with the King County Recorder's Office under recording number 20180308000650. If approved by the Duvall City Council, this right-of-way vacation request will supersede the right-of-way vacation recorded under the recording number listed above once recorded by the Applicant.
- HEARING DATE/TIME:** March 19, 2019 at 7:00 p.m.
- HEARING LOCATION:** Riverview School District Headquarters, 2nd Floor, 15510 1st Ave NE, Duvall, WA 98019
- PROJECT PLANNER:** Troy Davis, Senior Planner
PO Box 1300
Duvall, WA 98019
425-939-8078
troy.davis@duvallwa.gov

Copies of all application documents are available for review at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Planning Department at the address shown above. Contact the Planning Department for appeal procedures. **If you have any questions, please call the Project Planner.**



SCALE 1"=100'

LOT E
CITY OF DUVALL
BOUNDARY LINE ADJUSTMENT
#02-001 REC. NO.
20020814900002

LINE	BEARING	DISTANCE
L1	N44°47'12"E	31.47
L2	N44°47'12"E	111.50
L3	N44°47'12"E	128.62
L4	N44°47'12"E	29.09
L5	N44°47'12"E	108.00
L6	N44°47'12"E	136.88

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	72.95	8.00	6°16'59"
C2	15.00	11.21	42°50'00"
C3	73.02	17.59	13°47'57"
C4	15.00	16.28	62°10'44"

NOTE: THIS VACATION
SUPERSEDES PREVIOUS VACATION
RECORDED UNDER RECORDING
NUMBER 20180308000650



TOLL BROS., INC.
JAN. 09, 2019



ESE Consultants, Inc.
8815 122ND AVE NE.,
Suite 200
Kirkland, WA 98033
TEL: 425-825-5367

3RD AVE NE ROW VACATION
DUVALL, WASHINGTON



Small Town. Real Life.

**AFFIDAVIT OF INSTALLATION OF MARKERS
AND POSTING OF PUBLIC INFORMATION SIGN(S)**

RE: Duvall Urban Village 3rd Ave Right of Way Vacation (ROW 18-001)

I Diana Hair (print name) understand that UDR 14.08.030 requires me to post the subject property at time of public hearing.

I certify that on _____ (date), the signs were placed on the subject property at

- Sign 1: _____ (give general location of each marker.)
- Sign 2: _____ (give general location of each marker.)
- Sign 3: City Hall _____ (give general location of each marker.)
- Sign 4: Library _____ (give general location of each marker.)

Other Land Use Notices

I certify that on 2/27/19 (date), the signs (provided by the City) were placed on the subject property, library, and city hall with the SEPA Determination, Planning Commission public meeting Public Hearing, or Other Land Use Notice; attached to the face of the signs, at

- Sign 1: _____ (give general location of each marker.)
- Sign 2: _____ (give general location of each marker.)
- Sign 3: City Hall _____ (give general location of each marker.)
- Sign 4: Library _____ (give general location of each marker.)

Diana Hair
Applicant (or representative) Signature

3/6/19
Date



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DECLARATION OF MAILING AND ELECTRONIC MAILING

Re: Duvall Urban Village 3rd Ave Partial ROW Vacation (ROW 18-001)

The undersigned declares under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

That on the 27th day of February, 2019 the undersigned declarant

emailed

mailed

a copy of:

Public Hearing Notice

in the above-referenced matter directed to:

Attached is the list of agencies, names and addresses to whom this information was emailed and/or mailed in addition to

Puget Sound Energy
Attn: Government Relations
PO Box 97034
Bellevue WA 98009

US Army Corps of Engineers
Regulatory Branch
PO Box 3755
Seattle WA 98124

Diana Hart 3/6/19
Name, Date

RESIDENT/BUSINESS
26903 NE 144TH PL
DUVALL WA 98019

RESIDENT/BUSINESS
PO BOX 1649
DUVALL WA 98019

RESIDENT/BUSINESS
14342 266TH CIR NE
DUVALL WA 98019

RESIDENT/BUSINESS
26909 NE 144TH PL
DUVALL WA 98019

RESIDENT/BUSINESS
26649 NE 143RD PL
DUVALL WA 98019

RESIDENT/BUSINESS
13606 SE 51ST PL
BELLEVUE WA 98006

RESIDENT/BUSINESS
26805 NE 144TH PL
DUVALL WA 98019

RESIDENT/BUSINESS
15639 NE WOODINVILLE-DUVALL RD
WOODINVILLE WA 98072

RESIDENT/BUSINESS
14336 266TH CIR NE
DUVALL WA 98019

RESIDENT/BUSINESS
1371 OAKLAND BLVD #200
WALNUT CREEK CA 94596

RESIDENT/BUSINESS
26811 NE 143RD PL
DUVALL WA 98019

RESIDENT/BUSINESS
14330 266TH CIR NE
DUVALL WA 98019

RESIDENT/BUSINESS
PO BOX 6
DUVALL WA 98019

RESIDENT/BUSINESS
18122 ST ROUTE 9 #B-102C
SNOHOMISH, WA 98296

RESIDENT/BUSINESS
14326 266TH CIR NE
DUVALL WA 98019

RESIDENT/BUSINESS
11605 132ND AVE NE
KIRKLAND WA 98034

RESIDENT/BUSINESS
26869 NE 143RD PL
DUVALL WA 98019

RESIDENT/BUSINESS
14324 266TH CIR NE
DUVALL WA 98019

RESIDENT/BUSINESS
9720 NE 120TH PL #100
KIRKLAND WA 98034

RESIDENT/BUSINESS
P O BOX 2410
OMAHA NE 68103

RESIDENT/BUSINESS
14322 266TH CIR NE
DUVALL WA 98019

RESIDENT/BUSINESS
600 UNIVERSITY ST STE 2820
SEATTLE WA 98101

RESIDENT/BUSINESS
50 E NORTH TEMPLE ST #22ND FL
SALT LAKE CITY UT 84150

RESIDENT/BUSINESS
2002 196TH ST SW
LYNNWOOD WA 98036

RESIDENT/BUSINESS
11605 132ND AVE NE
KIRKLAND WA 98034

RESIDENT/BUSINESS
23007 102ND AVE SE
WOODINVILLE WA 98077

RESIDENT/BUSINESS
14404 267TH CT NE
DUVALL WA 98019

RESIDENT/BUSINESS
14404 267TH CT NE
DUVALL WA 98019

RESIDENT/BUSINESS
15639 NE 167TH PL
WOODINVILLE WA 98072

RESIDENT/BUSINESS
14408 267TH CT NE
DUVALL WA 98019

RESIDENT/BUSINESS
14412 267TH CT NE
DUVALL WA 98019

RESIDENT/BUSINESS
26707 NE 144TH CT
DUVALL WA 98019

RESIDENT/BUSINESS
PO BOX 2077
REDMOND WA 98073

RESIDENT/BUSINESS
26717 NE 144TH CT
DUVALL WA 98019

RESIDENT/BUSINESS
26719 NE 144TH CT
DUVALL WA 98019

RESIDENT/BUSINESS
26721 NE 144TH CT
DUVALL WA 98019

RESIDENT/BUSINESS
1400 112TH AVE SE STE 100
BELLEVUE, WA 98004



City of Duvall

Small Town. Real Life.

NOTICE OF PUBLIC HEARING

Duvall Urban Village 3rd Ave Partial Right-of-Way Vacation (ROW18-001)

Hearing Date/Time: March 19, 2019 at 7:00 PM

Hearing Location: Riverview School District Headquarters, 2nd Floor, 15510 1st Ave NE, Duvall, WA 98019

The Applicant is proposing a right-of-way vacation of approximately 85 square feet at the southerly turning radii at the intersection of 3rd Ave NE and future "Street V" within the Duvall Urban Village subdivision and to simultaneously correct a numerical error in the original and adjacent partial right-of-way vacation that was approved by City Council on February 6, 2018 by Ordinance 1235 and recorded with the King County Recorder's Office under recording number 20180308000650. If approved by the Duvall City Council, this right-of-way vacation request will supersede the right-of-way vacation recorded under the recording number listed above once recorded by the Applicant.

For Further Information:

Applicant

Charles Hare on behalf of TOLL BROS., INC.
8815 122nd Ave NE
Kirkland, WA 98033
425-825-5319
chare@tollbrothers.com



City Contact

Troy Davis
Planning Department
15535 Main St NE, Duvall
(425) 788-2779
Troy.Davis@duvallwa.gov



City of Duvall

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NOTICE OF PUBLIC HEARING

Duvall Urban Village 3rd Ave Partial Right-of-Way Vacation (ROW18-001)

Hearing Date/Time: March 19, 2019 at 7:00 PM

Hearing Location: Riverview School District Headquarters, 2nd Floor, 15510 1st Ave NE, Duvall, WA 98019

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For Further Information:

Applicant

Charles Hare on behalf of TOLL BROS., INC.
8815 122nd Ave NE
Kirkland, WA 98033
425-825-5319
chare@tollbrothers.com



City Contact

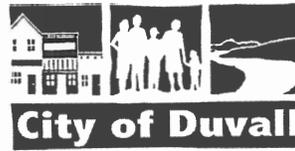
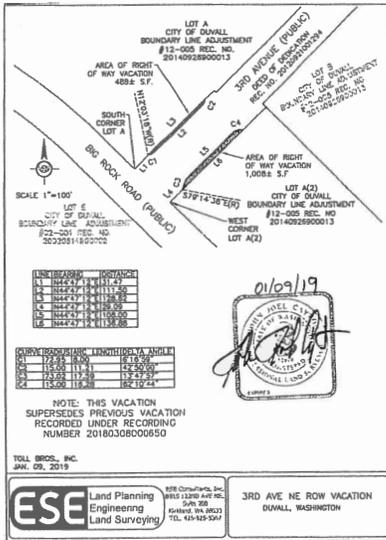
Troy Davis
Planning Department
15535 Main St NE, Duvall
(425) 788-2779
Troy.Davis@duvallwa.gov



City of Duvall
 PO Box 1300
 Duvall, WA 98019

Small Town. Real Life.

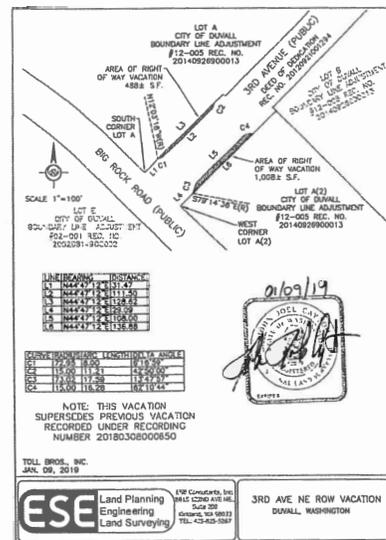
NOTICE OF PUBLIC HEARING



City of Duvall
 PO Box 1300
 Duvall, WA 98019

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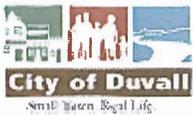
NOTICE OF PUBLIC HEARING



Diana Hart

From: Diana Hart
Sent: Wednesday, February 27, 2019 5:14 PM
To: Adam Ob; Alana McCoy; Amy McHenry; Amy Ockerlander; Azure Administrator; Bill Helsey; Carey Hert; Charlene Andrade; Cindy Spiry; Dave Weiss; David Burke; Dianne Brudnicki; Doug Peters; E Harris; Eric Preston; Jacob Sheppard; Jason Walker; Jennifer Knaplund; Jim Deal; Joel Kuhnhen; John Greene; Jon Turcott; Kurt; Lara Thomas; Matt Baerwalde; Matthew Eyer; Melanie Young; Michael Remington; Michelle Hogg; Mike Supple; Ramin Pazooki; Randy Sandin; Ronn Mercer; SEPA Adesk; SEPA Center; SEPA Register; SEPA Unit; Shaun Tozer; Steve Mullen-Moses; Steve Roberge; Team Mill Creek; Timothy Heydon; Troy Davis; Ty Peterson; Wally Archuleta
Subject: City of Duvall - Notice of Public Hearing - Duvall Urban Village, 3rd Ave Partial Right-of-Way Vacation
Attachments: 190319 Public Hearing Notice_3rd Ave ROW Vacation.pdf
Categories: Planning

Attached is the Notice of Public Hearing for the Duvall Urban Village 3rd Avenue Partial Right-of-Way Vacation.



Community Development
Planning Department



Diana Hart
Administrative Assistant III

Office: 425.788.2779
Direct: 425.939.8077
Mobile: 425.492.0021

PO Box 1300
15535 Main Street NE
Duvall, WA 98019

www.duvallwa.gov

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

Diana Hart

From: Diana Hart
Sent: Thursday, February 28, 2019 10:23 AM
To: 'chare@tollbrothers.com'
Subject: FW: City of Duvall - Notice of Public Hearing - Duvall Urban Village, 3rd Ave Partial Right-of-Way Vacation
Attachments: 190319 Public Hearing Notice_3rd Ave ROW Vacation.pdf
Categories: Planning

From: Diana Hart
Sent: Wednesday, February 27, 2019 5:14 PM
To: SEPA <SEPA@duvallwa.gov>
Subject: City of Duvall - Notice of Public Hearing - Duvall Urban Village, 3rd Ave Partial Right-of-Way Vacation

Attached is the Notice of Public Hearing for the Duvall Urban Village 3rd Avenue Partial Right-of-Way Vacation.



Community Development
Planning Department



Diana Hart
Administrative Assistant III
Office: 425.788.2779
Direct: 425.939.8077
Mobile: 425.492.0021
PO Box 1300
15535 Main Street NE
Duvall, WA 98019
www.duvallwa.gov

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The Seattle Times

City of Duvall
City Clerk / S Sweet
PO Box 1300

Duvall, WA 98019

Re: Advertiser Account # 106931
Ad #: 869983

Agency Account #: 0
Agency Name:

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)	
Seattle Times	02/27/19

Agent Sharon Seligman Signature *Sharon Seligman*

DEBBIE COLLANTES
Notary Public
State of Washington
My Appointment Expires
Feb 15, 2022

Subscribed and sworn to before me on 02/27/19
DATE
Debbie Collantes **Debbie Collantes**

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

The Seattle Times

RECEIVED

MAR 05 2019

CITY OF DUVALL

Re: Advertiser Account # 106931

Ad #: 869983

Agency Account #: 0

Agency Name:

AD TEXT

**CITY OF DUVALL
NOTICE OF PUBLIC HEARING
3RD AVE ROW VACATION (ROW18-001)**

Notice is hereby given that the City Council of the City of Duvall, Washington will hold a Public Hearing to consider public comment on the following project: PROJECT NAME: Duvall Urban Village 3rd Ave Partial Right-of-Way Vacation. FILE NUMBER: ROW18-001 APPLICANT(S): TOLL BROS., INC. CONTACT: Charles Hare on behalf of TOLL BROS., INC., 8815 122nd Ave NE, Kirkland, WA 98033, chare@tollbrothers.com, 425-825-5319 PROPERTY LOCATION: Vicinity of Big Rock Road and the southerly portion of 3rd Avenue NE. PROPOSAL: The Applicant is proposing a right-of-way vacation of approximately 85 square feet at the southerly turning radii at the intersection of 3rd Ave NE and future "Street V" within the Duvall Urban Village subdivision and to simultaneously correct a numerical error in the original and adjacent partial right-of-way vacation that was approved by City Council on February 6, 2018 by Ordinance 1235 and recorded with the King County Recorder's Office under recording number 20180308000650. If approved by the Duvall City Council, this right-of-way vacation request will supersede the right-of-way vacation recorded under the recording number listed above once recorded by the Applicant. HEARING DATE/TIME: March 19, 2019 at 7:00 p.m. HEARING LOCATION: Riverview School District Headquarters, 2nd Floor, 15510 1st Ave NE, Duvall, WA 98019 PROJECT PLANNER: Troy Davis, Senior Planner, PO Box 1300, Duvall, WA 98019, 425-939-8078, troy.davis@duvallwa.gov. Copies of all application documents are available for review at City Hall. In addition, a copy of the staff report will be available 7 days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Planning Department at the address shown above. Contact the Planning Department for appeal procedures. If you have any questions, please call the Project Planner.

CITY OF DUVALL
WASHINGTON
ORDINANCE NO.

AN ORDINANCE OF THE CITY OF DUVALL, WASHINGTON, AUTHORIZING THE VACATION OF APPROXIMATELY 80 SQUARE FEET OF RIGHT-OF-WAY ALONG THE SOUTHERLY TURNING RADII OF THE INTERSECTION OF THIRD AVENUE NORTHEAST AND FUTURE “STREET V” WITHIN THE DUVALL URBAN VILLAGE PLAT AND CORRECTING A NUMERICAL ERROR IN THE IMMEDIATELY ADJACENT AND PREVIOUSLY RECORDED THIRD AVENUE NORTHEAST RIGHT-OF-WAY VACATION; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on December 20, 2019, a Petition for Street Vacation was submitted to the City by Charles Hare on behalf of TOLL BROS., INC. (formerly TOLL WA LP); and

WHEREAS, the Petition for Street Vacation requests a reduction in the southerly turning radii at the intersection of 3rd Avenue NE and future “Street V” within the Duvall Urban Village subdivision; and

WHEREAS, TOLL BROS., INC had previously petitioned for and received approval of a street vacation immediately adjacent to the area now proposed for vacation by Ordinance 1135; and

WHEREAS, a numerical error was found in the street vacation approved by Ordinance 1135 during the review of the Petition for Street Vacation submitted by TOLL BROS., INC. on December 20, 2019; and

WHEREAS, TOLL BROS., INC amended their Petition for Street Vacation to include the needed correction to their prior street vacation approved by Ordinance 1135; and

WHEREAS, the Petition for Street Vacation, inclusive of the vacation granted by Ordinance 1135, is as identified on Exhibits A and B attached hereto and incorporated herein; and

WHEREAS, the Petition for Street Vacation will supersede the vacation granted by Ordinance 1135; and

WHEREAS, the petitioners, as compensation to the City for such vacation, will dedicate additional right-of-way that exceeds the 1,491 square feet vacated by this Ordinance. This final plat dedication, along with the additional NE Big Rock Road width to be dedicated by petitioners to the City at final plat, is considered in-kind payment for the proposed vacation; and

WHEREAS, pursuant to 35.79 RCW, the City Council of the City of Duvall passed Resolution No. 19-03, setting a public hearing regarding the Petition for Street Vacation for March 19, 2019; and

WHEREAS, notice of the public hearing was mailed to surrounding property owners; posted on-site, at City Hall, at the Duvall Library; and published in the Seattle Times on February 27, 2019; and

WHEREAS, a public hearing regarding the Petition for Street Vacation was held on March 19, 2019; and

WHEREAS, there are sufficient grounds for the vacation of said portion of City right-of-way, and the vacation thereof would be in the public interest.

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

Section 1. Benefit to Public. The Council finds that the right-of-way proposed for vacation described in Exhibit A and depicted on Exhibit B is not useful as a part of the City street system, and further finds the vacation of the City's interest therein and the installation of a traffic circle at the intersection of future 3rd Avenue NE and Big Rock Road as proposed by the petitions will benefit the public.

Section 2. Vacation Approved. The vacation of the public right-of-way described in Exhibits A and B is hereby approved contingent upon satisfaction of the conditions of approval enumerated in Section 4 hereof. That portion of the vacated right-of-way described in Exhibits A and B attached hereto and incorporated herein shall be transferred and conveyed to TOLL BROS., INC upon the effective date of the vacation as provided in Section 6.

Section 3. Prior Vacation Repealed and Superseded. The approval of the vacation of the public right-of-way described in Exhibits A and B hereby repeals and supersedes Ordinance 1135.

Section 4. Conditions of Approval. The following conditions must be met prior to recording of this Ordinance and the vacation becoming effective as provided in Section 6.

- a. The vacation of right-of-way shall be consistent with 35.79 RCW.
- b. The vacation shall be consistent with the preliminary plat approval for Duvall Urban Village I, as modified on September 17, 2017.
- c. The ROW vacation shall become effective upon recording of the dedication deeds. Alternatively, the vacation may be included as part of the first phase final plat for Duvall Urban Village I and would be effective upon the recording of such final plat.
- d. The Petitioner shall complete final plat dedication of additional right-of-way that exceeds the area being vacated and no additional compensation is required.
- e. Petitioners shall be responsible for all instruments, exhibits, and costs associated with the ROW vacation.

Section 5. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 6. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval, and publication, as provided by law. However, the vacation approved herein shall not be effective until this Ordinance is recorded with the King County Recorder's Office. The City Clerk shall cause this Ordinance to be recorded upon confirmation from the Public Works Director that the conditions of approval set out in Section 4 hereof have been satisfied; provided that the cost of recording shall be borne by TOLL BROS., INC. A certified copy of the recorded Ordinance shall be provided to the King County Auditor.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____, 2019.

Approved as to form:

Rachel B. Turpin, City Attorney

CITY OF DUVALL

Mayor Amy Ockerlander

ATTEST/AUTHENTICATED

Jodi Wycoff, City Clerk

Passed by the City Council:
Ordinance No.
Date of Publication:

EXHIBIT A
RIGHT-OF-WAY VACATION LEGAL DESCRIPTION

3RD AVENUE NE RIGHT OF WAY VACATION

A RIGHT OF WAY VACATION OVER THAT PORTION OF 3RD AVENUE, AS RECORDED IN DEED OF DEDICATION RECORDING NUMBER 20120921001294, ADJACENT TO LOT A AND LOT A(2), CITY OF DUVALL BOUNDARY LINE ADJUSTMENT NO. 12-005, RECORDED UNDER RECORDING NUMBER 20140926900013, ALL RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH CORNER OF SAID LOT A, SAID POINT BEING ON THE EXISTING NORTHWESTERLY RIGHT OF WAY MARGIN OF 3RD AVENUE;
THENCE N44°47'12"E, ALONG THE COMMON LINE OF SAID LOT A AND SAID NORTHWESTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 31.47 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 72.95 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N12°03'18"W, AND THE TRUE POINT OF BEGINNING;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°16'59", A DISTANCE OF 8.00 FEET; THENCE N44°47'12"E, 111.50 FEET TO A POINT OF TANGENCY WITH A 15.00 FOOT RADIUS CURVE TO THE LEFT;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°50'00", A DISTANCE OF 11.21 FEET TO SAID COMMON LINE;
THENCE S44°47'12"W 128.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 488 +/- S.F.

TOGETHER WITH;

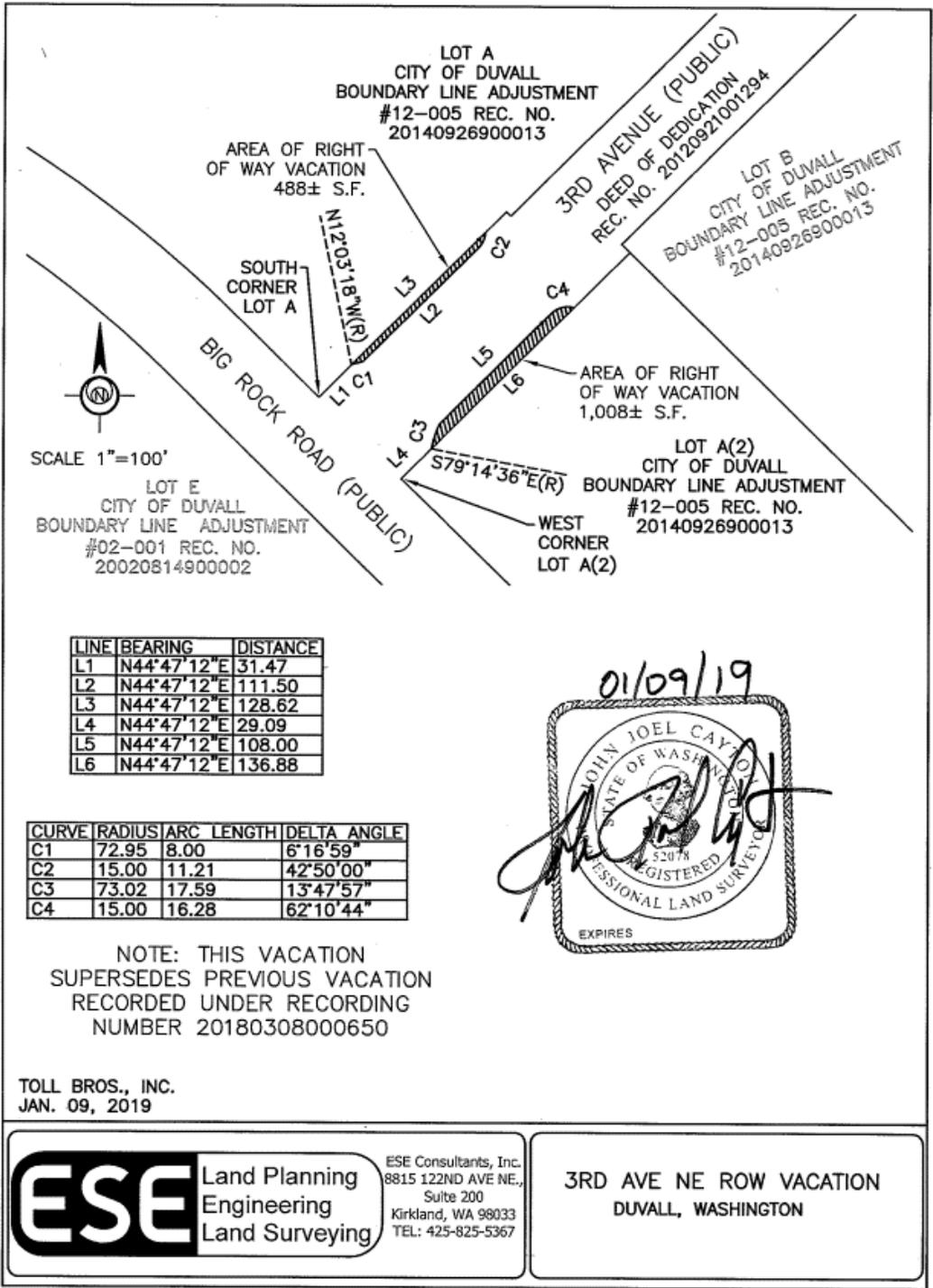
COMMENCING AT THE WEST CORNER OF SAID LOT A(2), SAID POINT BEING ON THE EXISTING SOUTHEASTERLY RIGHT OF WAY MARGIN OF SAID 3RD AVENUE;
THENCE N44°47'12"E, ALONG THE COMMON LINE OF SAID LOT A(2) AND SAID SOUTHEASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 29.09 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 73.02 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S79°14'36"E, AND THE TRUE POINT OF BEGINNING;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'57", A DISTANCE OF 17.59 FEET;
THENCE N44°47'12"E 108.00 FEET TO A POINT OF TANGENCY WITH A 15.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°10'44", A DISTANCE OF 16.28 FEET TO SAID COMMON LINE;
THENCE S44°47'12"W 136.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 1,008 +/- S.F.

NOTE: THIS VACATION SUPERSEDES PREVIOUS VACATION RECORDED UNDER RECORDING NUMBER 20180308000650.



**EXHIBIT B
RIGHT-OF-WAY VACATION MAP**



LINE	BEARING	DISTANCE
L1	N44°47'12"E	31.47
L2	N44°47'12"E	111.50
L3	N44°47'12"E	128.62
L4	N44°47'12"E	29.09
L5	N44°47'12"E	108.00
L6	N44°47'12"E	136.88

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	72.95	8.00	6°16'59"
C2	15.00	11.21	42°50'00"
C3	73.02	17.59	13°47'57"
C4	15.00	16.28	62°10'44"

NOTE: THIS VACATION
SUPERSEDES PREVIOUS VACATION
RECORDED UNDER RECORDING
NUMBER 20180308000650



TOLL BROS., INC.
JAN. 09, 2019

ESE Land Planning
Engineering
Land Surveying

ESE Consultants, Inc.
8815 122ND AVE NE.,
Suite 200
Kirkland, WA 98033
TEL: 425-825-5367

3RD AVE NE ROW VACATION
DUVALL, WASHINGTON



Agenda Bill

AB# 19-20

Duvall City Council

Meeting Date: 3/19/2019

Small Town. Real Life.

Subject Depot Deck Replacement
Document Type Other
Department Public Works
Contact Steven Leniszewski, PE, Public Works Director
Attorney Review N/A

Planning Commission Recommendation N/A

Handling Normal **Deadline Date** 4/23/2019

Needed from Council Action or Direction

Recommendation

Staff recommends that City Council approve the structural building repair and deck replacement of the Depot buildings existing wood decking with concrete material.

Council Review History

- 12/18/18 Committee of the Whole meeting – A written report was provided by staff, distributed and a discussion occurred regarding the Depot building repairs and deck replacement needs.
- In January 2019, the City contracted with Kovach Architects for design services and structural engineering review.

Attachments

- Kovach Architects design summary and estimate.
- Conceptual plan view.

Routing

Director: Steve Leniszewski, PE **Approved:** SJL 3/13/2019

Administrator: Carey Hert **Approved:** CLH 3/14/2019

Mayor: Amy Ockerlander **Approved:** APO 3/14/2019

Budget Impacts Budget Amendment Required

Expenditure

Fund Name & #	Current Year	2 nd Year	
Depot Deck Replacement	\$50,000.00	\$0.00	\$0.00
503.14.594.73.62.03	\$	\$	\$

Notes

If approved, the current budget will need to be amended to reflect the true cost after bids are received.

Key Facts and Information Summary

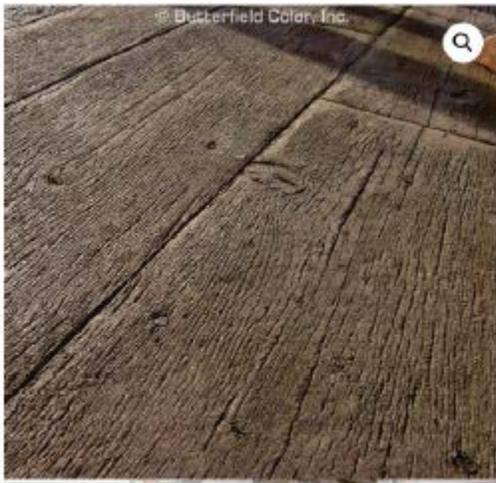
Staff has been directed to move forward with the replacement of the aging platform structure and repair the associated water/moisture damaged portions of the historic Depot building. The current decking platform is stained, rough cut untreated boards and has been an ongoing maintenance issue. It is recommended to approach the project design within the same footprint using long lasting materials that complement the historic depot building. The deck and railings are proposed to be installed to meet current standards and measures will be taken to prevent future water damage.

On-call Consultant, Andy Kovach, Kovach Architects, met with Staff on site and conducted a walk through and inspection of the building. Preliminary findings show that it will not be necessary to lift the building to remove and replace the moisture damaged wood. Please see the attached letter from Kovach Architects providing a summary with detailed recommendations of the removal and replacement of deck material and building repair.

The project would take place in two stages. The first phase would complete the structural repair to the building while allowing the depot facility to remain open. The second phase would restrict access while constructing the new deck.

For a long lasting, cost effective solution the consulting architect and staff recommend structural improvements along with replacing the wood structure with concrete in a stamped wood plank finish.

Preliminary costs are similar to replacement of composite materials.



Alana McCoy
City Of Duvall
P.O. Box 1300
Duvall, Washington 98019
(425) 788-1185



Project: City of Duvall Station Deck Replacement
Contact: Alana McCoy

Dear Alana,

We have developed an estimate of probable costs associated with the phased removal and replacement of the highly compromised wood timber deck constructed perhaps 10 to 12 years ago with the help of community efforts.

The short lifespan of standard wood deck construction exemplified by the serious degradation of the existing deck materials reinforces our recommendation to make a shift to a more permanent solution. Observations of a variety of issues associated with the present deck structural support system including footing subsidence, footings bearing above frost level, inadequate ventilation, what appears to be phased construction techniques with dissimilar connection detailing and footing design, inconvenient building crawl space access, and ergonomically uncomfortable stair rise-to-run configuration point toward a complete removal of all existing components with a fresh campaign to rebuild. New wood construction along with new foundation and posting system would definitely clean things up but even with a regimented maintenance program the expected safe and useful lifespan is limited to around 15 years and unfortunately most exposed wood construction in the Pacific Northwest begin to deteriorate almost immediately after construction rather than developing a rich aged patina other materials take on.

A long lasting solution would involve materials such as steel, concrete, or composites. We are recommending focusing on concrete for the main structural component in combination with protected wood accents. The structure should be subordinate in focus and complimentary in nature to the historic architecture of the Depot Building.

To this end we suggest removing all wood components of the existing deck and stair with concrete to remain, pour a new proper depth perimeter foundation (to be clad in a narrow lap siding matching the buildings), backfill with free draining structural fill, then capping with a new cast in place concrete slab. The reinforced slab would have a stamped finish mimicking wood planking with non slip texture and include a continuous 18" cantilever (to protect the wood cladding). The railing system would contain historic reference consistent with similar scale depot buildings constructed around the turn of the century including treated, painted and capped spaced posts and decorative wood newel corner posts with simply detailed powder coated aluminum guard railing spanning between. The stairs would be cast in place concrete with more comfortable rise to run proportions and reduced width to match the buildings existing cantilevered bay.

Additional details include repeating the buildings eave knee brace corresponding to each of the rail posts and mounted below the cantilever slab, framing the narrow reveal lap siding. Building access would be relocated to within the structure via an in-floor access door. Electrical stub outs should be provided for future deck low voltage LED lighting.

As part of the replacement project several areas of the existing Depot Building should be repaired before any replacement takes place. These areas include water damage in the southwest corner of the building. The south side of the lower lap siding is not properly flashed or detailed and should be removed, repaired, and replaced. The total extent of the water damage will only be revealed by forensic discovery when removing siding/sheathing. This should be done to the extent no more damage is found. It appears damage is restricted to areas below the existing water table (properly installed on the west side of the building, improperly installed on the south side). The buildings crawl space appeared dry but the fiberglass batt insulation is damaged by rodents and needs full replacement along with a full vapor barrier. In addition the cantilevered bay should be fit

with a proper foundation suitably designed for structural backfill. Large scale drainage pipe will serve to extend the existing vents to the perimeter of the new clad concrete foundation wall.

Total extent of building repairs will need to be determined prior to completion of construction documents. It is recommended that demolition take place in two stages. The first terminating at the east flank of the staircase allowing continued access to and use of the building while repair preparations are conducted. The first stage of demolition will likely reveal what extent the second stage of demolition will require. The second stage of demolition will require restricting access to the facility. It may be possible to coordinate recycling of any useable deck structure / wood planking material. This will be encouraged during the bidding process and may result in cost savings via salvage rights.

Our projected estimate of probable costs include:

Stage one Demolition: Time Frame- Two week 4 man crew 240 man-hours plus dump fees less salvage credit of \$2,000.
Stage Total: \$20,000

Stage two Demolition: Time Frame- One week 4 man crew 120 man-hours plus dump fees less salvage credit of \$1,000.
Stage Total: \$12,000

Deck Replacement: \$70,536.85

Building Siding Repair: \$3,192.00 (Total Extent of Building Repairs Required Unknown at this Time)

Crawl Space Improvements: \$4,550.00

Project Total Preliminary Budget: \$78,278.85

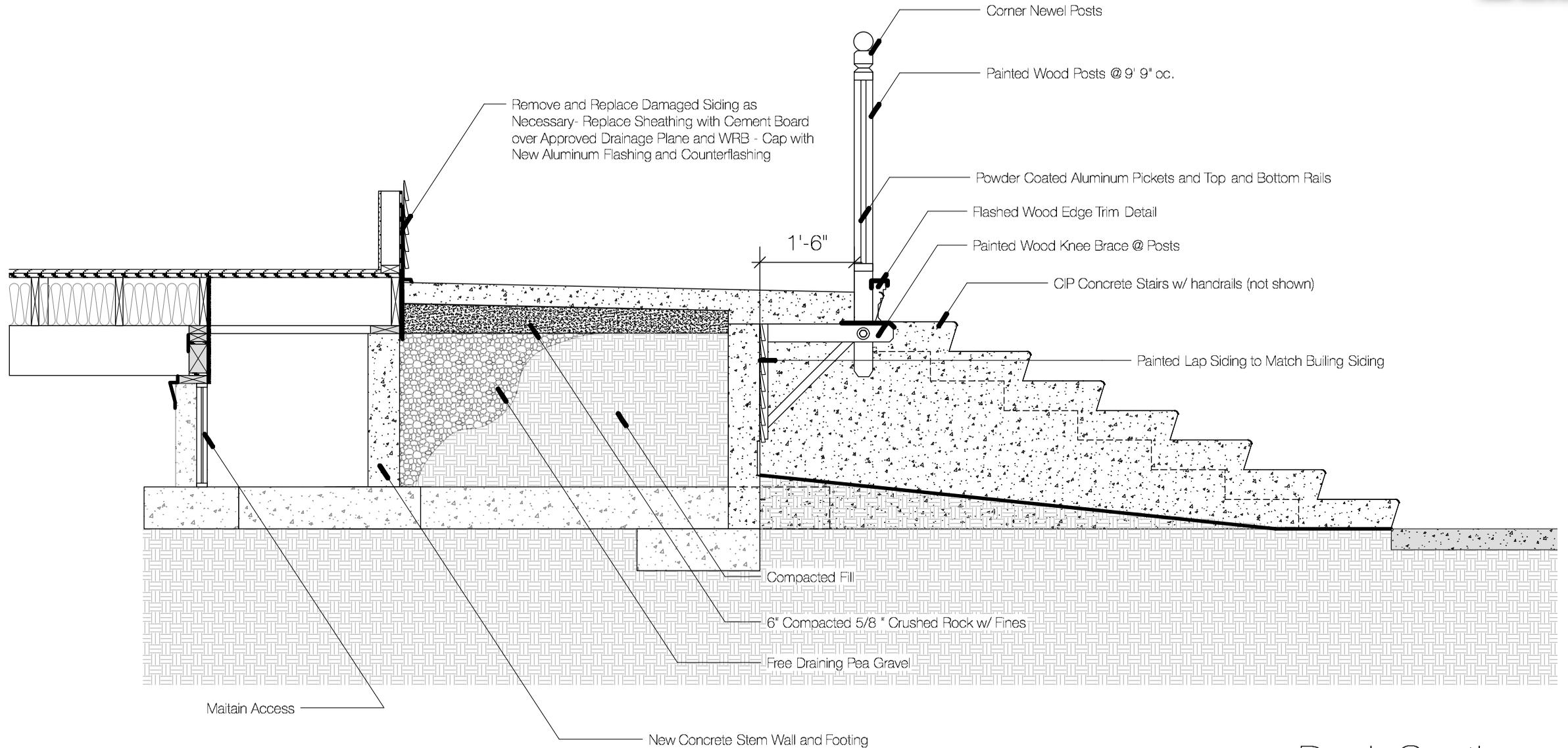
Let me know if you have any questions or concerns,



Andrew S. Kovach Architect, AIA, NCARB
Principal Architect

Duvall Station Deck Replacement

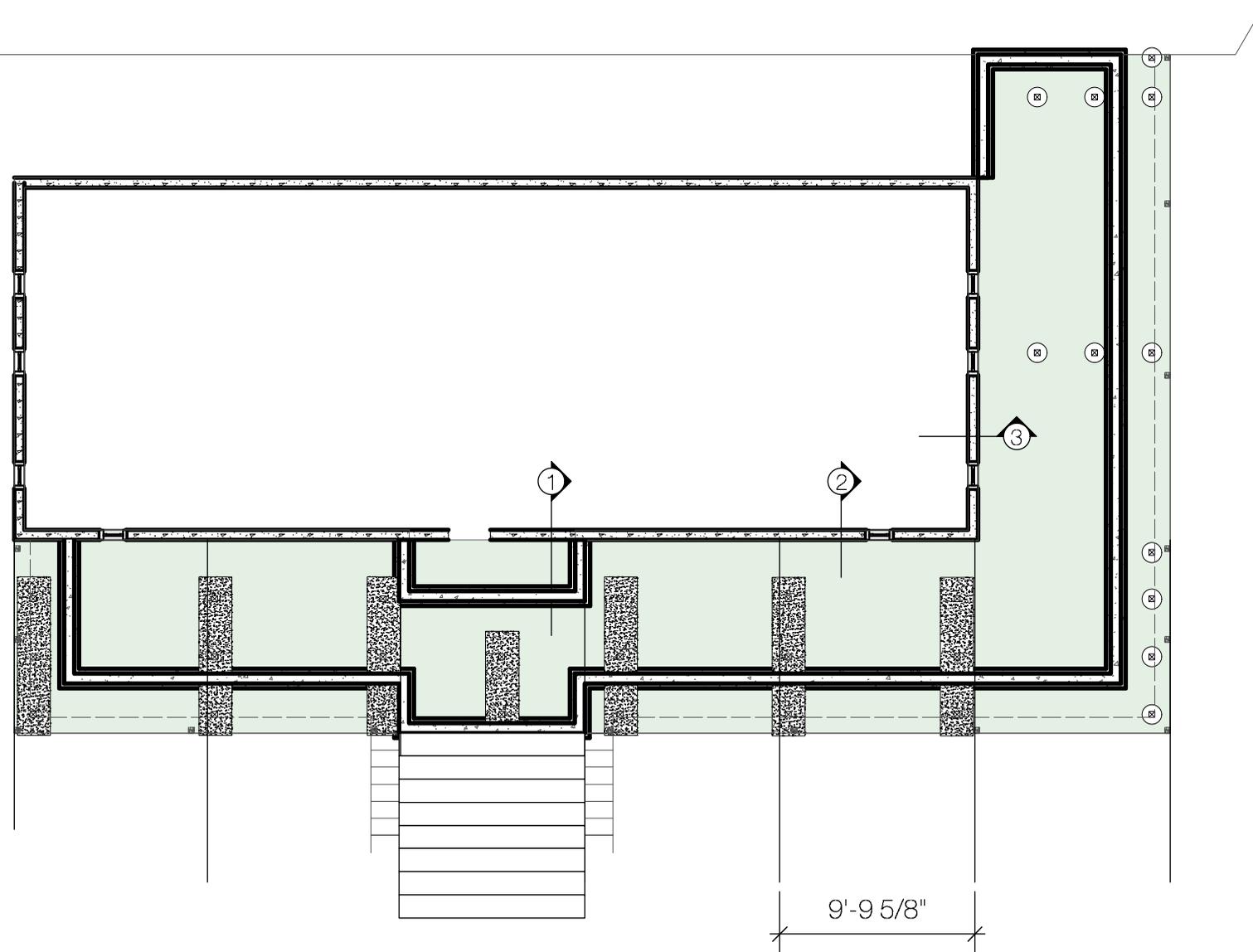
Latest Modification: February 27th 2019



1 Deck Section
Scale: 1/2" = 1'-0"

Duvall Station Deck Replacement

Latest Modification: February 27th 2019



Foundation Plan
Scale: 1/8" = 1'-0"



Agenda Bill

AB# 19-21

Duvall City Council

Meeting Date: 3/19/2019

Small Town. Real Life.

Subject Select Design Alternative for Batten Road Sewer Project

Document Type Other

Department Engineering

Contact Shaun Tozer

Attorney Review N/A

Planning Commission Recommendation N/A

Handling Expedite **Deadline Date** 3/19/2019

Needed from Council Action or Direction

Recommendation

Placeholder item for a Council discussion where Staff will present a preferred alternative for the sewer alignment for the Batten Road Sewer Project.

Council Review History

- 1/15/2019 - City Council Staff project presentation/introduction, discussion/direction, Council provided consensus to come back with detailed options;
- 1/29/2019 Staff Report and 1/31/2019 Technical Memorandum provided by – Parametrix; Agenda Bill 19-15 “Batten Road Sewer and Lift Station Project”;
- 2/7/2019 special Council meeting presentation and discussion, Council provided direction to move forward with gravity sewer design in lieu of replacing the lift station.
- 3/5/2019 - Approval of Consultant Scope of Work & Contract
- 3/6/2019 - Consultant given Notice to Proceed

Attachments

- Project vicinity map showing primary and alternate project lengths.

Routing

Director: Steven Leniszewski, PE **Approved:** SJL 3/13/2019

Administrator: Carey Hert **Approved:** CLH 3/14/2019

Mayor: Amy Ockerlander **Approved:** APO 3/14/2019

Budget Impacts Budget Amendment Required

Expenditure

Fund Name & #	Current Year	2 nd Year	
402 Sewer Fund – TOTAL Project Est.	\$ 400,000.00	\$ none known	\$ TBD
402 Sewer Fund – Design Scope and Fee	\$ 58,250.00	\$ none known	\$ TBD

Notes

All funds for the project should be expended in the current year and are included in the expenditure estimate. Staff has provided a line (*italicized*) to show total estimated project costs, and a line specific to the portion being requested by this agenda bill. Funds for this project are available in the unrestricted balance of the Sewer Fund. A specific project BARS number will be created by Finance to track expenditures.

On-going costs in the 2nd year are not anticipated at this time. "Future Impact" costs are not quantified but would be those typical with on-going maintenance and eventual replacement or rehabilitation as the utility ages. Those costs are typical system-wide and generally based on a 50 year or greater design life.

Key Facts and Information Summary

Staff is recommending a project that would install an 8" gravity sewer main in Batten Road, rendering an existing lift station obsolete. Staff is currently investigating whether there is advantage to extending the limits of the project to ~1,200 linear feet rather than the initially proposed 850 linear feet. The benefit in extending the length of the project would be in reducing the overall depth of the utility. With reductions in material, complexity, and time; the extension may not amount to a difference in project construction cost.

The project path and cost-benefit analysis is being examined by the Blueline Group (consultant) and a preliminary cost estimate is being prepared. The information that will be shared is not yet complete as the project is on an expedited timeline. Staff will review the available information with City Council at the meeting.

Batten Road Options



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 3/13/2019

Notes:



King County



Agenda Bill

AB# 19-22

Duvall City Council

Meeting Date: 3/19/2019

Small Town. Real Life.

Subject Formally acknowledge the formation of the Transportation Benefit District, Financial Policy, City Facility and Ethics Policy ad-hoc committees

Document Type Other

Department City Council

Contact Mike Remington

Attorney Review N/A

Planning Commission Recommendation N/A

Handling Normal **Deadline Date** N/A

Needed from Council Action

Recommendation

Formally acknowledge the formation of the Transportation Benefit District, Financial Policy, City Facility, and Ethics Policy ad-hoc committees.

Council Review History

- Ad-Hoc committees were established during the Council Retreat on 2/23/19
- Discussion during Committee of the Whole 3/5/19

Attachments

- None
-

Budget Impacts

Notes

Budget impacts are indeterminate at this time. Staffing and physical resources are likely to be covered in current budget.

Key Facts and Information Summary

City Council established four ad-hoc committees and decided which council members would serve on each committee during their council retreat on February 23, 2019.

Financial Policy Ad-Hoc Committee Assignments:

Jennifer Knaplund

Jason Walker

Michelle Hogg

Transportation Benefit District Ad-Hoc Committee Assignments:

Dianne Brudnicki

Matthew Eyer

Amy McHenry

City Facility Ad-Hoc Committee Assignments:

Matthew Eyer

Amy McHenry

City Council Ethics Policy Ad-Hoc Committee Assignments:

Michelle Hogg

Jason Walker

Amy McHenry



Agenda Bill

AB# 19-23

Duvall City Council

Meeting Date: 3/19/2019

Small Town. Real Life.

Subject 2019 Docket Applications

Document Type Amendment

Department Planning

Contact Troy Davis, Senior Planner

Attorney Review N/A

Planning Commission Recommendation Pending

Handling Normal **Deadline Date** N/A

Needed from Council Informational Only

Recommendation
NA

Council Review History

- March 19, 2019 - Introduction

Attachments

- 2019 Docket Applications
- November 14, 2018 EIS Addendum

Routing

Director: Lara Thomas

Approved: LT 3/14/2019

Administrator: Carey Hert

Approved: CLH 3/14/2019

Budget Impacts No Budgetary Impact

Key Facts and Information Summary

The City's Comprehensive Plan is a "living document" which is subject to not only periodic updates (which occur once every 8 years) but annual amendments as well. With certain exceptions, comprehensive plans can only be amended once per calendar year (see RCW 36.70a.130(2)(a)). To ensure that amendments to the City's Comprehensive Plan occur no frequently then once per year, the City has established a procedure for processing proposed amendments (see DMC Chapter 14.72). This procedure, also known as a docketing process, allows for all proposed amendments within a given year to be taken into consideration at the same time.

The application window for submitting proposed amendments to the City's Comprehensive Plan in 2019 ran from January 2, 2019 to the close of business on February 15, 2019. This year, there are seven proposed amendments to the City's Comprehensive Plan.

The following is a description of each of the submitted applications:

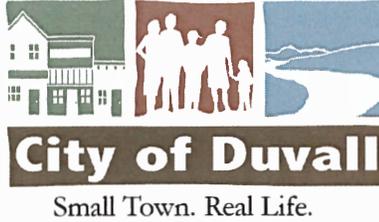
1. Proposed Future Land Use Map Amendment – Public Facilities to Residential 8 Units per Acre (CPA19-001): This is an amendment proposed by the City to amend the City's Future Land Use Map to re-designate and concurrently rezone one City owned parcel (TPNs 2130700960) from Public Facilities to Residential 8 Units/acre. This property is developed. The City is looking at the option of selling this property. A re-designation and concurrent rezone from Public Facilities to Residential 8 Units/acre would place the property in the same zoning category as adjacent properties and make the property viable for private use. This item is a carry-over from the 2018 Docket as requested by City Council.
2. Proposed City Facility Inventory and Plan Text Amendments (CPA19-002): This is an amendment proposed by the City to revise the Capital Facilities Element (Chapter 7) of the 2015 Comprehensive Plan, as required, to address and update the City Facilities Inventory Summary and Plan. These proposed updates will be reviewed and evaluated with respect to the Goals and Policies of the City's Comprehensive Plan. The proposed amendment would update City Facilities (buildings, etc.) related components of the Comprehensive Plan as required to provide consistency with the City Facilities Inventory summary and Plan.
3. Proposed Transportation Improvement Plan Text Amendments (CPA19-003) - This is an amendment proposed by the City to amend transportation related components of the City's Comprehensive Plan if needed in order to provide consistency between the updated City's 6-year (2020-2025) Transportation Improvement Program (TIP) project list (as adopted by reference in the Transportation Element (Chapter 6) of the City's 2015 Comprehensive Plan), and the City's Comprehensive Plan. The proposed TIP project list will be reviewed and evaluated with respect to the Goals and Policies which guide the nature of development of the Comprehensive Plan.
4. Proposed Capital Improvement Plan Text Amendments (CPA19-004) - This is an amendment proposed by the City to update the 6-year Capital Facilities Capital Improvement program (CIP) project list, as adopted by reference in the 2015

Comprehensive Plan, as required, to provide consistency with the 2019-2024 CIP 6-year project list update for Parks and Recreation, Water, Sewer, and Stormwater Systems. The proposed CIP project lists will be reviewed and evaluated with respect to the Goals and Policies which guide the nature of development of the Comprehensive Plan. This proposed amendment would update Capital Facility-related components of the Comprehensive Plan to provide consistency with the CIP updates.

5. Proposed ADA Transition Plan Text Amendments (CPA19-005) - This is an amendment proposed by the City to amend all applicable sections of the City's Comprehensive Plan to address the compliance with the Americans with Disabilities Act (ADA) requirements and regulations. This may include, but is not limited to, new code and standards based on the incorporation, guidance, or application of current best management practices (BMP) within the ADA Transition Plan. The Proposed amendment would update non-motorized transportation components of the Comprehensive Plan as required to provide consistency with the ADA Transition Plan.
6. Proposed Capital Facilities Text Amendment (CPA19-006) -- This is an amendment proposed by the City to revise the Capital Facilities Element (Chapter 7), of the 2015 Comprehensive Plan, as required, to address and update the Sewer System Capital Improvement Program (CIP). These proposed updates will be reviewed and evaluated with respect to the Goal and Policies of the City's Comprehensive Plan. This proposed amendment would update sewer system related components of the Comprehensive Plan as required to provide consistency with the CIP update.
7. Proposed 2015 Comprehensive Plan EIS Addendum (CPA19-007) – This is a proposed amendment to the EIS Addendum (Environmental Commitments) that was issued November 14, 2018 for the Redesignation of three parcels within the City's North Urban Growth Area Reserve from NUGA Reserve to Public Facilities. The amendment would allow for the three parcels that were re-designated to Public Facilities within the North Urban Growth Area Reserve to vest to current sensitive area and tree protection regulations.

The Planning Commission has 90 days from February 15, 2019 to make a recommendation to the City Council on the applications to be included on the Final 2019 Docket. Next staff will prepare a formal staff report with exhibits on all 2019 Docket applications for the Planning Commission to review ahead of their formal recommendation to the City Council.

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FEB 14 2019
CITY OF DUVALL



Planning Department
15535 Main St. NE
PO Box 1300
Duvall, WA 98019
(425) 788-2779
FAX (425) 788-8097
www.duvallwa.gov

Comprehensive Plan Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City, along with the Master Permit Application. In addition, the applicant shall provide all information as required by the attached checklist and all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY

File No.:	Received By:	Date Received:
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APPLICANT:

Applicant Name: **Troy Davis, Senior Planner**

Applicant Address: **15535 Main Street NE Duvall, WA 98019**

Applicant Phone #: **(425) 939-8078**

Signature: *Troy Davis* Date: **2/14/19**

OWNER (if other than applicant):

Property Owner Name: **City of Duvall**

Property Owner Address: **PO Box 1300**

Property Owner Phone #: ()

Signature: Date:

Applicants shall review and comply with all procedures as detailed in DMC 14.72 prior to submitting your application.

A. Description of Proposal

If this proposal is for a **non-site specific amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended.

If this proposal is for a **site-specific amendment**:

What is the current Comprehensive Plan land use designation and zoning? **Public Facilities**

What is your desired Comprehensive Plan land use designation and zoning? **Residential 8 Units Per Acre**

Describe what type of development is envisioned for the area proposed for amendment. A conceptual drawing of the proposed development may be required.

The City will surplus this property in the future and would like to analyze zoning possibilities as part of the zoning process.

CONTINUED ON BACK PAGE

What land uses are located on and adjacent to the area proposed for amendment?

South – Riverview School District; West – King County Fire District #45; East—Residential; North—Residential

Please answer the following questions as how the proposed amendment relates to the following criteria:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
Not Applicable.
2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year.
Yes. This proposal is for the resignation and rezone of a single parcel.
3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
This proposal is not regarding any inconsistency within the Plan.
4. The public interest is served by dealing with the proposal at the present time rather than later.
Yes. It is not in the City's best interest to surplus property that is designated and zoned public facilities.
5. The proposal is not already being addressed by an ongoing or already scheduled project.
No.
6. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.
Not Applicable.
7. It is consistent with the Growth Management Act.
Yes. A re-designation and rezone of a property to a zone similar to neighboring parcels is permissible within the GMA.
8. The It is consistent with the King County Countywide Planning Policies
Yes. This proposal does not violate any KCCPPs.

9. It is consistent with the rest of the City of Duvall Comprehensive Plan.

Yes.

10. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.

Yes.

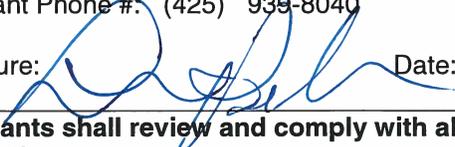
<p>Received Stamp</p> <p style="font-size: 2em; color: blue;">RECEIVED</p> <p style="color: red; font-size: 1.5em;">FEB 14 2019</p> <p style="color: blue;">CITY OF DUVALL</p>	 <p style="font-size: 1.5em; font-weight: bold;">City of Duvall</p> <p>Small Town. Real Life.</p>	<p>Planning Department</p> <p>15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Comprehensive Plan Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City. In addition, the applicant shall provide all information and fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY

File No.:	Received By:	Date Received:
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<p>APPLICANT:</p> <p>Applicant Name: Larissa A. Polanco</p> <p>Applicant Address: 14525 Main Street NE</p> <p>Applicant Phone #: (425) 939-8040</p> <p>Signature:  Date: 1/2/2019</p>	<p>OWNER (if other than applicant):</p> <p>Property Owner Name: City of Duvall</p> <p>Property Owner Address: same</p> <p>Property Owner Phone #: () same</p> <p>Signature: _____ Date: _____</p>
---	---

Applicants shall review and comply with all procedures as detailed in DMC 14.72 prior to submitting your application.

A. Description of Proposal

If this proposal is for a **non-site specific amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended.

This is a proposed amendment to revise the Capital Facilities Element (Chapter 7), of the 2015 Comprehensive Plan, as required, to address and update the City Facilities Inventory Summary and Plan. These proposed updates will be reviewed and evaluated with respect to the Goals and Policies of the City's Comprehensive Plan. The proposed amendment would update City Facilities (buildings, etc.) related components of the Comprehensive Plan as required to provide consistency with the City Facilities Inventory Summary and Plan.

If this proposal is for a **site-specific amendment**:

What is the current Comprehensive Plan land use designation and zoning? **NA**

What is your desired Comprehensive Plan land use designation and zoning? **NA**

Describe what type of development is envisioned for the area proposed for amendment. A conceptual drawing of the proposed development may be required.

NA

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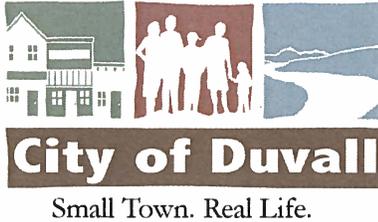
What land uses are located on and adjacent to the area proposed for amendment?

NA

Please answer the following questions as how the proposed amendment relates to the following criteria:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
This is a non-project action.
2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year.
This is a non-project action.
3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
This is a non-project action.
4. The public interest is served by dealing with the proposal at the present time rather than later.
This is a non-project action.
5. The proposal is not already being addressed by an ongoing or already scheduled project.
This is a non-project action.
6. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.
This is a non-project action.
7. It is consistent with the Growth Management Act.
This is a non-project action.
8. The It is consistent with the King County Countywide Planning Policies
This is a non-project action.
9. It is consistent with the rest of the City of Duvall Comprehensive Plan.
This is a non-project action.
10. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
This is a non-project action.

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Comprehensive Plan Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City. In addition, the applicant shall provide all information and fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY

File No.:

Received By:

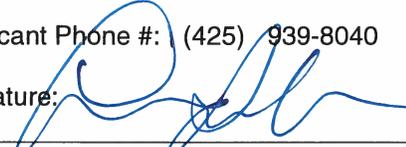
Date Received:

APPLICANT:

Applicant Name: Larissa A. Polanco

Applicant Address: 14525 Main Street NE

Applicant Phone #: (425) 939-8040

Signature:  Date: 1/2/2019

OWNER (if other than applicant):

Property Owner Name: City of Duvall

Property Owner Address: same

Property Owner Phone #: () same

Signature: Date:

Applicants shall review and comply with all procedures as detailed in DMC 14.72 prior to submitting your application.

A. Description of Proposal

If this proposal is for a **non-site specific amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended.

This is a proposed amendment to update the 6-year Transportation Improvement Program (TIP) project list as adopted by reference in the Transportation Element (Chapter 6) of the City's 2015 Comprehensive Plan, as required, to provide consistency with the 2020-2025 TIP 6-year project list update for the Transportation Network. The proposed TIP project list will be reviewed and evaluated with respect to the Goals and Policies which guide the nature of development of the Comprehensive Plan. The proposed amendment would update transportation related components of the Comprehensive Plan, as required, and provide consistency with the adopted Transportation Plan.

If this proposal is for a **site-specific amendment**:

What is the current Comprehensive Plan land use designation and zoning? **NA**

What is your desired Comprehensive Plan land use designation and zoning? **NA**

Describe what type of development is envisioned for the area proposed for amendment. A conceptual drawing of the proposed development may be required.

NA

CONTINUED ON BACK PAGE

What land uses are located on and adjacent to the area proposed for amendment?

NA

Please answer the following questions as how the proposed amendment relates to the following criteria:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
4. The public interest is served by dealing with the proposal at the present time rather than later.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
5. The proposal is not already being addressed by an ongoing or already scheduled project.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
6. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
7. It is consistent with the Growth Management Act.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
8. The It is consistent with the King County Countywide Planning Policies
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
9. It is consistent with the rest of the City of Duvall Comprehensive Plan.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.
10. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
This is a non-project action, projects within the 6-year TIP may be constructed in the 2020-2025 time period.

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CITY OF DUVALL



City of Duvall

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Planning Department

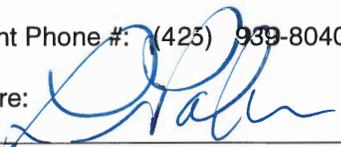
15535 Main St. NE
PO Box 1300
Duvall, WA 98019
(425) 788-2779
FAX (425) 788-8097
www.duvallwa.gov

Comprehensive Plan Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City. In addition, the applicant shall provide all information and fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY

File No.:	Received By:	Date Received:
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APPLICANT:	OWNER (if other than applicant):
Applicant Name: Larissa A. Polanco	Property Owner Name: City of Duvall
Applicant Address: 14525 Main Street NE	Property Owner Address: same
Applicant Phone #: (425) 939-8040	Property Owner Phone #: () same
Signature:  Date: 1/2/2019	Signature: _____ Date: _____

Applicants shall review and comply with all procedures as detailed in DMC 14.72 prior to submitting your application.

A. Description of Proposal

If this proposal is for a **non-site specific amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended.

This is a proposed amendment to update the 6-year Capital Facilities Capital Improvement Program (CIP) project list, as adopted by reference in the 2015 Comprehensive Plan, as required, to provide consistency with the 2020-2025 CIP 6-year project list update for Government Facilities, Parks and Recreation, Water, Sewer, and Stormwater Systems. The proposed CIP project lists will be reviewed and evaluated with respect to the Goals and Policies which guide the nature of development of the Comprehensive Plan. This proposed amendment would update Capital Facility-related components of the Comprehensive Plan to provide consistency with the CIP updates.

If this proposal is for a **site-specific amendment**:

What is the current Comprehensive Plan land use designation and zoning? **NA**

What is your desired Comprehensive Plan land use designation and zoning? **NA**

Describe what type of development is envisioned for the area proposed for amendment. A conceptual drawing of the proposed development may be required.

NA

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What land uses are located on and adjacent to the area proposed for amendment?

NA

Please answer the following questions as how the proposed amendment relates to the following criteria:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
This is a non-project action, projects within the 6-year CIP may be constructed in the 2020-2025 time period.
2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year.
This is a non-project action, projects within the 6-year CIP may be constructed in the 2020-2025 time period.
3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
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9. It is consistent with the rest of the City of Duvall Comprehensive Plan.
This is a non-project action, projects within the 6-year CIP may be constructed in the 2020-2025 time period.
10. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
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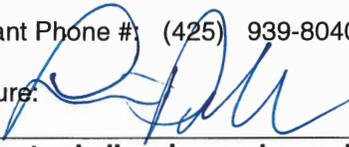
<p>Received Stamp</p> <p>RECEIVED</p> <p>FEB 14 2019</p> <p>CITY OF DUVALL</p>	 <p>City of Duvall</p> <p>Small Town. Real Life.</p>	<p>Planning Department</p> <p>15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Comprehensive Plan Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City. In addition, the applicant shall provide all information and fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

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<p>APPLICANT:</p> <p>Applicant Name: Larissa A. Polanco</p> <p>Applicant Address: 14525 Main Street NE</p> <p>Applicant Phone #: (425) 939-8040</p> <p>Signature:  Date: 1/2/2019</p>	<p>OWNER (if other than applicant):</p> <p>Property Owner Name: City of Duvall</p> <p>Property Owner Address: same</p> <p>Property Owner Phone #: () same</p> <p>Signature: _____ Date: _____</p>
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Applicants shall review and comply with all procedures as detailed in DMC 14.72 prior to submitting your application.

A. Description of Proposal

If this proposal is for a **non-site specific amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended.

This is a proposed amendment to revise any and all applicable sections of the 2015 Comprehensive Plan, as required, to address the compliance with the Americans with Disabilities Act (ADA) requirements and regulations. This may include, but is not limited to, new code and standards based on the incorporation, guidance, or application of current best management practices (BMPs) within the ADA Transition Plan. The proposed amendment would update non-motorized transportation components of the Comprehensive Plan as required to provide consistency with the ADA Transition Plan.

If this proposal is for a **site-specific amendment**:

What is the current Comprehensive Plan land use designation and zoning? **NA**

What is your desired Comprehensive Plan land use designation and zoning? **NA**

Describe what type of development is envisioned for the area proposed for amendment. A conceptual drawing of the proposed development may be required.

NA

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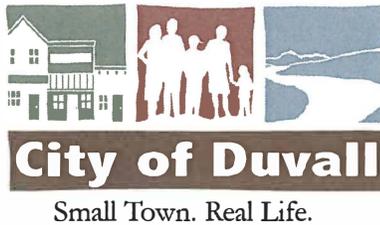
What land uses are located on and adjacent to the area proposed for amendment?

NA

Please answer the following questions as how the proposed amendment relates to the following criteria:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
This is a non-project action.
2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year.
This is a non-project action.
3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
This is a non-project action.
4. The public interest is served by dealing with the proposal at the present time rather than later.
This is a non-project action.
5. The proposal is not already being addressed by an ongoing or already scheduled project.
This is a non-project action.
6. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.
This is a non-project action.
7. It is consistent with the Growth Management Act.
This is a non-project action.
8. The It is consistent with the King County Countywide Planning Policies
This is a non-project action.
9. It is consistent with the rest of the City of Duvall Comprehensive Plan.
This is a non-project action.
10. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
This is a non-project action.

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Comprehensive Plan Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City. In addition, the applicant shall provide all information and fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

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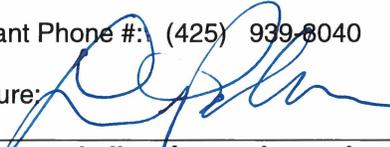
Date Received:

APPLICANT:

Applicant Name: Larissa A. Polanco

Applicant Address: 14525 Main Street NE

Applicant Phone #: (425) 939-8040

Signature:  Date: 1/2/2019

OWNER (if other than applicant):

Property Owner Name: City of Duvall

Property Owner Address: same

Property Owner Phone #: () same

Signature: Date:

Applicants shall review and comply with all procedures as detailed in DMC 14.72 prior to submitting your application.

A. Description of Proposal

If this proposal is for a **non-site specific amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended.

This is a proposed amendment to revise the Capital Facilities Element (Chapter 7), of the 2015 Comprehensive Plan, as required, to address and update the Sewer System Capital Improvement Program (CIP). These proposed updates will be reviewed and evaluated with respect to the Goals and Policies of the City's Comprehensive Plan. The proposed amendment would update sewer related components of the Comprehensive Plan as required to provide consistency with the CIP update.

If this proposal is for a **site-specific amendment**:

What is the current Comprehensive Plan land use designation and zoning? **NA**

What is your desired Comprehensive Plan land use designation and zoning? **NA**

Describe what type of development is envisioned for the area proposed for amendment. A conceptual drawing of the proposed development may be required.

NA

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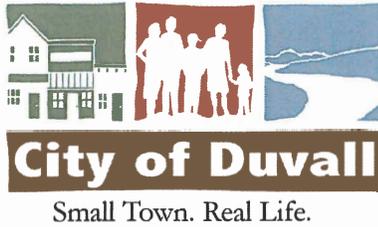
What land uses are located on and adjacent to the area proposed for amendment?

NA

Please answer the following questions as how the proposed amendment relates to the following criteria:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
This is a non-project action.
2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year.
This is a non-project action.
3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
This is a non-project action.
4. The public interest is served by dealing with the proposal at the present time rather than later.
This is a non-project action.
5. The proposal is not already being addressed by an ongoing or already scheduled project.
This is a non-project action.
6. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.
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7. It is consistent with the Growth Management Act.
This is a non-project action.
8. The It is consistent with the King County Countywide Planning Policies
This is a non-project action.
9. It is consistent with the rest of the City of Duvall Comprehensive Plan.
This is a non-project action.
10. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
This is a non-project action.

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 CITY OF DUVALL



Planning Department
 15535 Main St. NE
 PO Box 1300
 Duvall, WA 98019
 (425) 788-2779
 FAX (425) 788-8097
www.duvallwa.gov

Comprehensive Plan Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City, along with the Master Permit Application. In addition, the applicant shall provide all information as required by the attached checklist and all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY

File No.:	Received By:	Date Received:
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APPLICANT:		OWNER (if other than applicant):	
Applicant Name: City of Duvall		Property Owner Name: NA	
Applicant Address: 15535 Main Street NE		Property Owner Address: NA	
Applicant Phone #: (425) 939-8078		Property Owner Phone #: NA	
Signature:	Date:	Signature:	Date:

Applicants shall review and comply with all procedures as detailed in DMC 14.72 prior to submitting your application.

A. Description of Proposal

If this proposal is for a **non-site-specific amendment**, provide the specific language for the proposed amendment in the space below or attach to this form. Reference the Comprehensive Plan pages or sections to be amended.

This is a proposed amendment to the EIS Addendum to the Environmental Impact Statement to the City's 2015 Comprehensive Plan that was issued on November 14, 2018 to allow for vesting of to existing regulations for three parcels within the City's North Urban Growth Area Reserve that were re-designated from NUGA Reserve to Public Facilities in 2018 (specifically, in conjunction with any Memorandum of Understanding between the City and the Riverview School District to allow the School District to vest to current Critical Area regulations and Tree Protection Standards).

If this proposal is for a **site-specific amendment**: N/A

What is the current Comprehensive Plan land use designation and zoning? N/A

What is your desired Comprehensive Plan land use designation and zoning? N/A

Describe what type of development is envisioned for the area proposed for amendment. A conceptual drawing of the proposed development may be required.

This is not a site-specific amendment; however, the Riverview School District is looking to develop property in the future on three parcels south of Cedarcrest Highschool.

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What land uses are located on and adjacent to the area proposed for amendment?

N/A

Please answer the following questions as how the proposed amendment relates to the following criteria:

1. Conditions in the vicinity of the proposal have markedly changed since the subject property was designated, and under those changed conditions, a plan amendment is within the public interest.
Not Applicable; however, this proposed amendment is related to a proposed Memorandum of Understanding between the Riverview School District and the City. The proposed amendment is within the public interest as development of the school district property under City code would provide greater protection of sensitive areas and trees than under County code.
2. The proposal is limited in scope and can fit within the Planning Department's work program for the current year.
Yes, this proposal is related to the proposed Memorandum of Understanding between the City and Riverview School District and can fit within the Planning Department's work program for 2019.
3. The proposal is correcting an inconsistency within the Plan or is a clarification of the Plan.
The proposal is seeking an amendment to the 2018 addendum to the EIS for the City's 2015 Comprehensive Plan to allow for vesting of City regulations.
4. The public interest is served by dealing with the proposal at the present time rather than later.
Yes, the City re-designated the property from North UGA Reserve to Public Facilities on the Future Land Use Map within the City's Comprehensive Plan. The school district is looking for certainty as it plans for future development of the subject property.
5. The proposal is not already being addressed by an ongoing or already scheduled project.
This proposal is not already being addressed by an ongoing or already scheduled project; however, it is related to a proposed MOU currently within process.
6. The proposal bears a substantial relation to the promotion and preservation of public health, safety and welfare.
The proposal would ensure development within the school districts property adheres to stricter city development code over county regulation.
7. It is consistent with the Growth Management Act.
This proposal is consistent with the Growth Management Act.
8. The It is consistent with the King County Countywide Planning Policies
This proposal is consistent with KCCPPs.
9. It is consistent with the rest of the City of Duvall Comprehensive Plan.
This proposal would be consistent with the rest of the City's Comprehensive Plan.
10. The proposal will result in long-term benefits to the community as a whole and is in the best interest of the community.
Yes, adhering to City regulation is in the best interest of the community.

FACT SHEET

Name of Proposal

North Urban Growth Area Reserve Amendment to the City of Duvall 2015 Comprehensive Plan

Proponent

City of Duvall

Project Location

The City of Duvall (City) encompasses approximately 2.5 square miles and is surrounded by unincorporated King County. The city is bounded on the west by the Snoqualmie River, the east by 284th Avenue NE, the north by NE Cherry Valley Road, and the south by NE Big Rock Road. This Environmental Impact Statement (EIS) Addendum pertains specifically to a 62.5-acre portion of the North Urban Growth Area Reserve (UGA-Reserve North), located at 29131 NE 150th Street on the east side of Duvall; see Figure 1.

Proposed Action

The proposed non-project action would change the Future Land Use Map and text within the 2015 Comprehensive Plan (City of Duvall, 2017) to allow the annexation of three parcels into the City that are designated as part of the UGA-Reserve North with pre-designated zoning of Public Facilities (PF). With annexation these parcels would be designated for zoning as Public Facilities (PF), with the intention of their use by the Riverview School District (RSD) for a new school and associated facilities, and potentially other RSD facilities associated with Cedarcrest High School and bus operations prior to development of a new school.

Background

A Final EIS issued in 2016 considered five alternatives, including a No Action Alternative and the City's Preferred Alternative for updates to the City's Comprehensive Plan (City of Duvall, 2017). All alternatives were based on the same projected growth targets, but varied in approach to where the growth would be distributed. Alternative 2: Urban Growth Area Reserve in the Final EIS accommodated growth upon annexation of the UGA-Reserve to the east of the city, including the UGA-Reserve North where these three parcels are located. For purposes of evaluation and planning within the Comprehensive Plan (City of Duvall, 2017) and Final EIS, the UGA-Reserve was divided approximately in half, with the UGA-Reserve North area extending to the east of 284th Avenue NE, northeast of Batten Road NE, and south of NE 150th Street NE, and the UGA-Reserve South area extending to the south of Batten Road NE and to the north of NE Big Rock Road. Under Alternative 2 in the Final EIS, the full UGA-Reserve would have been assigned a pre-designation of R4/4.5. The City's Preferred Alternative in the Final EIS was Alternative 5, which accommodated growth within the 2015 city limits plus annexation only of the North UGA. The Comprehensive Plan (City of Duvall, 2017) adopted in 2015 includes the full UGA-Reserve (North and South) as associated with the City, but did not propose any portion of it for annexation or pre-designation. See the Final EIS for specifics.

In 2018, the City received a proposal to develop three parcels in the UGA-Reserve North for a school facility. The proposal put forward by the property owner and RSD would be for future development of a 500-student middle school with supporting athletic facilities such as ball fields and their necessary structures. Prior to development of any future new school, RSD acknowledges that the site would likely be developed with a bus maintenance facility and facilities associated with the adjacent Cedarcrest High School, including an overflow parking lot and potentially athletic facilities. RSD indicates that any facilities constructed prior to development of a new school would be constructed to consider consistency with eventual full buildout of the three parcels.

The three parcels contain wetlands, a stream, forested areas, unpaved trails, a road, and two single-family homes and associated structures. Of the 62.5 total acres, approximately 25.5 acres (41%) are outside of sensitive areas and associated buffers (as required by current City code), and could be developed in the future.

State Environmental Policy Act (SEPA) Lead Agency

City of Duvall

SEPA Responsible Official and EIS Contact Person

Lara Thomas, Planning Director
City of Duvall
15535 Main Street NE
Duvall, WA 98019

Phone: (425) 939-8079

Email: Lara.thomas@duvallwa.gov

Final Action

Adoption of a Comprehensive Plan Amendment by the Duvall City Council

Required Permits and Approvals

- Identification of a Preferred Alternative
- Amendment of the King County Comprehensive Plan (King County, 2017)
- Adoption of revised maps and policy language for the 2015 Duvall Comprehensive Plan (City of Duvall, 2017)
- Land use and building permits required for future development of the site

Authors and Principal Contributors

This EIS Addendum was prepared under the direction of the City of Duvall Planning Department, in consultation with other City departments. Research and analysis associated with the EIS were provided by Environmental Science Associates (ESA).

Date of Issuance of this EIS Addendum

November 14, 2018.

The Final EIS modified by this addendum was issued on May 9, 2016.

Location of Background Data & Availability of the EIS Addendum

This EIS Addendum (or notice of availability) is being distributed to agencies, tribal governments, and organizations who previously received the Final EIS for the Comprehensive Plan Update, as required by Washington Administrative Code (WAC) 197-11-625, as well as those who received a notice of availability of that Final EIS.

The EIS Addendum, as well as the Draft and Final EIS (City of Duvall, 2015, 2016), may be viewed online and downloaded from the project website: <http://www.duvallwa.gov/297/Comprehensive-Planning>.

Copies of the EIS Addendum and Draft and Final EIS are also available at the following locations:

- Duvall Library, 15508 Main Street NE, Duvall, WA, 98019
- Duvall City Hall, 15535 Main Street NE, Duvall, WA, 98019

Copies are available to purchase for cost of reproduction by contacting the Duvall City Hall at (425) 788-1185.

EIS Addendum

The proposed Comprehensive Plan Amendment requires SEPA assessment, with review by the City as an Addendum to the Comprehensive Plan EIS (City of Duvall, 2016) (WAC 197-11-600). Under SEPA, an amendment of the Comprehensive Plan is considered a non-project action. This amendment does not satisfy SEPA requirements for an individual project action. This EIS Addendum uses analysis for Alternatives 2 and Alternatives 5 in the EIS and provides additional analysis and information where potential significant environmental impacts have been disclosed (WAC 197-11-600, -625). Alternative 2: Urban Growth Area Reserve accommodated growth upon annexation of the UGA-Reserve where these three parcels are located, and Alternative 5: Preferred Alternative is the alternative that was adopted by the City. These modifications do not result in any new significant environmental impacts, and thus a supplemental EIS is not required (WAC 197-11-706).

This EIS Addendum updates Chapter 2, Proposed Action and Alternatives, and Chapter 6, Environmental Commitments, of the Final EIS as well as Chapter 3, Water Resources; Chapter 4, Earth, Chapter 6, Land Use and Housing; Chapter 6, Noise; Chapter 9, Public Services and Utilities; and Chapter 10, Transportation, in the Draft EIS.

Proposed Action

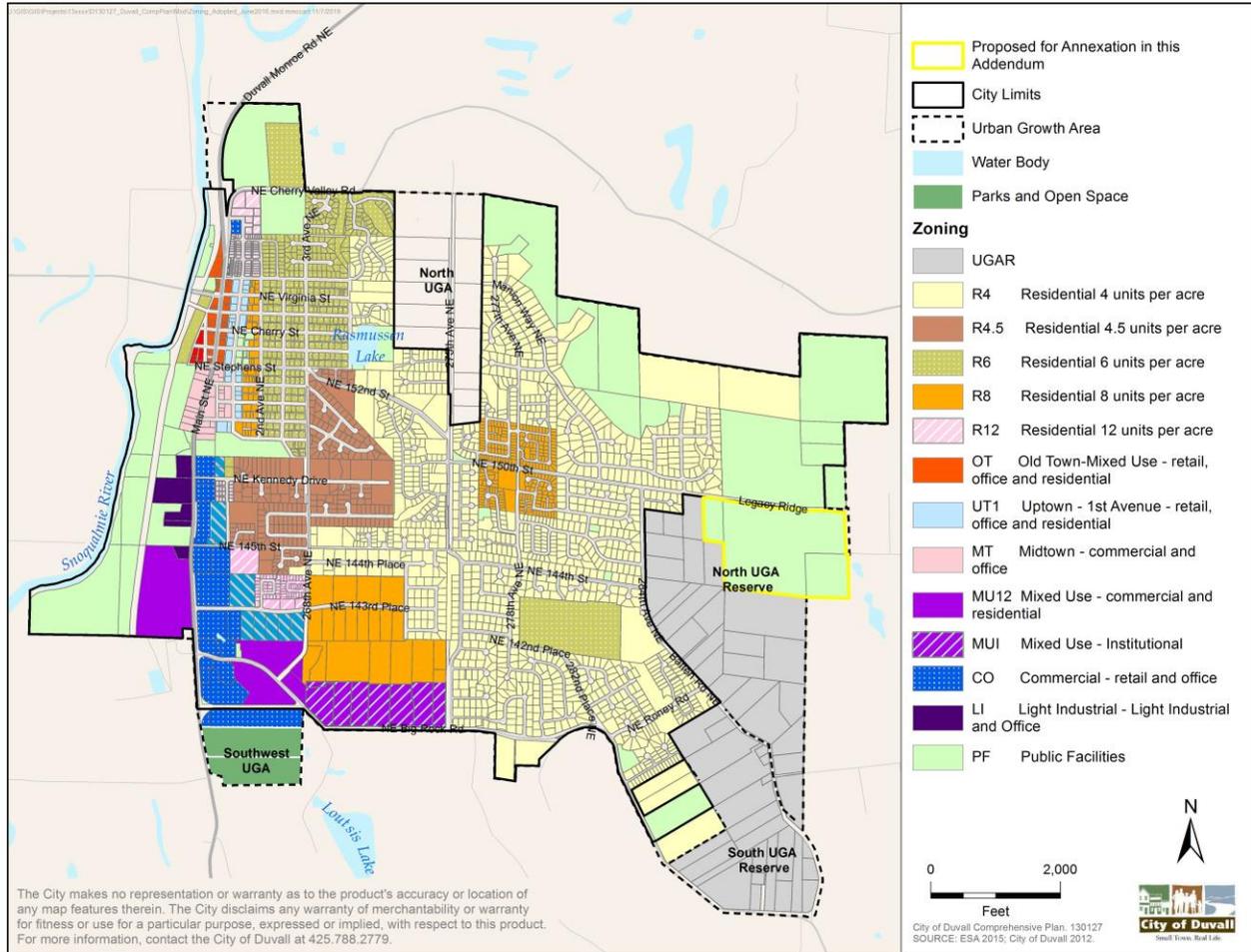
The proposed non-project action would change the Future Land Use Map and text within the Duvall Comprehensive Plan (City of Duvall, 2017) to allow the annexation of three parcels into the City that are designated as part of the UGA-Reserve North with pre-designated zoning of Residential 4-4.5 units per

acre (R4/4.5). These parcels would be designated for zoning as Public Facilities (PF) with the intention of their use by the Riverview School District (RSD) for a new school and associated facilities.

This EIS Addendum evaluates the potential impacts that could occur from the annexation of the three parcels in the UGA-Reserve North with a designated zoning of PF. This alternative is called Alternative 5 Plus, because it includes all components that were evaluated under Alternative 5 in the Final EIS, plus the annexation of the three parcels. Alternative 5 was adopted for the 2015 Comprehensive Plan. The environmental evaluation in this EIS Addendum relies on the existing analysis in the EIS (particularly Alternatives 2 and 5), plus additional information about the subject site. Alternative 2 considered impacts associated with annexation and development of the full UGA-Reserve with R4/4.5 residential use, and as such included the evaluation of existing conditions and potential impacts associated with development across the three parcels associated with the proposal.

Under Alternative 5 Plus, the King County household and employment growth targets would be accommodated within the current (2015) city limits and the North UGA consistent with the 2015 Future Land Use Map and Zoning Map and revised goals and policies in the adopted Comprehensive Plan (City of Duvall, 2017). In addition, the three parcels in the UGA-Reserve North would be designated PF (see Figure 1). Evaluation for this EIS Addendum assumes annexation of the three parcels and development consistent with the proposal. Housing development capacity would be the same as under Alternative 5 in the Final EIS as no additional residential zoning would be proposed for annexation. There would be a slight increase (less than 1%) in employment development capacity because of potential employment opportunities at a new school facility. Potential locations for a middle school were considered at a high level in the EIS and included locating the school outside of the city. Thus, potential employment from a school was not specifically considered in the employment growth used in the EIS.

Figure 1. Urban Growth Area Reserve North and Area Proposed for Annexation



Environmental Review

The elements of the environment evaluated in the EIS include the following: water resources, earth, plants and animals, land use and housing, aesthetics, noise, public services and utilities, and transportation. Of these elements, the following are described below in this EIS Addendum. Impacts to aesthetics would not differ substantially from impact disclosed in the EIS:

- Water Resources
- Earth
- Plants and Animals
- Land Use and Housing
- Noise
- Public Services and Utilities
- Transportation

Water Resources

The three parcels proposed for annexation contain wetlands and a stream. Of the 62.5 total acres, approximately 25.5 acres (41%) are outside of sensitive areas and associated buffers (as required by the Duvall Municipal Code [DMC] 14.42), and could be developed in the future. This assumes that all on-site wetlands would be maintained with a 165-foot standard buffer and that the stream along the southeast project boundary (Cherry Creek Tributary D) would be maintained with a 75-foot standard buffer. Within the UGA Reserve-North, these wetlands are in a predominantly forested area and occur in a headwater position, draining to the upper reaches of Cherry Creek Tributary D (ESA, 2015). The Watershed Plan (developed by ESA for the City of Duvall) prioritizes the watersheds in the UGA-Reserve for conservation (ESA, 2015). The Watershed Plan suggests that any allowed development should ensure that intact water flow processes are maintained. The majority of the UGA-Reserve North area is mapped as a sediment sink (meaning areas that trap sediments, nutrients, and pathogens that could be detrimental to downstream water quality), further suggesting that limiting future development would help safeguard water quality in the subbasins and downstream within Cherry Creek. To maintain hydrologic and water quality conditions for on-site wetlands and streams, and downstream reaches of Cherry Creek Tributary D, any development would need to maximize the retention of existing vegetation and underlying native soils to the greatest extent feasible, including throughout buffers around all surface water features, and provide integrated low impact development (LID) measures within the overall site plan and the storm drainage plan.

As described in the Final EIS, future development in the UGA-Reserve areas under Alternative 2 would likely result in significant cumulative impacts to water resources. Alternative 2 considered the environmental implications of residential development at 4 or 4.5 units per acre throughout the UGA-Reserve area. Sensitive areas requirements, which would apply both during construction and upon completion, would minimize the potential for impacts to water resources; however, not all impacts would be avoided due to the ecological importance and existing conditions throughout the UGA-Reserve areas.

The current proposal (Alternative 5 Plus) is for three parcels at the north edge of the UGA-Reserve areas – approximately 20% of the full 307 acres that were evaluated under Alternative 2. In addition to the reduced extent of potential future impacts, the zoning of the three parcels as PF rather than residential would result in a different form of development. While many of the land use development standards required by the City would result in the same regulatory protections for water resources on the property (and downstream) no matter the future land use, there are several key differences. Future RSD use is anticipated to occur through phased implementation of a cohesive overall site plan. While maximizing the opportunity for property improvements and future RSD use of the proposed public facility area, an overall site plan will include assurance for “full” protection of on-site sensitive areas, including the headwater wetland complex draining to Cherry Creek Tributary D. For purposes of this evaluation, full protection means compliance with all applicable standards in effect at the time the development proposal is submitted.

With implementation of the City-adopted standards for sensitive areas, tree protection, and stormwater management, along with the additional conditions detailed in the Environmental Commitments section of this EIS Addendum, impacts to water resources under Alternative 5 Plus would be less than those described for the UGA-Reserve areas under Alternative 2 in the EIS. By complying with City standards in effect at the time the development proposal is submitted, and implementation of the mitigation conditions provided in the Environmental Commitments section of

this EIS Addendum, significant cumulative impacts to water resources described under Alternative 2 in the EIS would be avoided. Thus, cumulative impacts to water resources would be moderate.

Earth

The three parcels proposed for annexation have existing land cover patterns consistent with other undeveloped and rural properties throughout the UGA-Reserve, with second and third growth forest cover predominant. Soils and overlying vegetation throughout these three properties support important ecological processes, including surface storage of water, maintenance of stream baseflows, and water quality maintenance. No geologically hazardous areas are inventoried throughout the UGA-Reserve; however, downstream of the three parcels the Cherry Creek Tributary D channel flows through steep slopes and known landslide hazard areas. As noted in the Water Resources section, the majority of the UGA-Reserve North area is mapped as a sediment sink by the 2015 Watershed Plan (meaning it has many areas that trap sediments, nutrients, and pathogens that could be detrimental to downstream water quality). To maintain conditions for on-site resources and downstream reaches of Cherry Creek Tributary D, any development would need to maximize the retention of existing vegetation and underlying native soils to the greatest extent feasible, minimize the need for mass clearing within development areas, and provide integrated LID measures within the overall site plan and the storm drainage plan.

As described in the Final EIS, future development in the UGA-Reserve North area under Alternative 2 would likely result in significant cumulative impacts to earth resources. Alternative 2 considered the environmental implications of residential development at 4 or 4.5 units per acre throughout the UGA-Reserve area. The City's land development standards (including clearing and grading, tree protection, sensitive areas, and stormwater) which would apply both during construction and upon completion, would minimize the potential for impacts to earth resources; however, not all impacts would be avoided due to the ecological importance and existing conditions throughout the UGA-Reserve areas.

As detailed in the Water Resources section of this EIS Addendum, the current proposal (Alternative 5 Plus) is for three parcels that would be designated PF at the north edge of the UGA-Reserve North area, reducing the extent of impact and resulting in a different form of development than what was evaluated under Alternative 2. Review of RSD conceptual development plans for a new school and associated facilities show that grading would be minimized in all areas surrounding on-site sensitive areas, limiting disturbance to native soils in areas most important for protection of earth resources. Proposed tree retention areas and stormwater wetland ponds are additionally located primarily around the perimeter of on-site wetlands, resulting in an overall development plan that avoids any grading or other soil disturbing activities across approximately 50% of the three parcels.

With implementation of the City-adopted standards for clearing and grading, sensitive areas, tree protection, and stormwater management, along with the additional conditions detailed in the Environmental Commitments section of this EIS Addendum, impacts to earth resources under Alternative 5 Plus would be less than those described for the UGA-Reserve areas under Alternative 2 in the EIS. By complying with City standards in effect at the time the development proposal is submitted, and implementation of the mitigation conditions provided in the Environmental Commitments section of this EIS Addendum, significant cumulative impacts to earth resources described under Alternative 2 in the EIS would be avoided. Thus, cumulative impacts to earth resources would be moderate.

Plants and Animals

The three parcels proposed for annexation contain extensive wetlands and the headwater reaches of Cherry Creek Tributary D, along with associated upland terrestrial habitat linking wetland and stream areas on-site and providing corridors to off-site habitats.

As described in the Final EIS, future development in the UGA-Reserve North area under Alternative 2 would likely result in significant cumulative impacts to plants and animals. Alternative 2 considered the environmental implications of residential development at 4 or 4.5 units per acre throughout the UGA-Reserve area. The City's land development standards (including tree protection and sensitive areas standards), which would apply both during construction and upon completion, would minimize the potential for impacts to plants and animals; however, not all impacts would be avoided due to the ecological importance and existing conditions throughout the UGA-Reserve areas.

The current proposal would reduce the extent of impact and result in a different form of development (school facilities consistent with PF zoning, versus lower density residential) than what was evaluated under Alternative 2 (see Water Resources section for details). As demonstrated by RSD through conceptual development plans prepared in support of Comprehensive Plan amendment considerations, anticipated future development would maintain habitat conditions across approximately 50% of the three properties. The large majority of this area would be required to be protected consistent with sensitive areas standards for wetlands and streams. Conservation of habitat areas would also require consistency with City adopted fish and wildlife habitat conservation area and habitat corridor requirements. These standards, in conjunction with wetland and stream standards, would ensure that corridors of connection would be maintained across the site and to adjoining natural areas within the City and to the south and east.

With implementation of the City-adopted standards for sensitive areas and tree protection, along with the additional conditions detailed in the Environmental Commitments section of this EIS Addendum, impacts to plants and animals under Alternative 5 Plus would be less than those described for the UGA-Reserve areas under Alternative 2 in the EIS. By complying with City standards in effect at the time the development proposal is submitted, and implementation of the mitigation conditions provided in the Environmental Commitments section of this EIS Addendum, significant cumulative impacts to plants and animals described under Alternative 2 in the EIS would be avoided. Thus, cumulative impacts to plants and animals would be moderate.

Land Use and Housing

Impacts to land use would be minor, similar to those described in the Final EIS for Alternative 5, with the addition of urban development on the subject parcels. As described in Alternative 2 in the EIS, additional roads, utilities, and stormwater facilities would need to be constructed to develop this area. There would be noise, transportation, public services, and utility implications as described in the EIS.

Under Alternative 5 Plus, development of a portion of the UGA-Reserve North as a public facility (school) would be compatible with adjacent land uses, as the high school (zoned PF) is across the street to the north of these parcels. Neighboring parcels to the west, south, and east are residential, zoned for one dwelling unit per 5 acres. Most have one home per parcel, but one parcel to the southeast is undeveloped. A new school would create water, noise, transportation, public services, and utilities impacts similar to those described for Alternative 2 in the EIS (see discussion in the Land Use and Housing section). However, none would result in additional significant impacts.

Noise

Noise impacts from a school facility could be greater than from residential development at times, primarily because of outdoor activities and events; however, they would still be within the range of impacts evaluated for the EIS because any activities would have to adhere to the City noise regulations (DMC 6.04). In addition, environmental noise would be consistent with the character of noise occurring at the adjacent Cedarcrest High School. The existing high school, along with vegetated native growth protection areas that would be provided on the sides of the primary development site (where the future new school would be), would also provide attenuation between noise associated with a school and surrounding noise sensitive receptors. Impacts would thus be minor to moderate.

Public Services and Utilities

Police and Fire

Impacts to police and fire services under Alternative 5 Plus would be similar to those described in the EIS for Alternatives 2 and 5. Community demand for police and fire would increase as a result of development generally. Population and employment increases may result in an increase in police and fire response time to service calls because of an increase in traffic congestion. The proposed annexation under Alternative 5 Plus would not substantially affect population or employment.

Parks and Recreation

Population and job growth over the 20-year planning period would generate more demand for parks, recreation facilities, and open space across the city. Current deficiencies in meeting City-established level-of-service (LOS) standards will likely continue and result in moderate adverse impacts unless mitigation measures identified in the Final EIS are implemented. Under Alternative 5 Plus, construction of a school and associated sports facilities rather than residential development in a portion in the North UGA-Reserve would result in recreation opportunities without increasing population. This would be a beneficial impact and help mitigate potential deficiencies in City-established LOS standards.

Schools

The improvements identified in the 20-Year Capital Facilities Plan (RSD, 2017) would address the capacity deficiencies identified as a result of increased enrollment, assuming the RSD receives voter-approved funding. The City annually adopts the RSD Capital Facilities Plan, ensuring ongoing coordination between the City and the RSD (Thomas, 2015).

Potential locations for a new middle school were considered at a high level in the EIS and included existing school district property adjacent to Cedarcrest High School, along the NE Big Rock Road corridor, or outside the city limits. Development of the three parcels in the UGA-Reserve North was not specifically considered by RSD for a school or other facility at the time of publication of the EIS. Alternative 5 Plus would help RSD meet the need for additional capacity. The EIS included a mitigation measure to work with the RSD to site new facilities.

Under Alternative 5 Plus, the placement of a new school could influence transportation and residential development patterns, because schools within walking distance of homes are considered especially desirable. See the transportation analysis below.

Utilities

Population and commercial growth would increase demand on public and private utility infrastructure. Major improvements, as summarized in the Final EIS, should be implemented to support growth and to avoid moderate adverse impacts.

Under Alternative 5 Plus, the proposed annexation would not substantially affect population or employment, but would increase the demand for utilities. Sufficient sewer, water, and stormwater services are present to accommodate growth associated with Alternative 5 Plus, provided that growth is completed in accordance with Development Standards (City of Duvall, 2013). Impacts to public services and utilities would be minor.

Transportation

Transportation impacts expected under Alternative 5 Plus are similar to those identified in the EIS for Alternatives 2 and 5. However, the school facility associated with Alternative 5 Plus would create higher traffic during weekday AM and PM peak hours, and different distribution patterns than those described in the EIS. Although these impacts would be different than described in the EIS, a school facility in or near Duvall was considered and traffic created from a school was qualitatively considered.

With implementation of all adopted City-adopted street improvement standards for improving public streets and maintaining intersection level of service, along with the additional conditions detailed in the Environmental Commitments section of this EIS Addendum, transportation impacts under Alternative 5 Plus would be similar to or less than those described for the UGA-Reserve areas under Alternative 2 in the EIS. By complying with City standards in effect at the time the development proposal is submitted, and implementation of the mitigation conditions provided in the Environmental Commitments section of this EIS Addendum, impacts from the amendment to the Duvall Comprehensive Plan would not be significant and are in the range of impacts described in the Draft and Final EIS (City of Duvall, 2015, 2016).

Environmental Commitments

To limit potential impacts, the following conditions should be included within any annexation or development agreement associated with Alternative 5 Plus:

Water Resources, Earth Resources, and Plants and Animals

- Develop a comprehensive Habitat Management Plan (HMP) / Sensitive Areas Mitigation Plan for the site that identifies and incorporates opportunities to address past impairments to on-site fish and wildlife habitats and wetland hydrology, and that incorporates measures for adaptive management to be implemented during and following site development activities.
- Incorporate the designation of the site area as “highest priority for conservation” in development plans.
- Provide evaluation and calculations for tree credits, as required by DMC 14.40.050, achieving tree credit and retention above the minimum standards adopted by City code as follows:
 - For tree protection and the associated conservation of underlying native soils, any future development will exceed City requirements for tree density credit, including

credit achieved through the retention of existing significant and exceptional trees (DMC 14.40).

- Achieve additional tree density credits, resulting in 50 or more credits per acre for all future development activities in the annexation area.
- Achieve a minimum of 60% of credit through retention of existing trees.
- Outside of credit for retention of viable exceptional trees, all other tree retention will be provided within tree groves (along with protection of associated native vegetation within subcanopies) that are adjacent to areas that are proposed to be set aside as native growth protection areas (sensitive areas and protected buffers), such that retained trees and underlying soils provide additional habitat, hydrologic, and water quality functions.
- Any future development of the three parcels will be required to meet the City's adopted stormwater standards at the time of application (DMC 9.06), including the incorporation of LID techniques to the maximum extent feasible.
- Any development will complete site development that minimizes effective impervious surface through the use of pervious pavers and other pervious solutions for public facility landscaping and pedestrian facilities, required internal emergency access corridors, parking spaces, and athletic facilities.
- Any development will maximize opportunity for infiltration of stormwater runoff to the extent feasible consistent with underlying soil conditions; documentation of site conditions will be provided detailing the limits on infiltration consistent with City requirements.
- Open detention systems that are designed as a stormwater wetland ponds will be used to meet City-required detention and water quality treatment requirements. Alternative stormwater facilities may be approved by the City at the time of development application; however, any acceptable alternative will not include the use of detention vaults and will only be approved if it results in additional vegetated areas adjacent to protected wetlands and is shown to provide additional hydrologic and water quality functions and protections to receiving wetlands and downstream resources.

Transportation

- Evaluate opening year and 2035 conditions (weekday AM and PM peak) for a new school for the following State Route (SR) 203 intersections: NE Woodinville-Duvall Road, NE Stephens Street, NE 145th Street, and NE Big Rock Road.
- Address traffic operations and parking needs related to major school events at the site and how they would interact with major school events at the adjacent high school.
- Develop a Transportation Management Plan that includes the high school and the new facility.

References

- City of Duvall. 2013. City of Duvall Development Design Standards. January 2013. Available: <https://www.duvallwa.gov/DocumentCenter/View/314/Development-Design-Standards-Manual>.
- City of Duvall. 2015. City of Duvall Comprehensive Plan Draft Environmental Impact Statement. August 2015. Available: <https://www.duvallwa.gov/DocumentCenter/View/2414/Duvall-Draft-EIS-Comprehensive-Plan-August-24-2015-PDF>.
- City of Duvall. 2016. City of Duvall Comprehensive Plan Final Environmental Impact Statement. May 2016. Available: https://www.duvallwa.gov/DocumentCenter/View/2904/Duvall-Comp-Plan-Final-EIS_05092016-PDF.
- City of Duvall. 2017. City of Duvall 2015 Comprehensive Plan (Amended in 2017). December 2017. Available: <https://www.duvallwa.gov/297/Comprehensive-Planning>.
- ESA. 2015. City of Duvall Watershed Plan. August 2015. Available: https://www.duvallwa.gov/DocumentCenter/View/2440/Watershed-Plan-Adopted_091515-PDF?bidId=.
- King County. 2017. 2017 Adopted King County Comprehensive Plan. December 2017. <https://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/2016Adopted.aspx>.
- RSD (Riverview School District). 2017. Riverview School District NO. 407 2017 Capital Facilities Plan. June 2017. Available: http://rsd407.org/business/business_forms/20%20Year%20Capital%20Facilities%20Plan.pdf.
- Thomas, Lara. 2015. Planning Director, Duvall Planning Department, Duvall, WA. Email to Reema Shakra on annual adoption of school district capital facilities plans, August 20, 2015.



Agenda Bill

AB# 19-09c

Duvall City Council

Meeting Date: 3/19/2019

Small Town. Real Life.

Subject Resolution to implement Public Facility Rental Fee Schedule

Document Type Resolution

Department Administration

Contact Carey Hert, Interim Deputy City Administrator

Attorney Review Complete

Planning Commission Recommendation N/A

Handling Normal **Deadline Date** N/A

Needed from Council Direction

Recommendation

Continue discussion and give direction to staff on proposed fee schedule.

At a future meeting, Council will be asked to: Approve Resolution implementing a fee schedule for City-owned facilities and repealing resolutions 91-3 and 95-19.

Council Review History

- Introduced and Council discussion under Administration Report 10/02/18
- Council discussion under new business 11/20/18
- Council discussion under unfinished business 12/18/18 & 01/15/19 (policy only)
- Council discussion under new business 02/19/19
- Public Hearing and Council discussion under unfinished business 03/05/19

Attachments

- Draft Resolution with Exhibit A - "Public Facility Rental Fee Schedule" & Exhibit B "User Types"
- Rate Comparables
- Revenues vs. Expenses
- See 03/05/19 packet for Resolution 91-3 and Resolution 95-19

Routing

Director: Jodi Wycoff

Approved: jlw 3/7/2019

Administrator: Carey Hert

Approved: CLH 3/14/2019

Mayor: Amy Ockerlander

Approved: APO 3/14/2019

Budget Impacts Approved in Budget

Expenditure

Fund Name & #	Current Year	2 nd Year
Building Maintenance - 503	\$65,234.00	\$62,048.00

Revenue

Fund Name & #	Current Year	2 nd Year
General Fund – 001	\$64,970.00	\$64,970.00

Notes

Expenditures and Revenues are estimated based on 2018 numbers and could change based on usage and/or Council direction on fee amounts. Amounts do not include deposits which are almost always fully refunded.

Verified by Finance: Lindsey Vaughn 2/28/2019

Key Facts and Information Summary

The City owns several buildings that it rents out to the community for meetings and events. City Council approved Resolution 19-01 on January 15, 2019 adopting a Public Facility Use and Rental Policy that will be used for all publicly available City-owned buildings. The policy and this proposed fee schedule do not address use of City parks or sports fields.

Staff wishes to have the fees set by a resolution separate from the policy and have drafted a proposed fee schedule, taking into account the estimated costs for operations and maintenance.

At a future meeting, Council will hold a public hearing regarding the proposed schedule before taking action.

Resolution 91-3 adopted fees to rent out the Rose Room (meeting space on first floor of Duvall Visitor Center) which was amended by Resolution 95-19. The fee resolution will also repeal Resolutions 91-3 and 95-19.

At February 19th meeting, Council directed staff to do the following:

- Move HOA meetings from “for profit” to “non-profit” list on Exhibit B;
- Bring back a proposal that takes into account the size and the usability of the room;
- To propose an “alcohol application fee” or make a portion of the alcohol deposit be non-refundable.

Council held a Public Hearing on March 5th and received public testimony regarding the proposed fees. After discussion, Council requested the item be placed on the March 19th Committee of the Whole agenda for further discussion.

CITY OF DUVALL
WASHINGTON
RESOLUTION NO. 19-

**A RESOLUTION OF THE CITY OF DUVALL,
WASHINGTON, IMPLEMENTING A FEE SCHEDULE FOR
CITY-OWNED FACILITIES AND REPEALING
RESOLUTIONS 91-3, 95-19.**

WHEREAS, the City of Duvall has several public facilities available for use by the public; and

WHEREAS, the facilities require regular maintenance; and

WHEREAS, the Duvall City Council wishes to set rental fees to assist with the maintenance costs of the facilities; and

WHEREAS, the City set rental rates for the Rose Room on April 25, 1991, via Resolution 91-3 which was amended by Resolution 95-19 on November 9, 1995; and

WHEREAS, the Duvall City Council implemented a Fee Schedule for Big Rock Ballfields on December 4, 2018 via Resolution 18-16; and

WHEREAS, the Duvall City Council desires to exempt Big Rock Ball Fields sport fields rental fees from this fee schedule.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DUVALL, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Fee Schedule: The City of Duvall hereby adopts the fee schedule for City-owned facility rental as outlined in Exhibit A.

Section 2. User Types: A non-exhaustive list of examples of the various user group types is hereby outlined in Exhibit B. The City Council authorizes the City Administrator, or designee, to amend the list as appropriate. The City Administrator, or designee, will report any updates to the list to City Council.

Section 3. Repeal Resolutions 91-3 and 95-19: City of Duvall Resolution 91-3 and Resolution 95-19 are hereby repealed.

Section 4. Effective Date: This Resolution and the Facility Rental Fees included herein shall be effective , 2019.

PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____ 2019.

CITY OF DUVALL

Approved as to form:

Rachel Turpin, City Attorney

Mayor Amy Ockerlander

ATTEST/AUTHENTICATED:

Jodi Wycoff, City Clerk

Exhibit A

City-Owned Facility Rental Fee Schedule

**This schedule does not include rental fees for parks or sports fields.

The following fee schedule is for use of City-owned facilities commonly known as the Depot, Rose Room, Duvall Visitor Center (aka DVC) and W.R.E.C.K. (aka Community) Center.

Depot Building and Rose Room

Hourly Rental Fees:

Non-Profit or Community Groups Rate: \$____/hour

For-Profit or Private Events: \$____/hour

Daily Rental Fees (6+ Hours):

Non-Profit or Community Groups Rate: \$____/day

For-Profit or Private Events: \$____/day

Visitor Center and W.R.E.C.K. Center

Hourly Rental Fees:

Non-Profit or Community Groups Rate: \$____/hour

For-Profit or Private Events: \$____/hour

Daily Rental Fees (6+ Hours):

Non-Profit or Community Groups Rate: \$____/day

For-Profit or Private Events: \$____/day

***Damage Deposits – all facilities (refundable):**

1-25 people - \$50.00

26-48 people - \$100.00

***Alcohol Use – all facilities**

Refundable deposit - \$250.00 (in addition to attendance deposit)

Application Fee - \$25.00 per occurrence (non-refundable)

* Deposit costs are for any type of user

* Recurring users may keep deposit on file for 1 year

Exhibit B

City-Owned Facility Rental Fee Schedule

User Group Types

The following is a non-exhaustive list of various user group types that rent City-owned facilities commonly known as the Depot, Rose Room, Duvall Visitor Center (aka DVC) and W.R.E.C.K. (aka Community) Center.

City Council has authorized the City Administrator, or designee, to update the lists as appropriate and report any updates back to City Council.

Examples of Nonprofit/Community Groups

Documented non-profits - 501(c)(3)	Duvall Riverside Village Co-op
Duvall Rotary	Educational Groups
Duvall Chamber of Commerce	College/Universities
Cascade Community Theater	Private/Public Schools & Districts
Scouting/Venture Crew	Duvall Foundation for the Arts
Art & Wine Walk	Religious organizations
AA/NA Groups	Teddy Study
Sandblast (DFA)	Novelty Hill Cemetery
Public Health Districts	YMCA
Boys & Girls Club	HOA meetings

Examples of For Profit/Private Events

Private Parties (birthday, wedding, etc.)	Corporate Seminars/Workshops
Craft Fairs	Art Shows

Examples of User Groups that are Exempt from Rental Fees

City Use:	Civic Club (DVC/Rose Room only)
Planning (Commission & Hearing Examiner)	Historical Society (Depot only)
Council meetings & workshops	Duvall Days
Staff Meetings	SVNLL (Depot only - contracted 15 hours/year through 2020)
Community meetings hosted by City	SNVYSA (Depot only - contracted 15 hours/year through 2020)
Duvall Cultural Commission	Farm, Fish, Flood

Other cities/Comparable Facilities

Name	Facility	Capacity	Cost per hour		Deposit?	Insurance?	Comment		
KC Fire District HQ	Meeting Room	w/food	56	\$24.00		NA	NA		
		w/out food	56	\$12.00		NA	NA		
Riverview School District	Conference Rm		?	\$18.00	Non profit	NA	Required	\$15.00 application fee required-non refundable	
				\$37.00	for profit/public	NA	Required	\$15.00 application fee required-non refundable	
	Commons		?	\$26.00	Non profit	NA	Required	\$15.00 application fee required-non refundable	
				\$47.00	for profit/public	NA	Required	\$15.00 application fee required-non refundable	
	ESC Meeting room		?	\$18.00	Non profit	NA	Required	\$15.00 application fee required-non refundable	
			\$47.00	for profit/public	NA	Required	\$15.00 application fee required-non refundable		
Si View Metropolian Prk Dist.	North Bend Train Depot		50	\$55.00	Private Events	\$100.00	event dependent	Weekend rate. \$28 M-F wkdays \$55 M-F evenings	
			50	\$14.00	Non profit	\$100.00	event dependent	Weekend rate. \$12 M-F wkdays \$14 M-F evenings	
			50	\$63.00	Commercial	\$100.00	event dependent	Weekend rate. \$37 M-F wkdays \$63 M-F evenings Beer/wine allowed with Alcohol Beverage Request form, Banquet Permit and a Special Occasion License.	
City of Monroe	Only rent picnic shelters								
City of Snoqualmie	Council Chambers		Varies	\$0.00		\$100.00	event dependent	Deposit is refundable.	
	Fire Training Rm								
	PD Training Rm								
	Admin Conf Rm								
City of Carnation	Does not currently have any meeting facilities								
City of Woodinville	Currently only has athletic field rentals Carol Edwards Center *Closed* Schoolhouse *Closed*								
City of Duvall				Current rates	Proposed rates	Proposed Dep.			
	Duvall Visitor Center		48	NA	\$30.00	Non profit	\$50.00/\$100.00	event dependent	Current \$120/daily rate (6+ hours)/proposed \$150.00
				\$20.00	\$50.00	Private events	\$50.00/\$100.00	event dependent	Current \$120/daily rate (6+ hours)/proposed \$250.00
	Rose Room		48	NA	\$25.00	Non profit	\$50.00/\$100.00	event dependent	Current \$90/daily rate (6+ hours)/proposed \$150.00
				\$15.00	\$40.00	Private events	\$50.00/\$100.00	event dependent	Current \$90/daily rate (6+ hours)/proposed \$250.00
	Depot		48	\$10.00	\$25.00	Non profit	\$50.00/\$100.00	event dependent	Current \$120/daily rate (6+ hours)/proposed \$150.00
				\$20.00	\$40.00	Private events	\$50.00/\$100.00	event dependent	Current \$120/daily rate (6+ hours)/proposed \$250.00
	W.R.E.C.K. (Community) Center		50	NA	\$30.00	Non profit	\$50.00/\$100.00	event dependent	proposed rate (6+ hours)\$150.00
				NA	\$50.00	Private events	\$50.00/\$100.00	event dependent	proposed rate (6+ hours)\$250.00

Facility Fee – Revenue vs Expense

DVC and Rose Room– Current Rates

DVC - \$20/hour; \$120/daily (6+ hours)

Rose Room - \$15/hour; \$90/daily (6+ hours)

2018 Rental Hours	Estimated Revenue	Estimated 2018 O & M	Estimated staff costs (PW/Admin)	Total Estimated Cost
Non-profit – 995	\$15,975	\$7,361	\$18,756	\$26,117
Private – 215	\$4,005			
Unpaid – 679	\$0.00			
Total – 1,889	\$19,980			

DVC and Rose Room – 2019 (Proposed Rates)

DVC - \$30/hour non-profit/community groups; \$50/hour for-profit/private events

Rose Room - \$25/hour non-profit/community groups; \$40/hour for-profit/private events

Estimated Rental Hours	Estimated Revenue	Budgeted O & M + utilities (annual)	Estimated staff costs (PW/Admin)	Total Estimated Cost
Non-profit – 995	\$25,925	\$10,740 + \$425/yr est supplies \$11,165	\$18,756	\$29,921
Private – 215	\$10,160			
Unpaid – 679	\$0.00			
Total – 1,889	\$36,085			

Depot – Current Rates

\$10/hour - Non-profit/community groups; \$20/hour - Private Events; \$120/daily (6+ hours)

2018 Rental Hours	Estimated Revenue	Estimated 2018 O & M	Estimated staff costs (PW/Admin)	Total Estimated Cost
Non-profit – 319	\$3,190	\$2,845	\$8,540	\$11,385
Private – 126	\$2,520			
Unpaid – 283	\$0.00			
Total – 728	\$5,710			

Depot – 2019 (Proposed Rates)

\$25/hour non-profit/community groups; \$40/hour for-profit/private events

Estimated Rental Hours	Estimated Revenue	Budgeted O & M + utilities (annual)	Estimated staff costs (PW/Admin)	Total Estimated Cost
Non-profit – 319	\$7,975	\$3,910 Includes budgeted supplies	\$8,540	\$12,450
Private – 126	\$5,040			
Unpaid – 283	\$0.00			
Total – 728	\$13,015			

W.R.E.C.K. Center – 2019 (Proposed Rates)

\$30/hour non-profit/community groups; \$50/hour for-profit/private events

***The City did not rent out the WRECK Center in 2018 so there are no revenue estimates for this building. Staff used Depot estimates for this comparison.

Estimated Rental Hours	Estimated Revenue	Budgeted O & M + utilities (annual)	Estimated staff costs (PW/Admin)	Estimated one-time costs to ready for rental	Total Estimated Cost
Non-profit – 319	\$9,570	\$10,000	\$9,221	\$2,069 – staff time	\$22,863 (2019)
Private – 126	\$6,300	+ \$456/yr est supplies		\$800 – repair items	
Unpaid – 283	\$0.00			\$167 – supply stock up	
Total – 728	\$15,870	\$10,456		<u>\$150 – deep clean</u>	
				\$3,186 estimated Total	\$19,677 (annually)

(current budget document only accounts for six months utilities/O&M – amount above is double that number)

Notes:

- Rental hours and estimated revenue are based on actual count May-October 2018 multiplied by two.
- Estimated/Budgeted O & M includes utilities, minor repairs/maintenance and supplies.
- Possible that some Depot supplies were paid for out of other BARS in 2018.
- Staff costs based on average 2018 weighted wage for PW Crew and 2018 weighted wage for Administrative Assistant multiplied by estimated average weekly hours.

Unpaid = City Use (Council/Planning Commission/Staff meetings) and/or community partners (ie. Civic Club, Duvall Days)



Agenda Bill

AB# 19-18b

Duvall City Council

Meeting Date: 3/19/2019

Small Town. Real Life.

Subject 1st Quarter Budget Amendment

Document Type Ordinance

Department Finance

Contact

Attorney Review N/A

Planning Commission Recommendation N/A

Handling Expedite **Deadline Date** 3/19/2019

Needed from Council Informational Only

Recommendation

Second touch, will be asking for adoption on the third touch at the 4/2/2019 meeting

Council Review History

- 3/5/2019 Council Meeting – Item was introduced. The proposed amendment did not include the end of 2018 budget adjustments to the 2019 beginning funds balances. The Finance department hopes to include those ASAP.

Attachments

- Draft Ordinance to amend Ordinance 1248 adopting the 2019 & 2020 biennial budget
- Exhibit A "Line Item Changes to 2019-2020 Budget"

Routing

Director: Steve Leniszewski, PE **Approved:** SJL 3/14/2019

Administrator: Carey Hert **Approved:** CLH 3/14/2019

Budget Impacts Budget Amendment Required

Notes

Detailed notes of the changes are outlined in the 1st quarter budget amendment ordinance and exhibits. Some items to note (# correlates to budget document):

1 2019 Beginning Fund Balance adjustment to Actuals

The 2019/2020 adopted budget contained estimated beginning fund balances. Since the 2018 financials have been finalized the actual beginning fund numbers are now known. The total adjustment for all funds is a positive \$427,512.⁸⁷.

2 Big Rock Ballfield Restroom Expenditures:

Item separates out the costs associated with the recently added ballfield restroom and is intended to be a tool in budget tracking.

3 Upgrade Security Camera at Dougherty

Item completes work set in motion in late 2018 to provide security surveillance at the Farmstead. Internet connectivity has been accomplished and now finalizing the camera system is the remaining step.

4 Remove Kennedy Project from “Various Capital Projects” Line Item plus adjust expenses.

Item separates out the costs associated with the Kennedy watermain replacement project from the “Various Capital Projects” line which had several projects associated. This is also intended to be a tool in budget tracking. The provided estimate is based on preliminary engineering, not final design and is an estimate. Staff recommended reducing the existing budget line by the associated \$196,500 and placing \$500,000 in the specific Kennedy Watermain project line. This would be an increase in expenditure of \$305,500 and would come from the ending fund balance of the water fund. The \$500,000 estimate includes engineering and estimated construction costs as the original project was estimated in the Capital Improving Program (CIP) more than six (6) years ago and has been adjusted for inflation. Actual project expenditures will only occur as they are authorized and approved by the City Council. Unspent resources, if any, will revert to the ending fund balance upon project completion.

5 Council authorized design of the Batted Rd sewer project on 2/5/19; this request formalizes budget impacts for the project.

Item separates out the costs associated with the Batted Rd sewer project. This is also intended to be a tool in budget tracking. The provided cost estimate is based on previous projects along with preliminary engineering, not final design, and is an estimate only. With a preliminary estimate of \$372,000; staff recommends allocating \$400,000 to the project line.

The estimate includes engineering and construction costs. Actual project expenditures will only occur as they are authorized and approved by the City Council. Unspent resources, if any, will revert to the ending fund balance upon project completion.

6 Payout of retainage in 2019 for 2018 construction project close out.

Public Works contracts require the City to set-aside 5% of progress payments in a city held retainage account to ensure compliance with Department of Labor & Industry (L&I) standards for wage payment. The funds are held through the term of the contract and only released upon final approval by L&I. Some of these contracts carry over from one fiscal year to the next as the closeout process can be lengthy. This item accounts for the carrying of those costs and disbursement of funds.

Per cash basis accounting rules, retainage expenditures must be reported in the year it is paid out. For the Big Rock Ballfield project, retainage was originally budgeted to be paid out in 2018. Since this did not occur, the 2019/2020 budget must be amended to reflect the actual payout of retainage.

7 Final project expenditures for BRBF Bathroom

Same as item #6 above. The item recognizes that the retainage was set aside in 2018, will be paid in 2019, and will cover final expenditures from any actions occurring in 2019.

8 Replace plows on F550 and F250. Purchase LED Light system for plows

Item proposes to purchase a replacement plow for the F550 and a new plow for the new F250.

The plow apparatus on the 2005 F550 is the same age as the truck and would benefit from replacement as well as provide an upgrade to the lighting system. LED conversion kits are inexpensive and will greatly improve safety during operation of the vehicle. The truck is expected to remain in service for several more years. Our current plow has also broken several times in recent snow events and we are without a backup. This proposal would purchase a replacement plow and use the current equipment as a backup.

We also propose to buy a new plow system for the recently ordered, replacement F250 truck providing another vehicle for use in adverse weather conditions. This would add an additional plow to the fleet.

9 Adjust Interfund transfer due to budget request #3 - security cameras

Item installs security surveillance at the recently completed Big Rock Ballfields. Internet connectivity has not been installed so this is an all-encompassing budget request. This is a preliminary estimate and is subject to change upon further investigation. The budget request would be a placeholder for budgetary purposes. Staff will provide an update as additional information becomes available.

10 Adjust interfund transfer due to change in FTE's after final budget approval and per budget request #8 add additional snow plows to the replacement schedule.

The FTE allocation changed due to the Parks position being hired starting 2020 instead of 2019. Any FTE changes or additional equipment purchase will affect the interfund transfer calculation. The snow plows (from budget request #8) were added to the depreciation/replacement schedule and the FTE's were updated to increase the interfund transfers by \$1,159.

Update by: Steve Leniszewski 3/13/2019

Key Facts and Information Summary

Staff recommend this Ordinance be adopted within the First Quarter, with the second touch scheduled for 3/19. Finance will be asking for approval of the 1st Quarter Budget Amendment Ordinance during the third touch on 4/2/2019 which does include close out of 2018 finances.

If Council Members have questions, please provide them to Administration prior to the next Council Meeting.

CITY OF DUVALL
WASHINGTON
ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF DUVALL, WASHINGTON, AMENDING ORDINANCE NO. 1248 ADOPTING THE BUDGET FOR THE FISCAL YEARS 2019 & 2020 FOR THE PURPOSE OF ACCOUNTING FOR ADJUSTMENTS TO REVENUES AND EXPENDITURES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the fiscal years 2019 & 2020 biennial budget was adopted on December 11, 2018 by Ordinance No. 1248;

WHEREAS, following the adoption of Ordinance No. 1248, additional revenues and expenditures have been identified as follows:

- ALL Funds: Truing up the beginning fund balances to actuals with resource additions totaling \$427,512.87
- General Fund (001): Increase interfund transfer to Building Maintenance Fund (503) \$7,000 for an upgraded security system at Dougherty Farmstead
- Street Fund (101): Purchase new plow apparatus for the F250 \$7,800
- Big Rock Ball Field (106) Fund: Create new budget items to track Big Rock ballfield bathroom expenditures. This includes operating supplies, professional services, repairs & maintenance and a camera security system totaling \$18,000
- Parks Capital (PIF) Fund (308):
 - Final Construction retainage paid to multiple vendors \$113,015.67
 - Paying final restroom invoices that were budgeted for in 2018 \$7,500
- Sewer Operational Fund (402): Batten Road Sewer Installation \$400,000
- Water Capital Fund (407): *Transfer* already budgeted funds to a new BARS # to track the Kennedy Water Main Replacement Project independently \$500,000
- Capital Equipment & Vehicle Maintenance Fund (501):
 - Replace the existing F550 snow plow apparatus and add LED lighting system for plows totaling \$9,600
 - Adjust interfund transfers due to changes in FTE allocation after the final budget was adopted in 2018 and also to add new snow plows to depreciation/replacement schedule \$1,159

- Building Maintenance Fund (503): Purchase a security system for Dougherty Farmstead \$7,000. Increase in interfund revenue from the General Fund to cover the purchase.

WHEREAS, the City budget needs to be adjusted to take into account the foregoing changes in revenues and expenditures as shown in Section 1; and

WHEREAS, the City Council desires to amend the 2019 & 2020 biennial budget to account for these adjustments;

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

Section 1. Budget Amendment. The budget for fiscal year 2019 & 2020, as adopted by Ordinance No. 1248 is hereby amended as follows:

Fund	Description	Original 2019-2020 Budget	1st Amendment Increase (Decrease)	Amended 2019-2020 Budget
001	General Fund	\$ 13,238,148	\$ 196,512.60	\$13,434,660.64
002	Contingency Fund	\$ 494,527	286.60	494,813.60
101	Street Fund	\$ 1,823,311	42,993.54	1,866,304.69
106	Big Rock Ball Park Maintenance	\$ 383,168	20,455.63	403,623.63
107	Sensitive Areas Mitigation Fund	\$ 40,324	54.45	40,378.45
206	2016 LTGO Main St Debt Service	\$ 960,829	0.22	960,828.72
304	Real Estate Excise Tax Fund 1	\$ 1,583,364	(14,789.63)	1,568,574.27
305	Real Estate Excise Tax Fund 2	\$ 1,292,699	91,059.65	1,383,758.55
306	Main St Improvement Fund	\$ 1,011,071	207,025.49	1,218,096.71
307	Street CIP Fund	\$ 2,358,493	(415,816.40)	1,942,676.60
308	Parks CIP Fund	\$ 965,582	190,699.04	1,156,281.04
401	Water Fund	\$ 7,885,997	89,655.40	7,975,652.40
402	Sewer Fund	\$ 7,208,519	264,410.34	7,472,929.34
404	Storm Drainage Fund	\$ 2,279,197	53,775.92	2,332,972.69
407	Water CIP Fund	\$ 2,364,952	(63,534.97)	2,301,417.03
408	Sewer CIP Fund	\$ 1,976,949	(267,626.61)	1,709,322.23
409	Storm Drainage CIP Fund	\$ 415,094	(39,881.25)	375,212.75
410	Bond Redemption Fund	\$ 21,110	1,045.84	22,155.84
411	Bond Reserve Fund	\$ 274,106	366.45	274,472.45
501	Equipment Fund	\$ 832,982	5,949.35	838,931.35
502	IT Fund	\$ 727,192	32,531.52	759,723.52
503	Building Maintenance Fund	\$ 376,761	40,614.69	417,375.69
	TOTALS	\$ 48,514,374	\$ 435,787.87	\$48,950,162.19

Section 2. 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 pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE ____ DAY OF ____ 2019.

CITY OF DUVALL

Approved as to form:

Mayor Amy Ockerlander

Rachel Turpin, City Attorney

ATTEST/AUTHENTICATED:

Jodi Wycoff, City Clerk

Passed by the City Council:

Ordinance No.
Date of Publication:

CITY OF DUVALL
EXHIBIT A
Line Item Changes to 2019-2020 Budget

Fund	Account No.	Description	Note	Adopted	Expenditure	Revenue	Amended
General Fund							
	001-00-308-80-00-00	Beginning Fund Balance	1	1,935,967.38		196,512.60	2,132,479.98
	001-97-508-80-00-00	Ending Fund Balance	1,9, 10	500,319.76	192,247.60		692,567.36
	001-99-518-90-41-04	I/F Transfer to 501	10	51,360.00	(2,735.00)		48,625.00
	001-99-575-30-41-04	I/F Transfer to 503	9	21,240.00	7,000.00		28,240.00
	001-97-508-12-00-00	Reserved End Fund Balance		-			-
	Total General Fund				\$ 196,512.60	\$ 196,512.60	
Contingency Fund							
	002-00-308-80-00-00	Beginning Fund Balance	1	231,667.00		286.60	231,953.60
	002-97-508-80-00-00	Ending Fund Balance	1	494,527.00	286.60		494,813.60
	002-97-508-10-00-00	Reserved End Fund Balance					-
	Total Contingency Fund				\$ 286.60	\$ 286.60	
Street Fund							
	101-00-308-80-00-00	Beginning Fund Balance	1	134,852.00		42,993.54	177,845.54
	101-23-542-30-64-00	Equipment & Furniture	8	-	7,800.00		7,800.00
	101-99-542-30-41-01	I/F Transfer to 501	10	21,284.00	530.00		21,814.00
	101-97-508-10-00-00	Reserved End Fund Balance					-
	101-97-508-80-00-00	Ending Fund Balance	1,10	91,709.15	34,663.54		126,372.69
	Total Street Fund				\$ 42,993.54	\$ 42,993.54	
Big Rock Park Fund							
	106-00-308-80-00-00	Beginning Fund Balance	1	14,694.00		20,455.63	35,149.63
	NEW BARS #for Bathroom	Office & Operating Supplies	2	-	1,500.00		1,500.00
	NEW BARS #for Bathroom	Professional Services	2	-	5,000.00		5,000.00
	NEW BARS #for Bathroom	Repairs & Maint	2	-	1,500.00		1,500.00
	NEW BARS #for Bathroom	Security Camera	2	-	10,000.00		10,000.00
	106-99-576-40-41-01	I/F Transfer to 501	10	3,482.00	87.00		3,569.00
	106-97-508-10-00-00	Reserved End Fund Balance					-
	106-97-508-80-00-00	Ending Fund Balance	1,2,10	14,400.00	2,368.63		16,768.63
	Total Big Rock Park Fund				\$ 20,455.63	\$ 20,455.63	
Sensitive Areas Mitigation Fund							
	107-00-308-80-00-00	Beginning Fund Balance	1	39,353.00		54.45	39,407.45
	107-97-508-80-00-00	Ending Fund Balance	1	9,124.00	54.45		9,178.45
	Total Sensitive Areas Mitigation Fund				\$ 54.45	\$ 54.45	
LTGO - Debt Service Fund							
	206-00-308-80-00-00	Beginning Fund Balance	1	19,865.50		\$ 0.22	19,865.72
	206-97-580-80-00-00	Ending Fund Balance	1	19,865.50	\$ 0.22		19,865.72
	Total LTGO - Debt Service Fund				\$ 0.22	\$ 0.22	
Real Estate Excise Tax 1 Fund							
	304-00-308-10-00-00	Beginning Fund Balance	1	1,005,453.90		(14,789.63)	990,664.27
	304-97-508-80-00-00	Ending Fund Balance					-
	304-97-508-10-00-00	Rest End Fund Balance	1	1,420,369.90	(14,789.63)		1,405,580.27
	Total Real Estate Excise Tax 1 Fund				\$ (14,789.63)	\$ (14,789.63)	
Real Estate Excise Tax 2 Fund							
	305-00-308-10-00-00	Beginning Fund Balance	1	719,328.90		91,059.65	810,388.55
	305-97-508-80-00-00	Ending Fund Balance					-
	305-97-508-10-00-00	Rest End Fund Balance	1	1,119,704.90	91,059.65		1,210,764.55
	Total Real Estate Excise Tax 2 Fund				\$ 91,059.65	\$ 91,059.65	

CITY OF DUVALL
EXHIBIT A
Line Item Changes to 2019-2020 Budget

Fund	Account No.	Description	Note	Adopted	Expenditure	Revenue	Amended
Main Street Improvement							
	306-00-308-80-00-00	Reserved Beg Fund Balance	1	981,844.22		207,025.49	1,188,869.71
	306-97-508-80-00-00	Ending Fund Balance	1	804,071.22	207,025.49		1,011,096.71
	306-97-508-10-00-00	Reserved Fund Balance					-
	Total Main St Improvement				\$ 207,025.49	\$ 207,025.49	
Street Capital Improvement Fund							
	307-00-308-10-00-00	Reserved Beg Fund Balance	1	1,005,626.00		(415,816.40)	589,809.60
	307-97-508-10-00-00	Ending Fund Balance	1	-	1,699,682.60		1,699,682.60
	307-97-508-80-00-00	Ending Fund Balance	1	2,115,499.00	(2,115,499.00)		-
	Total Street Capital Improvement Fund				\$ (415,816.40)	\$ (415,816.40)	
Park Capital Improvement Fund							
	308-00-308-10-00-00	Beginning Fund Balance	1	500,141.00		190,699.04	690,840.04
	308-15-594-76-63-06	Big Rock Park Construction	6	-	111,073.13		111,073.13
	308-15-594-76-63-07	Big Rock Restroom	7	-	9,442.54		9,442.54
	308-97-508-10-00-00	Ending Fund Balance	1,6,7	915,582.00	70,183.37		985,765.37
	Total Park Capital Improvement Fund				\$ 190,699.04	\$ 190,699.04	
Water Utility Fund							
	401-00-308-80-00-00	Beginning Fund Balance	1	3,224,693.00		89,655.40	3,314,348.40
	401-99-534-80-41-01	I/F Transfer to 501	10	49,732.00	1,016.00		50,748.00
	401-97-508-10-00-00	Reserved End Fund Balance					-
	401-97-508-80-00-00	Ending Fund Balance	1,10	2,739,275.00	88,639.40		2,827,914.40
	Total Water Utility Fund				\$ 89,655.40	\$ 89,655.40	
Sewer Utility Fund							
	402-00-308-80-00-00	Beginning Fund Balance	1	2,197,625.00		(70,589.66)	2,127,035.34
	402-00-308-10-00-00	Reserved Beg Fund Balance	1	-		335,000.00	335,000.00
	402-99-535-80-41-01	I/F Transfer to 501	10	76,585.00	1,659.00		78,244.00
	402-27-594-35-63-07	Batten Rd Sewer Install	5	-	400,000.00		400,000.00
	402-97-508-80-00-00	Ending Fund Balance	1,5,10	1,473,887.00	(472,248.66)		1,001,638.34
	402-97-508-10-00-00	Restricted Fund	1	-	335,000.00		335,000.00
	402-97-508-11-00-00	Restricted Reserve DOE Loan					-
	Total Sewer Utility Fund				\$ 264,410.34	\$ 264,410.34	
Stormwater Utility Fund							
	404-00-308-80-00-00	Beginning Fund Balance	1	721,336.77		53,775.92	775,112.69
	404-99-531-00-41-01	I/F Transfer to 501	10	33,062.00	601.00		33,663.00
	404-97-508-80-00-00	Ending Fund Balance	1,10	441,049.77	53,174.92		494,224.69
	404-97-508-10-00-00	Reserved End Fund Balance					-
	Total Stormwater Utility Fund				\$ 53,775.92	\$ 53,775.92	
Water Utility Capital Improvement Fund							
	407-00-308-80-00-00	Beginning Fund Balance	1	1,378,971.00		(63,534.97)	1,315,436.03
	407-25-594-34-63-11	Various Capital Projects	4	1,036,500.00	(196,500.00)		840,000.00
	NEW BARS #	Kennedy Watermain Replac	4		500,000.00		500,000.00
	407-97-508-80-00-00	Ending Fund Balance	1,4	1,110,002.00	(367,034.97)		742,967.03
	407-97-508-10-00-00	Restricted End Balance					-
	Total Water Utility Capital Improvement Fund				\$ (63,534.97)	\$ (63,534.97)	
Sewer Utility Capital Improvement Fund							
	408-00-308-80-00-00	Beginning Fund Balance	1	770,319.84		(267,626.61)	502,693.23
	408-97-508-80-00-00	Ending Fund Balance	1	630,596.54	(267,626.61)		362,969.93
	Total Sewer Utility Capital Improvement Fund				\$ (267,626.61)	\$ (267,626.61)	
Stormwater Utility Capital Improvement Fund							
	409-00-308-80-00-00	Beginning Fund Balance	1	153,859.00		(39,881.25)	113,977.75
	409-97-508-80-00-00	Ending Fund Balance	1	415,094.00	(39,881.25)		375,212.75
	Total Stormwater Utility Capital Improvement Fund				\$ (39,881.25)	\$ (39,881.25)	
Utility Revenue Bond Debt Service Fund							
	410-00-308-80-00-00	Beginning Fund Balance	1	18,894.00		1,045.84	19,939.84
	410-97-508-10-00-00	Reserved End Fund Balance					-
	410-97-508-80-00-00	Ending Fund Balance	1	19,610.00	1,045.84		20,655.84
	Total Utility Revenue Bond Debt Service Fund				\$ 1,045.84	\$ 1,045.84	

CITY OF DUVALL
EXHIBIT A
Line Item Changes to 2019-2020 Budget

Fund	Account No.	Description	Note	Adopted	Expenditure	Revenue	Amended
Utility Revenue Bond Debt Service Fund Reserve							
	411-00-308-10-00-00	Beginning Fund Balance	1	159,000.00			159,000.00
	411-00-308-80-00-00	Begin Fund Balance	1	108,507.00		\$ 366.45	108,873.45
	411-97-508-10-00-00	Reserved End Fund Balance					-
	411-97-508-80-00-00	Ending Fund Balance	1	114,306.00	\$ 366.45		114,672.45
	Total Utility Revenue Bond Debt Service Fund				\$ 366.45	\$ 366.45	
Vehicle & Equipment Internal Service Fund							
	501-00-308-80-00-00	Beginning Fund Balance	1	459,425.00		\$ 4,674.35	464,099.35
	501-00-348-20-00-10	I/F Transfer Maint	10	29,608.00		\$ (1,720.00)	27,888.00
	501-00-348-20-10-10	I/F Transfer Maint	10	12,270.00		\$ 241.00	12,511.00
	501-00-348-20-10-60	I/F Transfer Maint	10	2,007.00		\$ 40.00	2,047.00
	501-00-348-20-40-10	I/F Transfer Maint	10	28,670.00		\$ 436.00	29,106.00
	501-00-348-20-40-20	I/F Transfer Maint	10	48,385.00		\$ 756.00	49,141.00
	501-00-348-20-40-40	I/F Transfer Maint	10	19,060.00		\$ 247.00	19,307.00
	501-00-348-21-00-10	I/F Transfer Replacement	10	21,752.00		\$ (1,015.00)	20,737.00
	501-00-348-21-00-12	I/F Transfer Replacement	10	1,475.00		\$ 47.00	1,522.00
	501-00-348-21-10-10	I/F Transfer Replacement	10	9,014.00		\$ 289.00	9,303.00
	501-00-348-21-40-10	I/F Transfer Replacement	10	21,062.00		\$ 580.00	21,642.00
	501-00-348-21-40-20	I/F Transfer Replacement	10	28,200.00		\$ 904.00	29,104.00
	501-00-348-21-40-40	I/F Transfer Replacement	10	14,002.00		\$ 354.00	14,356.00
	501-99-594-48-64-00	Equipment Purchases - PW	8	25,000.00	\$ 9,600.00		34,600.00
	501-97-508-10-00-01	Restricted Fund Balance					-
	501-97-508-80-00-00	Ending Fund Balance	1,8,10	104,860.00	\$ (3,766.65)		101,093.35
	Total Vehicle & Equipment Internal Service Fund				\$ 5,833.35	\$ 5,833.35	
IT Internal Service Fund							
	502-00-308-80-00-00	Beginning Fund Balance	1	158,407.00		\$ 32,531.52	190,938.52
	502-97-508-80-00-00	Ending Fund Balance	1	192,648.00	\$ 32,531.52		225,179.52
	Total IT Internal Service Fund				\$ 32,531.52	\$ 32,531.52	
Building Maintenance Fund							
	503-00-308-80-00-00	Beginning Fund Balance	1	114,880.00		\$ 33,614.69	148,494.69
	503-00-348-92-04-00	I/F Transfer Dougherty	9	21,240.00		\$ 7,000.00	28,240.00
	503-17-518-30-48-04	Dougherty R & M	3	9,800.00	\$ 7,000.00		16,800.00
	503-97-508-80-00-00	Ending Fund Balance	1,3,9	67,633.00	\$ 33,614.69		101,247.69
	503-97-508-11-00-00	Restricted for Insurance					-
	Total Building Maintenance Fund				\$ 40,614.69	\$ 40,614.69	
	TOTAL CHANGES				\$ 435,671.87	\$ 435,671.87	

Notes:

- 1 Beginning Fund Balance adjustment to actuals
- 2 Big Rock Ballfield Restroom Expenditures
- 3 Upgrade Security Camera at Dougherty
- 4 Remove Kennedy Project from Various Cap Line Item plus add additional expenses
- 5 Council authorized design of the Batted Rd sewer project on 2/5/19
- 6 Payout of retainage in 2019
- 7 Final project expenditures for BRBB Bathroom
- 8 Replace plow on F550 and purchase new plow for F250. Purchase LED Light system for plows
- 9 Adjust Interfund transfer due to budget request #3 - security cameras
- 10 Adjust interfund transfer to acknowledge changes in FTE allocations after the final budget was approved in 2018 and budget request #8 for future replacement

**Placeholder for AB19-10
Riverview School District
Memorandum of Understanding**