



CITY OF MERCER ISLAND

CITY COUNCIL MEETING AGENDA

Monday
March 7, 2016
6:00 PM

Mayor Bruce Bassett
Deputy Mayor Debbie Bertlin
Councilmembers Dan Grausz, Jeff Sanderson,
Wendy Weiker, David Wisenteiner
and Benson Wong
Contact: 206.275.7793, council@mercergov.org
www.mercergov.org/council

All meetings are held in the City Hall Council Chambers at
9611 SE 36th Street, Mercer Island, WA unless otherwise noticed

"Appearances" is the time set aside for members of the public to speak to the City Council about any issues of concern. If you wish to speak, please consider the following points:
(1) speak audibly into the podium microphone, (2) state your name and address for the record, and (3) limit your comments to three minutes.
Please note: the Council does not usually respond to comments during the meeting.

REGULAR MEETING

CALL TO ORDER & ROLL CALL, 6:00 PM

EXECUTIVE SESSION, 6:00-7:00 PM

Potential or pending litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes.

AGENDA APPROVAL, 7:00 PM

SPECIAL BUSINESS

Police & Fire Departments Annual Reports

APPEARANCES

CONSENT CALENDAR

- (1) Payables: \$286,581.07 (02/17/16), \$841,008.48 (02/25/16), & \$327,067.30 (03/02/16)
Payroll: \$712,871.74 (02/19/16) & \$748,999.22 (03/04/16)
Minutes: Regular Meeting Minutes of February 22, 2016

REGULAR BUSINESS

- (2) AB 5160 Review of the Proposed Trellis Final Long Plat (SUB15-021)
- (3) AB 5161 Review of the Proposed Coval Final Long Plat (SUB13-009)

OTHER BUSINESS

Councilmember Absences
Planning Schedule
Board Appointments
Councilmember Reports

ADJOURNMENT

CERTIFICATION OF CLAIMS

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Charles L. Corder

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	179894-179929	02/17/16	\$ 286,581.07
			\$ 286,581.07

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00179894	02/11/2016	GRAND & BENEDICTS INC Operating supplies for Thrift	P89367	0113238IN	12/03/2015	119.91
00179895	02/11/2016	SEIFERT, MIKE CATO MEMBERSHIP RENEWAL		OH006040	02/05/2016	40.00
00179896	02/11/2016	TONELLA-HOWE, ANNE UTILITY MGMT CONF EXPENSE		OH006039	02/09/2016	235.08
00179897	02/16/2016	BELLEVUE, CITY OF 4th Quarter 2015 MBP Fee	P89724	30624	12/31/2015	7,417.63
00179898	02/16/2016	BRANOM INSTRUMENTS CO. YEARLY CALIBRATION OF BACKFLOW	P89621	562122	01/28/2016	181.90
00179899	02/16/2016	CAPITAL ONE PUBLIC FUNDING Interest 07 Fire App Lease	P89491	0002353561	12/31/2015	128,023.15
00179900	02/16/2016	COMPLETE OFFICE OFFICE SUPPLIES JAN 2016		OH005983	01/31/2016	10,358.49
00179901	02/16/2016	DATAQUEST LLC Background check for BS	P89624	CMIPARKS20160131	01/31/2016	21.50
00179902	02/16/2016	DEPARTMENT OF ECOLOGY 2016 MUNICIPAL STORMWATER GENE	P89518	2016WAR045528	01/06/2016	15,191.37
00179903	02/16/2016	DEPT OF ENTERPRISES SERVICES BUSINESS CARD PRINTING JAN 201		73144518	02/03/2016	240.79
00179904	02/16/2016	GRAINGER INVENTORY PURCHASES	P89646	9011052173//181/	01/28/2016	92.51
00179905	02/16/2016	HUGHES FIRE EQUIPMENT INC ICP Bar 14" Cable/8611	P89744	500365	12/28/2015	515.96
00179906	02/16/2016	KAREN REED CONSULTING LLC Sound Transit Negotiations	P89717	0567	01/15/2016	1,330.00
00179907	02/16/2016	KC FINANCE Remit 2% Liquor Profits	P89722	2067312	02/01/2016	1,518.51
00179908	02/16/2016	KC FINANCE KC Jail bill	P89583	3001351	01/19/2016	146.65
00179909	02/16/2016	KC FINANCE Nov 2015 Voters' Pamphlet Cost	P89634	2066735	01/21/2016	846.35
00179910	02/16/2016	KCMCA AS Membership Dues	P89627	OH005991	02/01/2016	40.00
00179911	02/16/2016	KPG TOWN CENTER CROSSWALK NEEDS	P84451	032015	04/02/2015	9,391.06
00179912	02/16/2016	LAKESIDE INDUSTRIES 2015 RESIDENTIAL STREET OVERLA	P89137	4/5	10/31/2015	21,898.73
00179913	02/16/2016	METRON-FARNIER LLC INVENTORY PURCHASES	P89626	21893	01/28/2016	1,803.40
00179914	02/16/2016	O'REILLY AUTOMOTIVE INC Misc. Apparatus Parts	P89745	OH006041	12/31/2015	20.84
00179915	02/16/2016	POT O' GOLD INC DEC 2015 COFFEE SUPPLIES	P89780	0028291	12/18/2015	85.32
00179916	02/16/2016	REDMOND, CITY OF 01/15, 02/15 and 11/15 Missed	P89671	00001507	02/04/2016	2,324.04
00179917	02/16/2016	SCA 2016 Membership Dues	P89347	2564	01/01/2016	14,217.14
00179918	02/16/2016	SIERRA PACIFIC CONSTRUCTION Change Order #2	P87783	3	12/31/2015	18,569.56
00179919	02/16/2016	WA ASPHALT PAVEMENT ASSOC ASPHALT WORKSHOP - C. MORRIS	P89691	20189	10/07/2015	370.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00179920	02/16/2016	WALTER E NELSON CO Stock Household Supplies	P89548	529787/788	01/27/2016	2,391.19
00179921	02/16/2016	XEROX CORPORATION Copier Cost - Jan	P89392	083272634	02/01/2016	2,357.35
00179922	02/16/2016	STOEL RIVES ATTORNEYS APPEAL FEE REFUND		OH006046	02/16/2016	875.50
00179923	02/17/2016	ASPECT SOFTWARE INC Telestaff Service (07, 09, 10	P89791	414/1818/3327/22	07/28/2015	657.00
00179924	02/17/2016	CENTURYLINK PHONE USE MARCH-DEC 2015		OH006048	01/20/2016	2,312.41
00179925	02/17/2016	DRUSCHBA, JOHN F MILEAGE EXPENSE		OH006045	02/08/2016	34.56
00179926	02/17/2016	HEDEEN & CADITZ PLLC Professional Services - Invoic	P89809	8070	02/04/2016	42,819.20
00179927	02/17/2016	SAND, KARI L PARKING FEE		OH006043	02/10/2016	15.00
00179928	02/17/2016	TROY, BRIAN MILEAGE EXPENSE		OH006044	02/08/2016	85.97
00179929	02/17/2016	WA ST DEPT OF AGRICULTURE PUBLIC OPERATOR LICENSE RENEWA		OH006049	02/11/2016	33.00
					Total	<u>286,581.07</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P89626	00179913	METRON-FARNIER LLC	INVENTORY PURCHASES	1,803.40
P89646	00179904	GRAINGER	INVENTORY PURCHASES	63.78
<i>Org Key: CA1100 - Administration (CA)</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	298.03
	00179903	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN 201	24.08
	00179927	SAND, KARI L	PARKING FEE	15.00
<i>Org Key: CM1100 - Administration (CM)</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	73.20
	00179903	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN 201	24.08
<i>Org Key: CM11SP - Special Projects-City Mgr</i>				
P89717	00179906	KAREN REED CONSULTING LLC	Sound Transit Negotiations	1,330.00
<i>Org Key: CM1200 - City Clerk</i>				
P89634	00179909	KC FINANCE	Nov 2015 Voters' Pamphlet Cost	846.35
P89627	00179910	KCMCA	AS Membership Dues	25.00
P89627	00179910	KCMCA	KR Membership Dues	15.00
<i>Org Key: CO6100 - City Council</i>				
	00179903	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN 201	72.24
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	591.38
<i>Org Key: CT1100 - Municipal Court</i>				
P89656	00179921	XEROX CORPORATION	Copier Cost - Jan	149.68
<i>Org Key: DS0000 - Development Services-Revenue</i>				
P89724	00179897	BELLEVUE, CITY OF	4th Quarter 2015 MBP Fee	7,417.63
	00179922	STOEL RIVES ATTORNEYS	APPEAL FEE REFUND	875.50
<i>Org Key: DS1100 - Administration (DS)</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	121.15
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	57.40
<i>Org Key: FN1100 - Administration (FN)</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	386.59
	00179903	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN 201	24.08
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P89621	00179898	BRANOM INSTRUMENTS CO.	YEARLY CALIBRATION OF	181.90
<i>Org Key: FR1100 - Administration (FR)</i>				
P89548	00179920	WALTER E NELSON CO	Stock Household Supplies	2,391.19
P89791	00179923	ASPECT SOFTWARE INC	Telestaff Service (07, 09, 10)	657.00
<i>Org Key: FR2100 - Fire Operations</i>				
P89671	00179916	REDMOND, CITY OF	01/15, 02/15 and 11/15 Missed	2,324.04
P89744	00179905	HUGHES FIRE EQUIPMENT INC	ICP Bar 14" Cable/8611	515.96
P89745	00179914	O'REILLY AUTOMOTIVE INC	Misc. Apparatus Parts	20.84

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: GDI503 - Interest-Equip Rental</i>				
P89491	00179899	CAPITAL ONE PUBLIC FUNDING	Interest 07 Fire App Lease	10,451.23
<i>Org Key: GDP503 - Principal - Equip Rental</i>				
P89491	00179899	CAPITAL ONE PUBLIC FUNDING	Principal 07 Fire App Lease	117,571.92
<i>Org Key: GGM001 - General Government-Misc</i>				
P89780	00179915	POT O' GOLD INC	DEC 2015 COFFEE SUPPLIES	85.32
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	692.27
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	482.52
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	201.44
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	182.92
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	67.70
<i>Org Key: IGMA02 - Alcoholism Program</i>				
P89722	00179907	KC FINANCE	Remit 2% Liquor Profits	1,518.51
<i>Org Key: IGVO08 - Suburban Cities Association</i>				
P89347	00179917	SCA	2016 Membership Dues	14,217.14
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00179924	CENTURYLINK	PHONE USE MARCH-DEC 2015	1,813.48
	00179924	CENTURYLINK	PHONE USE JAN 2016	261.29
<i>Org Key: MT2100 - Roadway Maintenance</i>				
	00179928	TROY, BRIAN	MILEAGE EXPENSE	85.97
<i>Org Key: MT3100 - Water Distribution</i>				
P89646	00179904	GRAINGER	MARKING FLAGS (BLUE)	13.91
<i>Org Key: MT3200 - Water Pumps</i>				
	00179924	CENTURYLINK	PHONE USE FEB 2016	237.64
<i>Org Key: MT3400 - Sewer Collection</i>				
P89646	00179904	GRAINGER	MARKING FLAGS (GREEN)	14.82
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
	00179925	DRUSCHBA, JOHN F	MILEAGE EXPENSE	34.56
<i>Org Key: MT4503 - Storm Water Administration</i>				
P89518	00179902	DEPARTMENT OF ECOLOGY	2016 MUNICIPAL STORMWATER GENE	15,191.37
<i>Org Key: PO1100 - Administration (PO)</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	5,501.96
	00179903	DEPT OF ENTERPRISES SERVICES	BUSINESS CARD PRINTING JAN 201	96.31
<i>Org Key: PO1700 - Records and Property</i>				
P89665	00179921	XEROX CORPORATION	Records copier	367.53
P89665	00179921	XEROX CORPORATION	Admin copier	205.84
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P89583	00179908	KC FINANCE	KC Jail bill	146.65
<i>Org Key: PO2400 - Special Operations Team (CJ)</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00179895	SEIFERT, MIKE	CATO MEMBERSHIP RENEWAL	40.00
<i>Org Key: PR1100 - Administration (PR)</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	1,108.28
P89392	00179921	XEROX CORPORATION	2016 Lease Charges for Color	160.26
P89333	00179921	XEROX CORPORATION	2016 Lease Charges for Upstair	143.64
P89392	00179921	XEROX CORPORATION	Use charges for 12/21/15 to 1/	139.71
P89333	00179921	XEROX CORPORATION	Use charges for 12/21/15 to 1/	11.93
<i>Org Key: PR1500 - Urban Forest Management</i>				
	00179929	WA ST DEPT OF AGRICULTURE	PUBLIC OPERATOR LICENSE RENEWA	33.00
<i>Org Key: PR4100 - Community Center</i>				
P89332	00179921	XEROX CORPORATION	2016 Lease Charges for MICEC C	311.12
P89332	00179921	XEROX CORPORATION	Use charges for 12/20/15 to 1/	203.73
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	15.71
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P89624	00179901	DATAQUEST LLC	Background check for BS	10.75
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P89624	00179901	DATAQUEST LLC	Background check for BS	10.75
<i>Org Key: VCP104 - CIP Streets Salaries</i>				
P89691	00179919	WA ASPHALT PAVEMENT ASSOC	ASPHALT WORKSHOP - C. MORRIS	370.00
<i>Org Key: VCP426 - CIP Sewer Salaries</i>				
	00179896	TONELLA-HOWE, ANNE	UTILITY MGMT CONF EXPENSE	235.08
<i>Org Key: WP310D - Street End - Calkins Landing</i>				
P87783	00179918	SIERRA PACIFIC CONSTRUCTION	Change Order #2	11,811.80
P87783	00179918	SIERRA PACIFIC CONSTRUCTION	Change Order #3	6,757.76
<i>Org Key: WR101R - Residential Street Improvement</i>				
P87542	00179912	LAKESIDE INDUSTRIES	2015 RESIDENTIAL STREET OVERLA	4,586.74
P89137	00179912	LAKESIDE INDUSTRIES	2015 - SE 40TH STREET OVERLAY	1,567.25
<i>Org Key: WR322R - Town Center Crosswalks</i>				
P84451	00179911	KPG	TOWN CENTER CROSSWALK NEEDS	9,391.06
<i>Org Key: WR514R - SE 40th St (76th to ICW)</i>				
P89137	00179912	LAKESIDE INDUSTRIES	2015 - SE 40TH STREET OVERLAY	15,744.74
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P89809	00179926	HEDEEN & CADITZ PLLC	Professional Services - Invoic	27,129.10
P89809	00179926	HEDEEN & CADITZ PLLC	Professional Services - Invoic	15,690.10
<i>Org Key: YF1100 - YFS General Services</i>				
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	503.65
P89392	00179921	XEROX CORPORATION	Use charges for 12/21/15 to 1/	328.72
P89369	00179921	XEROX CORPORATION	Lease charges for Xerox 255 (L	174.93
P89392	00179921	XEROX CORPORATION	2016 Lease Charges for Color	160.26
<i>Org Key: YF1200 - Thrift Shop</i>				
P89367	00179894	GRAND & BENEDICTS INC	Operating supplies for Thrift	119.91

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00179900	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2016	74.29
			Total	<u>286,581.07</u>

CERTIFICATION OF CLAIMS

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Charles L. Corder

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	179930-180129	02/25/16	\$ 841,008.48
			\$ 841,008.48

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00179930	02/22/2016	CHAPTER 13 TRUSTEE PAYROLL EARLY WARRANTS		19FEB2016	02/19/2016	1,331.00
00179931	02/22/2016	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		19FEB2016	02/19/2016	137.00
00179932	02/22/2016	POLICE ASSOCIATION PAYROLL EARLY WARRANTS		19FEB2016	02/19/2016	2,610.23
00179933	02/22/2016	UNITED WAY OF KING CO PAYROLL EARLY WARRANTS		19FEB2016	02/19/2016	210.10
00179948	02/22/2016	US BANK CORP PAYMENT SYS SAHARA PIZZA		2490641603602290	02/08/2016	35,661.22
00179949	02/22/2016	VERIZON WIRELESS MDC CHARGES DEC24-JAN23		9759348458	01/23/2016	885.74
00179950	02/22/2016	WSCCCE AFSCME AFL-CIO PAYROLL EARLY WARRANTS		19FEB2016	02/19/2016	2,212.70
00179951	02/25/2016	ABBOTT, RICHARD LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179952	02/25/2016	ADAMS, RONALD E LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179953	02/25/2016	AUGUSTSON, THOR LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179954	02/25/2016	AWC Mar 2016 COBRA J. Maggard	P89549	OH006102	02/22/2016	790.77
00179955	02/25/2016	AWC Mar 2016 COBRA K. Knight	P89547	OH006103	02/22/2016	1,580.10
00179956	02/25/2016	B&B UTILITIES & EXCAVATION LLC RETAINAGE	P87782	OH006060	02/03/2016	1,506.50
00179957	02/25/2016	BARNES, WILLIAM LEOFF1 Medicare		MAR2016A	02/24/2016	1,739.90
00179958	02/25/2016	BECKER, RON LEOFF1 Medicare		MAR2016A	02/24/2016	802.13
00179959	02/25/2016	BELLEVUE COLLEGE-CONT EDU ECTC Class Registration M. Sol	P89771	1235562/1220562	02/01/2016	229.44
00179960	02/25/2016	BOOTH, GLENDON D LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179961	02/25/2016	CALLAGHAN, MICHAEL LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179962	02/25/2016	CALPORTLAND COMPANY #4 X DUST (33.69 TONS)	P89792	92733182	02/09/2016	905.66
00179963	02/25/2016	CARLSON, LARRY 3/1/16-5/31/16 RETI MEDI REIMB		OH006096	02/22/2016	396.50
00179964	02/25/2016	CDW GOVERNMENT INC RSA Security SecurID Software	P89604	BWV2339	01/29/2016	7,338.99
00179965	02/25/2016	CENTURYLINK PHONE USE FEB 2016		OH006059	02/16/2016	3,088.04
00179966	02/25/2016	CESSCO REPAIR & SERVICE EMERGENCY EQU	P89704	4816	02/02/2016	178.81
00179967	02/25/2016	CHRISTIANSEN, ANNE Instruction services for Easts	P89810	15818/15820	02/17/2016	1,569.40
00179968	02/25/2016	CINTAS CORPORATION #460 2016 Rug Cleaning Services for	P89342	460536428	02/11/2016	24.64
00179969	02/25/2016	COMBINED CONSTRUCTION INC RETAINAGE	P88424	OH006061	02/01/2016	490.00

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Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00179970	02/25/2016	COMPTON LUMBER & HARDWARE INC INVENTORY PURCHASES	P89705	779489	02/03/2016	2,078.42
00179971	02/25/2016	CONFLUENCE ENGINEERING GRP LLC MICROBIAL OCCURENCE RESPONSE &	P84834	010116MIWQP	02/05/2016	6,096.72
00179972	02/25/2016	CONSOLIDATED PRESS Printing costs for Summer Camp	P89683	15754	01/29/2016	2,102.46
00179973	02/25/2016	COOK, KEVIN FRLEOFF1 Retiree Medical Expen	P89815	OH006063	02/17/2016	85.00
00179974	02/25/2016	COOPER, ROBERT LEOFF1 Excess Benefit		MAR2016A	02/24/2016	1,539.24
00179975	02/25/2016	COSTCO 2016 Annual Membership Renewal	P89825	OH006064	02/18/2016	110.00
00179976	02/25/2016	CRYSTAL AND SIERRA SPRINGS 2016 MAINT WATER DELIVERY	P89371	5277493020116	02/01/2016	457.01
00179977	02/25/2016	CULLIGAN Water Service/Fire	P89746	201602672721	01/31/2016	179.30
00179978	02/25/2016	CUMMINS NORTHWEST INC GENERATOR REPAIRS	P89874	00184296	12/22/2015	7,771.41
00179979	02/25/2016	DAILY JOURNAL OF COMMERCE ANNUAL RENEWAL 2016	P89789	OH006066	02/12/2016	220.00
00179980	02/25/2016	DATAQUEST LLC Background checks for voluntee	P89372	CMIYOUTH201601	01/31/2016	107.50
00179981	02/25/2016	DEEDS, EDWARD G LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179982	02/25/2016	DEPARTMENT OF HEALTH RENEWAL FOR S. HARB	P89698	OH006065	02/08/2016	77.00
00179983	02/25/2016	DEVENY, JAN P LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179984	02/25/2016	DMD & ASSOCIATES LTD Island Crest Park Athletic Fie	P85923	4835156DM	02/05/2016	4,374.00
00179985	02/25/2016	DOWD, PAUL LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179986	02/25/2016	DROLL LANDSCAPE ARCH, ROBERT W Island Crest Park South Field	P88814	I406503	01/25/2016	28,513.62
00179987	02/25/2016	DUNBAR ARMORED FEB16 Armored Car Servcie	P89723	3720634	02/01/2016	1,849.06
00179988	02/25/2016	EASTSIDE EXTERMINATORS EXTERMINATOR SERVICES	P89814	277849	02/13/2016	223.38
00179989	02/25/2016	EASTSIDE HUMAN SERVICES FORUM Annual membership dues	P89684	OH006068	01/29/2016	500.00
00179990	02/25/2016	ECCOS DESIGN LLC Landscape design services for	P89796	1334	02/06/2016	1,566.00
00179991	02/25/2016	ELSOE, RONALD LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00179992	02/25/2016	EMERALD RECYCLING REMOVAL OF OIL WASTE AND FILTE	P89700	I394618	01/29/2016	211.75
00179993	02/25/2016	EMMANUEL EPISCOPAL CHURCH Childcare payment for EA clien	P89687	OH006067	02/04/2016	600.00
00179994	02/25/2016	EPSCA MONTHLY RADIO ACCESS FEES 44 R	P89334	8451	02/01/2016	2,903.75
00179995	02/25/2016	EVERSON'S ECONO-VAC INC CCTV SIDE SEWERS	P89505	076635	01/26/2016	1,275.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00179996	02/25/2016	EXACT ELECTRIC PERMIT REFUND		PERMIT1602-082	02/18/2016	95.20
00179997	02/25/2016	EYE ASSOCIATES NORTHWEST Medical payment for EA client	P89816	OH006069	02/17/2016	126.00
00179998	02/25/2016	FERGUSON ENTERPRISES INC INVENTORY PURCHASES	P89730	0494249/04934381	01/21/2016	80.48
00179999	02/25/2016	FINANCIAL CONSULTANTS INT'L FL-0362 GRAPHICS	P89742	15019	02/08/2016	9,875.06
00180000	02/25/2016	FORESTRY SUPPLIERS INC INVENTORY PURCHASES	P89711	84088900	02/02/2016	382.50
00180001	02/25/2016	FORSMAN, LOWELL LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180002	02/25/2016	FORSYTH, DENISE Instruction services for Embro	P89824	15836	02/18/2016	87.50
00180003	02/25/2016	G&K SERVICES MAINT DEPT COVERALL/LAUNDRY	P89699	OH006072	01/25/2016	694.76
00180004	02/25/2016	GLASS, SANDY Elementary Student Mosaic Work	P89712	000216	02/02/2016	1,500.00
00180005	02/25/2016	GOODMAN, J C LEOFF1 Retiree Medical Expense		MAR2016B	02/24/2016	1,244.40
00180006	02/25/2016	GOODYEAR COMMERCIAL TIRE TIRE INVENTORY	P89693	1951129301	01/29/2016	683.77
00180007	02/25/2016	GRAINGER INVENTORY PURCHASES	P89707	9012812732	01/29/2016	856.60
00180008	02/25/2016	GRAND & BENEDICTS INC Operating supplies for Thrift	P89367	0783844/0786358	02/03/2016	678.20
00180009	02/25/2016	H D FOWLER INVENTORY PURCHASES	P89708	I4131792	02/04/2016	5,734.99
00180010	02/25/2016	HACH COMPANY TOTAL IRON REGENTS (100 PK)	P89706	9771920	01/28/2016	63.83
00180011	02/25/2016	HAGSTROM, JAMES LEOFF1 Medicare		MAR2016B	02/24/2016	146.90
00180012	02/25/2016	HAKOMORI, MITSUKO Instruction services for Ikeba	P89714	15864	02/09/2016	143.50
00180013	02/25/2016	HEALTHFORCE PARTNERS LLC Immunization fee for AS	P89799	27081	01/07/2016	70.00
00180014	02/25/2016	HEDEEN & CADITZ PLLC Professional Services - Invoic	P89781	8078	02/04/2016	280.00
00180015	02/25/2016	HOME DEPOT CREDIT SERVICE VACUUM CLEANER	P89738	0100798131719	02/10/2016	140.16
00180016	02/25/2016	HONEYWELL, MATTHEW V Professional Services - Invoic	P89739	901	02/09/2016	800.00
00180017	02/25/2016	HORIZON REPAIR PARTS FOR FL-0454	P89682	3M181595	02/03/2016	525.09
00180018	02/25/2016	IBSEN TOWING CO BELLEVUE Impound of suspect vehicle	P89718	B106919	02/06/2016	196.01
00180019	02/25/2016	INSTITUTION OF FIRE ENGINEERS 2016 Dues/Heitman	P89749	20160237	01/10/2016	156.00
00180020	02/25/2016	INTERIOR FOLIAGE CO, THE CITY HALL INTERIOR PLANT MAINT	P89756	35178	02/01/2016	271.34
00180021	02/25/2016	INTERLAKE PSYCHIATRIC ASSOC Clinical consultations (monthl	P89370	OH006073	02/01/2016	150.00

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00180022	02/25/2016	JOHNSON, CURTIS LEOFF1 Medicare		MAR2016A	02/24/2016	972.71
00180023	02/25/2016	JOHNSON, KARLENE MILEAGE & MILEAGE FEE		OH006051	02/16/2016	21.32
00180024	02/25/2016	JOKINEN, DAVID R EMPLOYEE RECOGNITION SUPPLIES		OH006052	02/22/2016	115.00
00180025	02/25/2016	KAREN REED CONSULTING LLC Town Center Vision & Developme	P89011	0570	02/03/2016	3,467.50
00180026	02/25/2016	KC PET LICENSES KC PET LICENSES FEE COLLECTED	P89272	OH006074	01/31/2016	45.00
00180027	02/25/2016	KC RECORDER 2 SEWER LIENS & 1 RELEASE	P89735	OH006075	02/10/2016	99.00
00180028	02/25/2016	KIA MOTORS FINANCE DSG 2016 KIA SOUL LEASE	P88915	OH006077	02/14/2016	263.96
00180029	02/25/2016	KING CO PROSECUTING ATTORNEY COURT REMITTANCE KC CRIME VICT	P89273	OH006076	01/31/2016	335.59
00180030	02/25/2016	KING COUNTY FINANCE MONTHLY SEWER JAN-DEC 2016	P89275	30012404	02/01/2016	370,368.36
00180031	02/25/2016	KING COUNTY FINANCE I-NET MONTHLY SERVICES FROM	P89754	11004235	02/02/2016	1,122.00
00180032	02/25/2016	KPG ISLAND CREST WAY CROSSWALK	P88053	11516	02/05/2016	2,020.09
00180033	02/25/2016	KUHN, DAVID LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180034	02/25/2016	LACY, ALAN P LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180035	02/25/2016	LAKE, FRANCES L PSFOA MEETING EXPENSES		OH006053	02/22/2016	50.76
00180036	02/25/2016	LANGUAGE LINE SERVICES Language Line Services for Jan	P89795	3770376	01/31/2016	2.40
00180037	02/25/2016	LEE, WALLACE LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180038	02/25/2016	LEOFF HEALTH & WELFARE TRUST FIRE RETIREES FEB 2016		OH006098	02/22/2016	61,867.32
00180039	02/25/2016	LEOFF HEALTH & WELFARE TRUST MARCH 2016 FIRE ACTIVE		OH006097	02/22/2016	52,875.85
00180040	02/25/2016	LEOPOLD, FREDERIC LEOFF1 Medicare		MAR2016B	02/24/2016	146.90
00180041	02/25/2016	LLOYD ENTERPRISES INC PLAYFIELD SAND (32.9 TONS)	P89778	193149	02/03/2016	1,531.24
00180042	02/25/2016	LOCAL 21M 9-month Seasonal Fees	P89798	OH006078	02/16/2016	500.00
00180043	02/25/2016	LOISEAU, LERI M LEOFF1 Medicare		MAR2016B	02/24/2016	1,573.50
00180044	02/25/2016	LYONS, STEVEN LEOFF1 Medicare		MAR2016B	02/24/2016	135.60
00180045	02/25/2016	M & M BALLOON CO Helium refills for MICEC	P89715	27432	02/01/2016	20.81
00180046	02/25/2016	MASTERMARK K. Richards Notary Stamp	P89793	2433195	02/08/2016	34.03
00180047	02/25/2016	MCALLEESE, ETHNA OVERPAYMENT REFUND		OH006058	02/19/2016	266.77

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00180048	02/25/2016	MERCER ISLAND CHEVRON FUEL	P89692	OH006081	02/08/2016	48.00
00180049	02/25/2016	METROPRESORT 1200 GREEN NON PAYMENT DOOR TA	P89300	480108	02/02/2016	8.69
00180050	02/25/2016	MI CHAMBER OF COMMERCE Luncheon S. Lancaster	P89737	2894	02/09/2016	30.00
00180051	02/25/2016	MI HARDWARE - MAINT MISC. HARDWARE FOR THE MONTH O	P89666	OH006082	01/31/2016	89.75
00180052	02/25/2016	MI HARDWARE - P&R Misc supplies for MICEC	P89675	OH006083	01/31/2016	12.79
00180053	02/25/2016	MI HARDWARE - POLICE Records office supplies	P89719	003420	01/31/2016	336.89
00180054	02/25/2016	MI HARDWARE - ROW MISC. HARDWARE FOR THE MONTH O	P89740	OH006080	01/31/2016	5.10
00180055	02/25/2016	MI SCHOOL DISTRICT #400 2016 Operational support for M	P89731	2016108	02/04/2016	613.22
00180056	02/25/2016	MICHAEL SKAGGS ASSOCIATES JANITORIAL SERVICE FOR JAN 201	P89806	1641	02/03/2016	10,070.01
00180057	02/25/2016	MONARCH PLUMBING PERMIT REFUND		PERMIT1512-157	02/18/2016	480.00
00180058	02/25/2016	MORUP SIGNS INC RESTORATION OF CALKINS LANDING	P89710	41746	01/27/2016	958.13
00180059	02/25/2016	MYERS, JAMES S LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180060	02/25/2016	NAPA AUTO PARTS JANUARY PARTS/INVENTORY	P89727	OH006071	01/31/2016	1,144.52
00180061	02/25/2016	NORTHWEST PERMIT REPLACE WARRANT 179735		OH006099	02/18/2016	190.40
00180062	02/25/2016	NOVAK, JOHN STATION SUPPLIES		OH006057	02/22/2016	303.93
00180063	02/25/2016	NW ARBORICULTURE LLC 2015 SE 53rd Open Space Tree W	P89775	6821	02/07/2016	13,263.81
00180064	02/25/2016	OFFICE MAX INC CANCELLED BUSINESS LICENSE		OH006101	02/23/2016	30.00
00180065	02/25/2016	OVERLAKE OIL 800 GAL FUEL DELIVERY	P89694	0176012IN	01/28/2016	1,279.28
00180066	02/25/2016	PACIFIC AIR CONTROL INC HVAC MAINT FS92	P89807	184703	01/20/2016	5,052.51
00180067	02/25/2016	PACIFIC MODULAR CARPET SPOT CLEANING	P89757	1704	01/26/2016	300.00
00180068	02/25/2016	PARENTMAP Camp fair event sponsorship	P89677	216794	02/05/2016	1,946.00
00180069	02/25/2016	PART WORKS INC. TOILET TISSUE DISPENSERS	P89702	420448	02/02/2016	713.41
00180070	02/25/2016	PHILEN, SUZANNE PRODUCTION ROOM LIGHTS		OH006050	02/17/2016	55.68
00180071	02/25/2016	PLATT ELECTRIC BREAKER & AC COILS	P89777	I671472	01/29/2016	118.23
00180072	02/25/2016	POT O' GOLD INC FEB 2016 COFFEE SUPPLIES	P89808	0034261	02/09/2016	820.35
00180073	02/25/2016	PROTECTION TECHNOLOGIES INC Service call and printer	P89826	45778	01/29/2016	1,620.47

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Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00180074	02/25/2016	PROTHMAN COMPANY City Manager Recruitment	P89728	20165178	01/28/2016	7,166.67
00180075	02/25/2016	PROVOST, ALAN LEOFF1 Excess Benefit		MAR2016A	02/24/2016	1,426.07
00180076	02/25/2016	PUGET SOUND ENERGY Utility Assistance for Emergen	P89289	OH006084	02/11/2016	314.43
00180077	02/25/2016	PUGET SOUND ENERGY Utility Assistance for Emergen	P89289	OH006085	02/11/2016	242.90
00180078	02/25/2016	PUGET SOUND ENERGY Utility Assistance for Emergen	P89289	OH006087	02/08/2016	97.80
00180079	02/25/2016	PUGET SOUND ENERGY Utility Assistance for Emergen	P89289	OH006086	02/08/2016	26.36
00180080	02/25/2016	PUGET SOUND ENERGY Utility Assistance for Emergen	P89289	OH006088	02/08/2016	389.99
00180081	02/25/2016	PUGET SOUND ENERGY Utility Assistance for Emergen	P89289	OH006089	02/18/2016	201.07
00180082	02/25/2016	PUGET SOUND SR SOFTBALL ASSOC Co-Ed League Fees for 2016	P89713	882709	02/05/2016	150.00
00180083	02/25/2016	RAMSAY, JON LEOFF1 Medicare		MAR2016A	02/24/2016	551.87
00180084	02/25/2016	REGIONAL TOXICOLOGY SERVICES Lab fees for Harnish clients	P89330	TC20290013116	01/31/2016	31.40
00180085	02/25/2016	ROMAINE ELECTRIC CORP Batt and Alternator for 8613	P89790	1068848/1068635	01/27/2016	1,409.05
00180086	02/25/2016	S&B INC CHLORINE ANALYZER MAINTENANCE	P89213	SB24155	01/21/2016	924.75
00180087	02/25/2016	SAGACITY CUSTOM PUBLISHING Recreation Ad	P89716	201610424	02/05/2016	689.00
00180088	02/25/2016	SCHOENTRUP, WILLIAM LEOFF1 Medicare		MAR2016A	02/24/2016	916.66
00180089	02/25/2016	SCORE January 2016 Invoice for Jail	P89794	1783	02/04/2016	157.00
00180090	02/25/2016	SEATTLE AUTOMOTIVE DIST INC Misc. Apparatus Parts	P89748	OH006092	02/01/2016	143.07
00180091	02/25/2016	SEATTLE TIMES COMPANY, THE ANNUAL PAPER DELIVERY	P89769	OH006091	02/15/2016	441.58
00180092	02/25/2016	SEATTLE WEDDING SHOW Seattle Wedding Show 2017 boot	P89812	IVC07385	02/04/2016	2,369.00
00180093	02/25/2016	SEATTLE, CITY OF Jan 2016 Water Purchases	P89760	OH006090	01/27/2016	102,269.08
00180094	02/25/2016	SIGNATURE LANDSCAPE SERVICES RETAINAGE	P89299	99873	01/31/2016	6,541.23
00180095	02/25/2016	SME CORPORATION PS 18 ELECTRICAL CONDUIT REPAI	P89563	44922	01/29/2016	1,473.87
00180096	02/25/2016	SMITH, RICHARD LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180097	02/25/2016	SOUND HEATING & A/C PERMIT REFUND		PERMIT1601-010	02/18/2016	190.40
00180098	02/25/2016	SOUND PUBLISHING INC Ntc: Ord #16C-01 1513081 01/13	P89368	7660830	01/31/2016	883.44
00180099	02/25/2016	STERICYCLE INC On-Call Charges	P89747	3003309992	01/31/2016	10.36

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00180100	02/25/2016	SUPER SITTERS LLC Instruction services for Super	P89813	15789	02/16/2016	632.50
00180101	02/25/2016	T-MOBILE 2016 Services for Boat Launch	P89488	OH006094	02/09/2016	49.99
00180102	02/25/2016	T2 SYSTEMS CANADA INC 2016 Service Charges for Boat	P89538	235623	02/01/2016	82.13
00180103	02/25/2016	TERO CONSULTING LTD ASP SERVICE FOR WEBWORK FOR	P89697	4766	01/29/2016	2,450.00
00180104	02/25/2016	THOMPSON, JAMES LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180105	02/25/2016	THOMSON REUTERS - WEST Investigative Information sear	P89827	833413846	02/01/2016	174.23
00180106	02/25/2016	TOOLEY, NORMAN LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180107	02/25/2016	TRAFFIC SAFETY SUPPLY INVENTORY PURCHASES	P89759	108385	02/05/2016	1,174.16
00180108	02/25/2016	TRANSACT TECHNOLOGIES INC Receipt paper for front desk	P89811	1253762	02/01/2016	88.93
00180109	02/25/2016	TRUE VALUE CONSTRUCTION DEPT MARKERS FOR MARK P IN THE FIEL	P89761	132893	02/08/2016	15.31
00180110	02/25/2016	UPS SHIPPING FEE		0000T6781T076	02/13/2016	20.05
00180111	02/25/2016	UTILITIES UNDERGROUND LOCATION EXCAVATION TICKETS FOR JANUARY	P89726	6010159	01/31/2016	286.44
00180112	02/25/2016	VERIZON WIRELESS January 2016 VZ Billing / K S	P89734	9759270713/48454	01/21/2016	1,270.82
00180113	02/25/2016	VERIZON WIRELESS Police cell phone bill	P89721	9759348453	01/23/2016	1,038.69
00180114	02/25/2016	WA FITNESS SERVICES INC Quarterly Service of Exercise	P89800	W15770	02/13/2016	184.96
00180115	02/25/2016	WALLACE, THOMAS LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180116	02/25/2016	WALTER E NELSON CO INVENTORY PURCHASES	P89801	531560	02/09/2016	1,160.06
00180117	02/25/2016	WASHINGTON FITNESS SERV INC Quarterly service for MICEC Fi	P89648	W15739	01/30/2016	748.98
00180118	02/25/2016	WASHINGTON STATE PATROL CPL background checks	P89720	I16005350	02/02/2016	265.50
00180119	02/25/2016	WASHINGTON STATE PATROL Background Check for YFS & Thr	P89772	I16004755	02/02/2016	36.00
00180120	02/25/2016	WASPC Membership dues-Chief	P89588	DUES201600214	01/05/2016	305.00
00180121	02/25/2016	WATERSHED COMPANY, THE Split code for above	P89251	20160176	02/08/2016	7,008.18
00180122	02/25/2016	WEGNER, KEN LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180123	02/25/2016	WEST COAST SIGNAL INC ON CALL CONTRACT FOR	P85970	1716	01/20/2016	600.79
00180124	02/25/2016	WHEELER, DENNIS LEOFF1 Medicare		MAR2016B	02/24/2016	104.90
00180125	02/25/2016	WHIA Homicide Investigation-Canter	P89585	OH006095	01/25/2016	585.00

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Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00180126	02/25/2016	WHISTLE WORKWEAR MISC. WORK CLOTHES	P89530	83846	01/18/2016	49.26
00180127	02/25/2016	XEROX CORPORATION CITY MANAGER PRINTER/COPIER	P89696	083272633	02/01/2016	1,892.25
00180128	02/25/2016	XEROX CORPORATION PRINTER SUPPLIES		230028649	02/01/2016	699.02
00180129	02/25/2016	QUENCH USA INC Water dispenser for LB bldg	P89817	200341668	12/01/2015	236.52
					Total	<u>841,008.48</u>

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 001000 - General Fund-Admin Key</i>				
P89273	00180029	KING CO PROSECUTING ATTORNEY	COURT REMITTANCE KC CRIME VICT	335.59
P89272	00180026	KC PET LICENSES	KC PET LICENSES FEE COLLECTED	45.00
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P89701	00180009	H D FOWLER	INVENTORY PURCHASES	3,399.04
P89705	00179970	COMPTON LUMBER & HARDWARE INC	INVENTORY PURCHASES	2,078.42
P89708	00180009	H D FOWLER	INVENTORY PURCHASES	1,777.84
P89801	00180116	WALTER E NELSON CO	INVENTORY PURCHASES	1,160.06
P89758	00180107	TRAFFIC SAFETY SUPPLY	INVENTORY PURCHASES	898.39
P89703	00180009	H D FOWLER	INVENTORY PURCHASES	558.11
P89711	00180000	FORESTRY SUPPLIERS INC	INVENTORY PURCHASES	269.55
	00180047	MCALEESE, ETHNA	OVERPAYMENT REFUND	266.77
P89802	00180007	GRAINGER	INVENTORY PURCHASES	179.45
P89803	00180007	GRAINGER	INVENTORY PURCHASES	175.83
	00180057	MONARCH PLUMBING	PERMIT REFUND	119.20
P89730	00179998	FERGUSON ENTERPRISES INC	INVENTORY PURCHASES	80.48
P89709	00180007	GRAINGER	INVENTORY PURCHASES	59.67
<i>Org Key: 814072 - United Way</i>				
	00179933	UNITED WAY OF KING CO	PAYROLL EARLY WARRANTS	210.10
<i>Org Key: 814074 - Garnishments</i>				
	00179930	CHAPTER 13 TRUSTEE	PAYROLL EARLY WARRANTS	1,331.00
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00179931	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	137.00
<i>Org Key: 814076 - City & Counties Local 21M</i>				
	00179950	WSCCCE AFSCME AFL-CIO	PAYROLL EARLY WARRANTS	2,212.70
<i>Org Key: 814077 - Police Association</i>				
	00179932	POLICE ASSOCIATION	PAYROLL EARLY WARRANTS	2,610.23
<i>Org Key: CA1100 - Administration (CA)</i>				
	00179948	US BANK CORP PAYMENT SYS	SAHARA PIZZA	94.47
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	38.94
	00179948	US BANK CORP PAYMENT SYS	ACT*WASHINGTON STATE A	30.00
	00179948	US BANK CORP PAYMENT SYS	DJA-COURT E-COMMRC 206	22.49
	00179948	US BANK CORP PAYMENT SYS	DJA-COURT E-COMMRC 206	22.49
	00179948	US BANK CORP PAYMENT SYS	DJA-COURT E-COMMRC 206	22.49
	00179948	US BANK CORP PAYMENT SYS	80474 - UNION SQUARE	19.00
	00179948	US BANK CORP PAYMENT SYS	81250 - GOAT HILL GARAGE	18.00
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P89739	00180016	HONEYWELL, MATTHEW V	Professional Services - Invoic	800.00
<i>Org Key: CM1100 - Administration (CM)</i>				
	00179948	US BANK CORP PAYMENT SYS	ACT*WASHINGTON CITY/CO	315.00
	00179948	US BANK CORP PAYMENT SYS	PAYPAL *MERCERISLAN	25.00
	00179948	US BANK CORP PAYMENT SYS	BENNETT'S PURE FOOD BISTR	18.33
	00179948	US BANK CORP PAYMENT SYS	81250 - GOAT HILL GARAGE	18.00
P89737	00180050	MI CHAMBER OF COMMERCE	Luncheon S. Lancaster	15.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: CM1200 - City Clerk</i>				
P89750	00180098	SOUND PUBLISHING INC	Ntc: Council Ann Plan Session	57.30
P89750	00180098	SOUND PUBLISHING INC	Ntc: Ord #15-17 1518364 01/27	52.11
P89750	00180098	SOUND PUBLISHING INC	Ntc: Ord #16C-01 1513081 01/13	52.11
<i>Org Key: CM1300 - Sustainability</i>				
	00180110	UPS	SHIPPING FEE	20.05
<i>Org Key: CM1400 - Communications</i>				
	00179948	US BANK CORP PAYMENT SYS	BACKUPIFY	4.99
<i>Org Key: CO6100 - City Council</i>				
	00179948	US BANK CORP PAYMENT SYS	GOURMONDO CATERING	688.56
	00179948	US BANK CORP PAYMENT SYS	RESTAURANTS ON THE RUN	273.32
	00179948	US BANK CORP PAYMENT SYS	CORT ABC SPECIAL EVENTS	270.15
	00179948	US BANK CORP PAYMENT SYS	GOURMONDO CATERING	253.78
	00179948	US BANK CORP PAYMENT SYS	HOMEGROWN REDMOND MOTO	243.91
	00179948	US BANK CORP PAYMENT SYS	EB 44TH ANNUAL ECONOM	159.24
	00179948	US BANK CORP PAYMENT SYS	EINSTEIN BROS-ONLINE CAT	43.79
	00179948	US BANK CORP PAYMENT SYS	TARGET 00003392	33.66
	00179948	US BANK CORP PAYMENT SYS	QFC #5822	30.73
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	22.98
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	20.33
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	4.49
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P89800	00180114	WA FITNESS SERVICES INC	Quarterly Service of Exercise	184.96
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	135.00
	00179948	US BANK CORP PAYMENT SYS	NATL PUBLIC EMPLOYER LA	99.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	90.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	45.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	45.00
	00179948	US BANK CORP PAYMENT SYS	CRAIGSLIST.ORG	45.00
P89773	00180112	VERIZON WIRELESS	January 2016 VZ Billing / K S	40.01
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	34.95
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	12.38
<i>Org Key: DS0000 - Development Services-Revenue</i>				
	00180061	NORTHWEST PERMIT	REPLACE WARRANT 179735	190.40
	00179996	EXACT ELECTRIC	PERMIT REFUND	95.20
	00180097	SOUND HEATING & A/C	PERMIT REFUND	95.20
	00180097	SOUND HEATING & A/C	PERMIT REFUND	95.20
<i>Org Key: DS1100 - Administration (DS)</i>				
P89766	00180112	VERIZON WIRELESS	DSG MONTHLY CELL AND DATA CHA	297.32
	00179948	US BANK CORP PAYMENT SYS	ALLERDICE-TRAINING HIGH IMPACT	270.00
P89789	00179979	DAILY JOURNAL OF COMMERCE	ANNUAL RENEWAL 2016	220.00

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00179948	US BANK CORP PAYMENT SYS	ISLANDER	76.36
	00179948	US BANK CORP PAYMENT SYS	MBP MERCHANT Fees	54.10
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	38.94
	00179948	US BANK CORP PAYMENT SYS	MOS PIZZA - WA	24.78
	00179948	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
P89737	00180050	MI CHAMBER OF COMMERCE	Luncheon A. Van Gorp	15.00
Org Key: DS1200 - Bldg Plan Review & Inspection				
	00179948	US BANK CORP PAYMENT SYS	WABO EDUCATION INSTITUTE	525.00
	00179948	US BANK CORP PAYMENT SYS	CAMERA MEMORY CARD	21.89
	00179948	US BANK CORP PAYMENT SYS	REGIONAL CODE ADOPTION MEETING	19.49
P89761	00180109	TRUE VALUE CONSTRUCTION DEPT	MARKERS FOR MARK P IN THE FIEL	15.31
Org Key: DS1700 - DSG Arborist				
	00179948	US BANK CORP PAYMENT SYS	PACIFIC NORTHWEST ISA	51.23
Org Key: DSBE01 - Economic Development				
P89011	00180025	KAREN REED CONSULTING LLC	Town Center Vision & Developme	3,467.50
Org Key: FN0000 - Finance Department-Revenue				
	00180064	OFFICE MAX INC	CANCELLED BUSINESS LICENSE	30.00
Org Key: FN1100 - Administration (FN)				
	00179948	US BANK CORP PAYMENT SYS	BENNETT'S PURE FOOD BISTR	608.96
	00180035	LAKE, FRANCES L	PSFOA MEETING EXPENSES	50.76
	00179948	US BANK CORP PAYMENT SYS	WA FINANCE OFFCRS ASSOC	50.00
	00179948	US BANK CORP PAYMENT SYS	WA FINANCE OFFCRS ASSOC	50.00
	00179948	US BANK CORP PAYMENT SYS	WA FINANCE OFFCRS ASSOC	50.00
	00179948	US BANK CORP PAYMENT SYS	PAYPAL *PUGETSOUNDF	50.00
	00179948	US BANK CORP PAYMENT SYS	WMTA	40.00
	00179948	US BANK CORP PAYMENT SYS	PAYPAL *PUGETSOUNDF	25.00
	00179948	US BANK CORP PAYMENT SYS	MRSC UTIL BILLING WEBINAR	25.00
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	24.74
P89300	00180049	METROPRESORT	1200 GREEN NON PAYMENT DOOR TA	8.69
Org Key: FN4501 - Utility Billing (Water)				
P89530	00180126	WHISTLE WORKWEAR	MISC. WORK CLOTHES	24.62
Org Key: FN4502 - Utility Billing (Sewer)				
P89735	00180027	KC RECORDER	2 SEWER LIENS & 1 RELEASE	99.00
P89530	00180126	WHISTLE WORKWEAR	MISC. WORK CLOTHES	24.64
Org Key: FR0000 - Fire-Revenue				
	00180057	MONARCH PLUMBING	PERMIT REFUND	360.80
Org Key: FR1100 - Administration (FR)				
	00179948	US BANK CORP PAYMENT SYS	NORTHWEST CHAPTER LERA	350.00
	00179948	US BANK CORP PAYMENT SYS	NORTHWEST CHAPTER LERA	350.00
	00180062	NOVAK, JOHN	STATION SUPPLIES	303.93
P89746	00179977	CULLIGAN	Water Service/Fire	179.30
	00179948	US BANK CORP PAYMENT SYS	ACTIVE911 INC	176.25
P89749	00180019	INSTITUTION OF FIRE ENGINEERS	2016 Dues/Heitman	156.00
	00179948	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	103.44

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	57.39
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	51.31
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	49.98
	00179948	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	43.55
	00179948	US BANK CORP PAYMENT SYS	RITE AID STORE - 5197	43.00
	00179948	US BANK CORP PAYMENT SYS	UPS*1ZC20U3TP195013813	36.15
	00179948	US BANK CORP PAYMENT SYS	UPS*1ZC46T6BP290016215	12.08
	00179948	US BANK CORP PAYMENT SYS	UPS*2920M09K5AC	7.05
	00179948	US BANK CORP PAYMENT SYS	UPS*2950D0D27PH	7.05
	00179948	US BANK CORP PAYMENT SYS	UPS*2950D3DH71E	7.05
Org Key: FR2100 - Fire Operations				
P89790	00180085	ROMAINE ELECTRIC CORP	Batt and Alternator for 8613	1,409.05
P89334	00179994	EPSCA	MONTHLY RADIO ACCESS FEES 44 R	1,111.00
	00179949	VERIZON WIRELESS	MDC CHARGES DEC24-JAN23	885.74
P89748	00180090	SEATTLE AUTOMOTIVE DIST INC	Misc. Apparatus Parts	143.07
	00179948	US BANK CORP PAYMENT SYS	CHIEF SUPPLY	30.94
Org Key: FR2500 - Fire Emergency Medical Svcs				
P89747	00180099	STERICYCLE INC	On-Call Charges	10.36
Org Key: FR4100 - Training				
	00179948	US BANK CORP PAYMENT SYS	BARNES&NOBLE.COM-BN	30.76
Org Key: FR5100 - Community Risk Reduction				
	00179948	US BANK CORP PAYMENT SYS	LIFETEKINC.COM	249.45
	00179948	US BANK CORP PAYMENT SYS	INGALLINA'S BOX LUNCH	59.70
	00179948	US BANK CORP PAYMENT SYS	ACT*MERCER IS PARKS	19.50
Org Key: GGM001 - General Government-Misc				
P89728	00180074	PROTHMAN COMPANY	City Manager Recruitment	7,166.67
P89808	00180072	POT O' GOLD INC	FEB 2016 COFFEE SUPPLIES	820.35
P89723	00179987	DUNBAR ARMORED	FEB16 Armored Car Servcie	619.07
P89769	00180091	SEATTLE TIMES COMPANY, THE	ANNUAL PAPER DELIVERY	441.58
Org Key: GGM004 - Gen Govt-Office Support				
P89785	00180127	XEROX CORPORATION	CITY MANAGER PRINTER/COPIER	816.57
P89786	00180127	XEROX CORPORATION	MAIL ROOM COPIER/PRINTER SERVI	576.94
P89765	00180127	XEROX CORPORATION	DSG PRINTER/COPIER SERIVCES	180.47
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	38.94
Org Key: GGM005 - Genera Govt-L1 Retiree Costs				
	00180038	LEOFF HEALTH & WELFARE TRUST	FIRE RETIREES FEB 2016	4,373.96
	00180038	LEOFF HEALTH & WELFARE TRUST	MARCH 2016 FIRE RETIREES	4,129.82
	00180043	LOISEAU, LERI M	LEOFF1 Medicare	1,573.50
P89776	00180005	GOODMAN, J C	LEOFF1 Retiree Medical Expense	1,085.20
	00179963	CARLSON, LARRY	3/1/16-5/31/16 RETI MEDI REIMB	396.50
	00179948	US BANK CORP PAYMENT SYS	OMNICARE *PHARMACY	293.48
	00179957	BARNES, WILLIAM	LEOFF1 Medicare	163.70
	00180005	GOODMAN, J C	LEOFF1 Medicare	159.20
	00180011	HAGSTROM, JAMES	LEOFF1 Medicare	146.90
	00180040	LEOPOLD, FREDERIC	LEOFF1 Medicare	146.90
	00180022	JOHNSON, CURTIS	LEOFF1 Medicare	143.30

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00180044	LYONS, STEVEN	LEOFF1 Medicare	135.60
	00179951	ABBOTT, RICHARD	LEOFF1 Medicare	104.90
	00179952	ADAMS, RONALD E	LEOFF1 Medicare	104.90
	00179953	AUGUSTSON, THOR	LEOFF1 Medicare	104.90
	00179958	BECKER, RON	LEOFF1 Medicare	104.90
	00179960	BOOTH, GLENDON D	LEOFF1 Medicare	104.90
	00179961	CALLAGHAN, MICHAEL	LEOFF1 Medicare	104.90
	00179981	DEEDS, EDWARD G	LEOFF1 Medicare	104.90
	00179983	DEVENY, JAN P	LEOFF1 Medicare	104.90
	00179985	DOWD, PAUL	LEOFF1 Medicare	104.90
	00179991	ELSOE, RONALD	LEOFF1 Medicare	104.90
	00180001	FORSMAN, LOWELL	LEOFF1 Medicare	104.90
	00180033	KUHN, DAVID	LEOFF1 Medicare	104.90
	00180034	LACY, ALAN P	LEOFF1 Medicare	104.90
	00180037	LEE, WALLACE	LEOFF1 Medicare	104.90
	00180059	MYERS, JAMES S	LEOFF1 Medicare	104.90
	00180083	RAMSAY, JON	LEOFF1 Medicare	104.90
	00180088	SCHOENTRUP, WILLIAM	LEOFF1 Medicare	104.90
	00180096	SMITH, RICHARD	LEOFF1 Medicare	104.90
	00180104	THOMPSON, JAMES	LEOFF1 Medicare	104.90
	00180106	TOOLEY, NORMAN	LEOFF1 Medicare	104.90
	00180115	WALLACE, THOMAS	LEOFF1 Medicare	104.90
	00180122	WEGNER, KEN	LEOFF1 Medicare	104.90
	00180124	WHEELER, DENNIS	LEOFF1 Medicare	104.90
P89770	00179973	COOK, KEVIN	FRLEOFF1 Retiree Medical Expen	55.00
P89815	00179973	COOK, KEVIN	FRLEOFF1 Retiree Medical Expen	30.00
Org Key: GGM606 - Excess Retirement-Fire				
	00179957	BARNES, WILLIAM	LEOFF1 Excess Benefit	1,576.20
	00179974	COOPER, ROBERT	LEOFF1 Excess Benefit	1,539.24
	00180075	PROVOST, ALAN	LEOFF1 Excess Benefit	1,426.07
	00180022	JOHNSON, CURTIS	LEOFF1 Excess Benefit	829.41
	00180088	SCHOENTRUP, WILLIAM	LEOFF1 Excess Benefit	811.76
	00179958	BECKER, RON	LEOFF1 Excess Benefit	697.23
	00180083	RAMSAY, JON	LEOFF1 Excess Benefit	446.97
Org Key: GX9995 - Employee Benefits-General				
P89547	00179955	AWC	Mar 2016 COBRA K. Knight	1,580.10
Org Key: GX9996 - Employee Benefits-Police				
P89549	00179954	AWC	Mar 2016 COBRA J. Maggard	790.77
Org Key: GX9997 - Employee Benefits-Fire				
	00180038	LEOFF HEALTH & WELFARE TRUST	FIRE ACTIVE FEB 2016	52,875.85
	00180039	LEOFF HEALTH & WELFARE TRUST	MARCH 2016 FIRE ACTIVE	52,875.85
	00180038	LEOFF HEALTH & WELFARE TRUST	FIRE BILLING ADJUSTMENT	487.69
Org Key: IGBE01 - MI Pool Operation Subsidy				
P89260	00180055	MI SCHOOL DISTRICT #400	2016 Operational support for M	253.00
Org Key: IS1100 - IGS Mapping				
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	37.76

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: IS2100 - IGS Network Administration</i>				
P89633	00179964	CDW GOVERNMENT INC	Production Support Coverage	4,723.83
P89633	00179964	CDW GOVERNMENT INC	Production Support Coverage	1,367.66
P89754	00180031	KING COUNTY FINANCE	I-NET MONTHLY SERVICES FROM	1,122.00
P89612	00179964	CDW GOVERNMENT INC	RSA Security SecurID Software	1,007.40
	00179948	US BANK CORP PAYMENT SYS	AMAZON.COM	209.10
	00179948	US BANK CORP PAYMENT SYS	ACT*ACCIS MEMBERSHIP	75.00
	00179948	US BANK CORP PAYMENT SYS	REGISTER.COM*12F01C28J	49.00
	00179948	US BANK CORP PAYMENT SYS	QDOBA MEXICAN GRILL-390	25.62
	00179948	US BANK CORP PAYMENT SYS	LYNDA.COM, INC.	24.99
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	12.38
	00179948	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	7.67
<i>Org Key: MT2100 - Roadway Maintenance</i>				
P89729	00180107	TRAFFIC SAFETY SUPPLY	STREET SIGNS	164.62
	00179948	US BANK CORP PAYMENT SYS	DIN TAI FUNG RESTA	70.00
P89676	00180107	TRAFFIC SAFETY SUPPLY	STREET SIGN	85.92
P89704	00179966	CESSCO	REPAIR & SERVICE EMERGENCY EQU	44.71
<i>Org Key: MT2200 - Vegetation Maintenance</i>				
P87829	00180094	SIGNATURE LANDSCAPE SERVICES	RETAINAGE	365.43
<i>Org Key: MT3100 - Water Distribution</i>				
P89213	00180086	S&B INC	CHLORINE ANALYZER MAINTENANCE	924.75
P89709	00180007	GRAINGER	OFFSET PIPE WRENCH	90.28
P89706	00180010	HACH COMPANY	TOTAL IRON REGENTS (100 PK)	63.83
P89704	00179966	CESSCO	REPAIR & SERVICE EMERGENCY EQU	44.68
<i>Org Key: MT3150 - Water Quality Event</i>				
P84834	00179971	CONFLUENCE ENGINEERING GRP LLC	MICROBIAL OCCURENCE RESPONSE &	6,096.72
<i>Org Key: MT3200 - Water Pumps</i>				
P89738	00180015	HOME DEPOT CREDIT SERVICE	VACUUM CLEANER	140.16
	00179965	CENTURYLINK	PHONE USE FEB 2016	59.41
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00179948	US BANK CORP PAYMENT SYS	GREEN RIVER COMMUNITY CO	300.00
<i>Org Key: MT3400 - Sewer Collection</i>				
P89505	00179995	EVERSON'S ECONO-VAC INC	CCTV SIDE SEWERS	1,275.00
P89704	00179966	CESSCO	REPAIR & SERVICE EMERGENCY EQU	44.71
<i>Org Key: MT3500 - Sewer Pumps</i>				
P89882	00179978	CUMMINS NORTHWEST INC	DECEMBER 2015 GENERATOR MAINTENANCE	4,983.87
	00179965	CENTURYLINK	PHONE USE FEB 2016	3,028.63
P89563	00180095	SME CORPORATION	PS 18 ELECTRICAL CONDUIT REPAIR	1,473.87
P89711	00180000	FORESTRY SUPPLIERS INC	CHAINSAW CHAPS (ORANGE)	112.95
P89734	00180112	VERIZON WIRELESS	PS 18 & 24 WIRELESS DATA	78.04
P89704	00179966	CESSCO	REPAIR & SERVICE EMERGENCY EQU	44.71
<i>Org Key: MT3800 - Storm Drainage</i>				
	00179948	US BANK CORP PAYMENT SYS	FRY'S ELECTRONICS #30	98.54
P89740	00180054	MI HARDWARE - ROW	MISC. HARDWARE FOR THE MONTH OF	5.10

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PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P89697	00180103	TERO CONSULTING LTD	ASP SERVICE FOR WEBWORK FOR	2,450.00
P89734	00180112	VERIZON WIRELESS	MAINT DEPT CELLULAR DATA	855.45
P89699	00180003	G&K SERVICES	MAINT DEPT COVERALL/LAUNDRY	694.76
	00179948	US BANK CORP PAYMENT SYS	SQ *ECONOMY COPIERS	597.88
P89696	00180127	XEROX CORPORATION	MAINT BASE AND METER COPY CHAR	318.27
P89726	00180111	UTILITIES UNDERGROUND LOCATION	EXCAVATION TICKETS FOR JANUARY	286.44
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	142.33
	00179948	US BANK CORP PAYMENT SYS	AARON BROTHERS270	88.66
	00179948	US BANK CORP PAYMENT SYS	RESTAURANTS ON THE RUN	87.56
P89698	00179982	DEPARTMENT OF HEALTH	RENEWAL FOR S. HARB	77.00
P89733	00179976	CRYSTAL AND SIERRA SPRINGS	2016 MAINT WATER DELIVERY	40.86
	00179948	US BANK CORP PAYMENT SYS	QFC #5819	30.95
	00179948	US BANK CORP PAYMENT SYS	STARBUCKS #03330 MERCER I	28.69
P89334	00179994	EPSCA	MONTHLY RADIO ACCESS FEES 1 RA	25.25
	00179948	US BANK CORP PAYMENT SYS	STARBUCKS #03330 MERCER I	19.38
	00179948	US BANK CORP PAYMENT SYS	QFC #5819	14.48
	00179948	US BANK CORP PAYMENT SYS	CITY OF BELLEVUE	-50.00
<i>Org Key: MT4200 - Building Services</i>				
P89806	00180056	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE FOR JAN 201	4,022.27
P89788	00180066	PACIFIC AIR CONTROL INC	HVAC MAINT CITY HALL	1,354.36
P89787	00180066	PACIFIC AIR CONTROL INC	HVAC MAINT FS92	638.39
P89877	00179978	CUMMINS NORTHWEST INC	2015 EMERGENCY MANAGMENT	407.30
P89755	00180066	PACIFIC AIR CONTROL INC	HVAC MAINT FS91	355.25
P89872	00179978	CUMMINS NORTHWEST INC	2015 GENERATOR MAINT CITY HALL	352.86
P89879	00179978	CUMMINS NORTHWEST INC	2015 FS92 GENERATOR MAINT	299.21
P89876	00179978	CUMMINS NORTHWEST INC	2015 MAINT EMERG PORTABLE	297.65
P89873	00179978	CUMMINS NORTHWEST INC	2015 FS EMERGENCY PORTABLE GEN	297.65
P89875	00179978	CUMMINS NORTHWEST INC	2015 FS91 GENERATOR MAINT	297.49
P89878	00179978	CUMMINS NORTHWEST INC	2015 MAINT SHOP GENERATOR MAIN	297.02
P89756	00180020	INTERIOR FOLIAGE CO, THE	CITY HALL INTERIOR PLANT MAINT	271.34
P89764	00180066	PACIFIC AIR CONTROL INC	HVAC MAINT SHOP	258.10
	00179948	US BANK CORP PAYMENT SYS	LOWES #00040*	72.25
P89759	00180107	TRAFFIC SAFETY SUPPLY	"RESERVED FOR METER READER" SI	25.23
<i>Org Key: MT4210 - Building Landscaping</i>				
P89796	00179990	ECCOS DESIGN LLC	Landscape design services for	1,566.00
<i>Org Key: MT4300 - Fleet Services</i>				
P89727	00180060	NAPA AUTO PARTS	JANUARY PARTS/INVENTORY	1,144.52
P89694	00180065	OVERLAKE OIL	800 GAL FUEL DELIVERY	1,279.28
P89741	00179999	FINANCIAL CONSULTANTS INT'L	FL-0453 POLICE VEHICLE REPAIRS	983.37
P89693	00180006	GOODYEAR COMMERCIAL TIRE	TIRE INVENTORY	683.77
P89682	00180017	HORIZON	REPAIR PARTS FOR FL-0454	525.09
P89741	00179999	FINANCIAL CONSULTANTS INT'L	FL-0362 GRAPHICS	435.60
P89731	00180055	MI SCHOOL DISTRICT #400	JAN FUEL SHOOL DISTRICT SITE	360.22
P88915	00180028	KIA MOTORS FINANCE	DSG 2016 KIA SOUL LEASE	263.96
P89700	00179992	EMERALD RECYCLING	REMOVAL OF OIL WASTE AND FILTE	211.75
P89602	00179978	CUMMINS NORTHWEST INC	GENERATOR REPAIRS	147.37
P89692	00180048	MERCER ISLAND CHEVRON	FUEL	48.00

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00179948	US BANK CORP PAYMENT SYS	WA DOL VITAL CHEK	47.75
	00179948	US BANK CORP PAYMENT SYS	WA DOL LIC & REG 09598	47.75
	00179948	US BANK CORP PAYMENT SYS	WA DOL09598*SERVICEFEE	2.00
	00179948	US BANK CORP PAYMENT SYS	WA DOL VITAL CHEK SERVICE	2.00
<i>Org Key: MT4501 - Water Administration</i>				
P89760	00180093	SEATTLE, CITY OF	Jan 2016 Water Purchases	102,269.08
	00179948	US BANK CORP PAYMENT SYS	WEF BK	950.00
	00179948	US BANK CORP PAYMENT SYS	WEF WYTHE	183.00
<i>Org Key: MT4502 - Sewer Administration</i>				
P89275	00180030	KING COUNTY FINANCE	MONTHLY SEWER JAN-DEC 2016	370,368.36
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
P85970	00180123	WEST COAST SIGNAL INC	ON CALL CONTRACT FOR	600.79
<i>Org Key: PO1100 - Administration (PO)</i>				
P89721	00180113	VERIZON WIRELESS	Police cell phone bill	1,038.69
P89588	00180120	WASPC	Membership dues-Chief	305.00
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	147.23
	00180024	JOKINEN, DAVID R	EMPLOYEE RECOGNITION SUPPLIES	115.00
	00179948	US BANK CORP PAYMENT SYS	Emp recognition supplies	103.53
	00179948	US BANK CORP PAYMENT SYS	Meals for Sergeants Evaluation	91.82
	00179948	US BANK CORP PAYMENT SYS	Ops Cmdr school shooting train	77.25
	00179948	US BANK CORP PAYMENT SYS	EINSTEIN BROS BAGELS3410	71.86
	00179948	US BANK CORP PAYMENT SYS	MICHAELS STORES 8403	28.33
	00179948	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00179948	US BANK CORP PAYMENT SYS	Photo board supplies	7.12
<i>Org Key: PO1350 - Police Emergency Management</i>				
	00179948	US BANK CORP PAYMENT SYS	APRS TRACKERS FOR HAM RADIO	1,199.90
P89334	00179994	EPSCA	MONTHLY RADIO ACCESS FEES 13 R	328.25
	00179948	US BANK CORP PAYMENT SYS	SITEGROUND.COM	199.00
	00179948	US BANK CORP PAYMENT SYS	SITEGROUND.COM	198.00
	00179948	US BANK CORP PAYMENT SYS	EMAC Officer school shooting t	77.25
	00179948	US BANK CORP PAYMENT SYS	Postage for door tags	73.58
<i>Org Key: PO1600 - Regional Radio Operations (CJ)</i>				
P89334	00179994	EPSCA	MONTHLY RADIO ACCESS FEES 57 R	1,439.25
<i>Org Key: PO1700 - Records and Property</i>				
	00179948	US BANK CORP PAYMENT SYS	Records shelving	471.81
P89719	00180053	MI HARDWARE - POLICE	Records office supplies	336.89
	00179948	US BANK CORP PAYMENT SYS	Records storage supplies	153.14
	00179948	US BANK CORP PAYMENT SYS	Paint-Records office	141.52
P89771	00179959	BELLEVUE COLLEGE-CONT EDU	ECTC Class Registration M. Sol	114.72
P89771	00179959	BELLEVUE COLLEGE-CONT EDU	ECTC Class Registration K. Don	114.72
	00179948	US BANK CORP PAYMENT SYS	Records Dept supplies	113.44
	00179948	US BANK CORP PAYMENT SYS	Records office supplies	87.44
	00179948	US BANK CORP PAYMENT SYS	Records office supplies	66.42
	00179948	US BANK CORP PAYMENT SYS	Paint supplies-Records	27.08
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	12.38
	00179948	US BANK CORP PAYMENT SYS	Paint-Records office	11.02

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00179948	US BANK CORP PAYMENT SYS	Returned shelving	-181.72
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P89720	00180118	WASHINGTON STATE PATROL	CPL background checks	265.50
<i>Org Key: PO1900 - Jail/Home Monitoring</i>				
P89794	00180089	SCORE	January 2016 Invoice for Jail	157.00
<i>Org Key: PO2100 - Patrol Division</i>				
	00179948	US BANK CORP PAYMENT SYS	Medical Supplies for Patrol	1,942.70
	00179948	US BANK CORP PAYMENT SYS	Graphics for new SGT Car	571.80
	00179948	US BANK CORP PAYMENT SYS	PBT Gas testing Standard	224.75
P89604	00179964	CDW GOVERNMENT INC	HP LaserJet Pro M402dn	240.10
	00179948	US BANK CORP PAYMENT SYS	Patrol bulletin boards	208.01
P89718	00180018	IBSEN TOWING CO BELLEVUE	Impound of suspect vehicle	196.01
	00179948	US BANK CORP PAYMENT SYS	Supplies for Officer of the Ye	123.40
	00179948	US BANK CORP PAYMENT SYS	Patrol monitor arm	109.49
	00179948	US BANK CORP PAYMENT SYS	Supplies for staff meeting and	23.76
	00179948	US BANK CORP PAYMENT SYS	THE UPS STORE 1081	9.15
P89795	00180036	LANGUAGE LINE SERVICES	Language Line Services for Jan	2.40
	00179948	US BANK CORP PAYMENT SYS	Refund for Officer of the Year	-6.58
<i>Org Key: PO2150 - Police Support Officer (CJ)</i>				
	00179948	US BANK CORP PAYMENT SYS	Membership renewal for NATW	35.00
<i>Org Key: PO2200 - Marine Patrol</i>				
	00179948	US BANK CORP PAYMENT SYS	AED Defib Batteries	303.42
<i>Org Key: PO3100 - Investigation Division</i>				
P89827	00180105	THOMSON REUTERS - WEST	Investigative Information sear	174.23
	00179948	US BANK CORP PAYMENT SYS	Det Sgt school shooting traini	77.25
	00179948	US BANK CORP PAYMENT SYS	Certified Mail - Case # 2015-1	3.94
	00179948	US BANK CORP PAYMENT SYS	Certified Mail Case # 2015-131	3.94
	00179948	US BANK CORP PAYMENT SYS	This is a refund for mistaken	-385.47
<i>Org Key: PO3300 - School Resource Officer (CJ)</i>				
	00179948	US BANK CORP PAYMENT SYS	SRO school shooting training	77.25
<i>Org Key: PO4100 - Training</i>				
	00179948	US BANK CORP PAYMENT SYS	Firearms training for 115 and	1,000.00
<i>Org Key: PO4200 - Training (CJ)</i>				
P89585	00180125	WHIA	Homicide Investigation-Canter	585.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P89683	00179972	CONSOLIDATED PRESS	Printing costs for Summer Camp	2,102.46
	00179948	US BANK CORP PAYMENT SYS	HIGHLANDS COUNCIL	450.00
	00179948	US BANK CORP PAYMENT SYS	CASCADE A & E SUPPLIES	445.60
	00179948	US BANK CORP PAYMENT SYS	FONTS COM	295.11
	00179948	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	269.00
	00179948	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	269.00
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	147.95
	00179948	US BANK CORP PAYMENT SYS	REGISTER.COM*12EFD5CFJ	147.00
	00179948	US BANK CORP PAYMENT SYS	THE FRENCH BAKERY DOWNTOW	99.25

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PO #	Check #	Vendor:	Transaction Description	Check Amount
P89371	00179976	CRYSTAL AND SIERRA SPRINGS	Monthly water delivery service	85.13
	00179948	US BANK CORP PAYMENT SYS	STOCKLAYOUTS LLC	69.00
P89825	00179975	COSTCO	2016 Annual Membership Renewal	36.30
	00179948	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	18.74
	00179948	US BANK CORP PAYMENT SYS	BROWNPAPERTICKETS COM	16.52
	00179948	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00179948	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	15.00
	00179948	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	7.74
	00179948	US BANK CORP PAYMENT SYS	GA-CAMPUS PARKING 3	4.50
Org Key: PR1500 - Urban Forest Management				
	00179948	US BANK CORP PAYMENT SYS	123SIGNUP	443.00
	00179948	US BANK CORP PAYMENT SYS	AMAZON.COM AMZN.COM/BILL	17.51
	00179948	US BANK CORP PAYMENT SYS	USPS 54530602535107903	12.90
Org Key: PR2100 - Recreation Programs				
P89677	00180068	PARENTMAP	Display ad for Recreation	1,196.00
	00179948	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	1,076.00
	00179948	US BANK CORP PAYMENT SYS	WASHINGTON RECREATION AND	807.00
P89774	00180068	PARENTMAP	Camp fair event sponsorship	750.00
P89716	00180087	SAGACITY CUSTOM PUBLISHING	Recreation Ad	689.00
P89813	00180100	SUPER SITTERS LLC	Instruction services for Super	632.50
	00179948	US BANK CORP PAYMENT SYS	DISPLAYS2GOCOM	176.85
P89714	00180012	HAKOMORI, MITSUKO	Instruction services for Ikeba	143.50
	00179948	US BANK CORP PAYMENT SYS	SI VIEW METRO PARKS	115.00
P89824	00180002	FORSYTH, DENISE	Instruction services for Embro	87.50
	00179948	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	47.23
	00179948	US BANK CORP PAYMENT SYS	TARGET 00009969	26.26
	00179948	US BANK CORP PAYMENT SYS	QFC #5821	14.97
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	12.38
Org Key: PR2101 - Youth and Teen Camps				
	00179948	US BANK CORP PAYMENT SYS	SAHARA PIZZA	76.21
	00179948	US BANK CORP PAYMENT SYS	TARGET 00022905	17.30
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	12.38
	00179948	US BANK CORP PAYMENT SYS	REDBOX *DVD RENTAL	1.64
Org Key: PR2104 - Special Events				
	00179948	US BANK CORP PAYMENT SYS	S&S WORLDWIDE-ONLINE	74.48
	00179948	US BANK CORP PAYMENT SYS	ORIENTAL TRADING CO	43.98
	00179948	US BANK CORP PAYMENT SYS	ART.COM/ALLPOSTERS.COM	30.97
	00179948	US BANK CORP PAYMENT SYS	ART.COM/ALLPOSTERS.COM	30.97
	00179948	US BANK CORP PAYMENT SYS	ORIENTAL TRADING CO	27.00
P89715	00180045	M & M BALLOON CO	Helium refills for MICEC	20.81
Org Key: PR2108 - Health and Fitness				
P89810	00179967	CHRISTIANSEN, ANNE	Instruction services for Easts	1,289.40
P89810	00179967	CHRISTIANSEN, ANNE	Instruction services for Easts	280.00
P89713	00180082	PUGET SOUND SR SOFTBALL ASSOC	Co-Ed League Fees for 2016	150.00
Org Key: PR3500 - Senior Services				

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00179948	US BANK CORP PAYMENT SYS	ALZ*ALZHEIMERSASSOCWCW	540.00
	00179948	US BANK CORP PAYMENT SYS	SQ *M I BAKING COMPANY	380.29
	00179948	US BANK CORP PAYMENT SYS	SQ *M I BAKING COMPANY	375.29
	00179948	US BANK CORP PAYMENT SYS	SQ *M I BAKING COMPANY	351.12
	00179948	US BANK CORP PAYMENT SYS	SQ *M I BAKING COMPANY	341.04
	00179948	US BANK CORP PAYMENT SYS	SQ *M I BAKING COMPANY	310.77
	00179948	US BANK CORP PAYMENT SYS	S&S WORLDWIDE-ONLINE	30.98
	00179948	US BANK CORP PAYMENT SYS	REDBOX *DVD RENTAL	13.14
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	7.88
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	1.89
Org Key: PR4100 - Community Center				
P89812	00180092	SEATTLE WEDDING SHOW	Seattle Wedding Show 2017 boot	2,369.00
P89782	00180056	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE FOR JAN 201	2,227.50
P89783	00180066	PACIFIC AIR CONTROL INC	HVAC MAINT COMM CETR	1,673.48
P89648	00180117	WASHINGTON FITNESS SERV INC	Quarterly service for MICEC Fi	748.98
P89723	00179987	DUNBAR ARMORED	FEB16 Armored Car Servcie	483.59
P89874	00179978	CUMMINS NORTHWEST INC	2015 GENERATOR MAINT	390.99
	00179948	US BANK CORP PAYMENT SYS	YELPINC*BIZSERVICES	350.00
P89757	00180067	PACIFIC MODULAR	CARPET SPOT CLEANING	300.00
P89814	00179988	EASTSIDE EXTERMINATORS	EXTERMINATOR SERVICES	223.38
	00179948	US BANK CORP PAYMENT SYS	REGISTER.COM*12EFD296J	208.00
	00179948	US BANK CORP PAYMENT SYS	VERTICALRESPONSE INC	144.54
P89811	00180108	TRANSACT TECHNOLOGIES INC	Receipt paper for front desk	88.93
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	85.98
P89391	00179976	CRYSTAL AND SIERRA SPRINGS	2016 Water Service at MICEC	85.21
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	75.96
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	71.14
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	66.20
	00179948	US BANK CORP PAYMENT SYS	AMAZON.COM	57.35
	00179948	US BANK CORP PAYMENT SYS	SAHARA PIZZA	46.11
P89825	00179975	COSTCO	2016 Annual Membership Renewal	37.40
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	33.91
	00179948	US BANK CORP PAYMENT SYS	ECOLIGHTS NORTHWEST LLC	33.75
	00179948	US BANK CORP PAYMENT SYS	WWW.ISTOCK.COM	33.00
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	27.12
	00179948	US BANK CORP PAYMENT SYS	SQ *ESPRESSO CAFFE DIOR	24.72
	00179948	US BANK CORP PAYMENT SYS	PARTSWAREHOUSE.COM	22.07
	00179948	US BANK CORP PAYMENT SYS	ARAMARK WASHINGTON STATE	21.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	18.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	18.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	18.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	18.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	18.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	17.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	17.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	17.00
	00179948	US BANK CORP PAYMENT SYS	TRIOPH EXPO EVENTS	13.44
	00179948	US BANK CORP PAYMENT SYS	ARAMARK WASHINGTON STATE	13.00
P89675	00180052	MI HARDWARE - P&R	Misc supplies for MICEC	12.79
	00179948	US BANK CORP PAYMENT SYS	ARAMARK WASHINGTON STATE	10.50
	00179948	US BANK CORP PAYMENT SYS	7-ELEVEN 16365	9.96

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PO #	Check #	Vendor:	Transaction Description	Check Amount
	00179948	US BANK CORP PAYMENT SYS	ARAMARK WASHINGTON STATE	8.50
	00179948	US BANK CORP PAYMENT SYS	ARAMARK WASHINGTON STATE	8.25
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	7.00
	00179948	US BANK CORP PAYMENT SYS	WSCC PFD PARKING	7.00
<i>Org Key: PR5400 - Gallery Program</i>				
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	52.02
<i>Org Key: PR6100 - Park Maintenance</i>				
P89792	00179962	CALPORTLAND COMPANY	#4 X DUST (33.69 TONS)	905.66
	00179948	US BANK CORP PAYMENT SYS	SQ *ECONOMY COPIERS	273.95
P89391	00179976	CRYSTAL AND SIERRA SPRINGS	2016 Water Service at Parks	160.68
P89798	00180042	LOCAL 21M	9-month Seasonal Fees	125.00
	00179948	US BANK CORP PAYMENT SYS	SPU SO RECYCLING #310500	90.00
	00179948	US BANK CORP PAYMENT SYS	CORRYS CO2 DRY CLEANER	75.56
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	12.38
P89666	00180051	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	2.95
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P89779	00180041	LLOYD ENTERPRISES INC	PLAYFIELD SAND (32.9 TONS)	768.07
P89778	00180041	LLOYD ENTERPRISES INC	PLAYFIELD SAND (32.69 TONS)	259.48
P89798	00180042	LOCAL 21M	9-month Seasonal Fees	125.00
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
P89806	00180056	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE FOR JAN 201	1,969.09
P89702	00180069	PART WORKS INC.	TOILET TISSUE DISPENSERS	713.41
P89784	00180066	PACIFIC AIR CONTROL INC	HVAC MAINT LB ADMIN	242.15
P89666	00180051	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	41.32
P89342	00179968	CINTAS CORPORATION #460	2016 Rug Cleaning Services for	24.64
<i>Org Key: PR6600 - Park Maint-School Related</i>				
P89707	00180007	GRAINGER	ELECTRONIC TIMER (INTERMATIC)	351.37
P89778	00180041	LLOYD ENTERPRISES INC	PLAYFIELD SAND (32.69 TONS)	251.85
P89798	00180042	LOCAL 21M	9-month Seasonal Fees	125.00
P89777	00180071	PLATT ELECTRIC	BREAKER & AC COILS	118.23
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P89826	00180073	PROTECTION TECHNOLOGIES INC	Service call and printer	1,620.47
P89778	00180041	LLOYD ENTERPRISES INC	PLAYFIELD SAND (32.69 TONS)	251.84
P89798	00180042	LOCAL 21M	9-month Seasonal Fees	125.00
P89538	00180102	T2 SYSTEMS CANADA INC	2016 Service Charges for Boat	82.13
P89488	00180101	T-MOBILE	2016 Services for Boat Launch	49.99
P89666	00180051	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	45.48
<i>Org Key: PR6800 - Trails Maintenance</i>				
P89799	00180013	HEALTHFORCE PARTNERS LLC	Immunization fee for AS	70.00
	00179948	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	63.78
	00179948	US BANK CORP PAYMENT SYS	THE HOME DEPOT 4711	34.37
	00179948	US BANK CORP PAYMENT SYS	COMPTON LUMBER CO	9.07
<i>Org Key: VCP104 - CIP Streets Salaries</i>				
	00179948	US BANK CORP PAYMENT SYS	DRI*AUTODESK, INC.	49.28

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: VCP402 - CIP Water Salaries</i>				
	00179948	US BANK CORP PAYMENT SYS	DRI*AUTODESK, INC.	49.28
<i>Org Key: VCP426 - CIP Sewer Salaries</i>				
	00179948	US BANK CORP PAYMENT SYS	DRI*AUTODESK, INC.	49.28
<i>Org Key: VCP432 - CIP Storm Drainage Salaries</i>				
	00179948	US BANK CORP PAYMENT SYS	DRI*AUTODESK, INC.	49.26
<i>Org Key: WD120V - East Seattle Storm Improvmts</i>				
P87782	00179956	B&B UTILITIES & EXCAVATION LLC	RETAINAGE	1,506.50
<i>Org Key: WG106R - North Fire Station Repairs</i>				
	00179948	US BANK CORP PAYMENT SYS	WAYFAIR*WAYFAIR	1,300.00
	00179948	US BANK CORP PAYMENT SYS	WAYFAIR*WAYFAIR	1,249.98
	00179948	US BANK CORP PAYMENT SYS	WAYFAIR*WAYFAIR	1,249.94
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P89742	00179999	FINANCIAL CONSULTANTS INT'L	EQUIPMENT FOR FL-0485	5,205.42
P89741	00179999	FINANCIAL CONSULTANTS INT'L	POLICE VEHICLE FL-0484	3,250.67
<i>Org Key: WP107R - Island Crest Park Repairs</i>				
P85923	00179984	DMD & ASSOCIATES LTD	Island Crest Park Athletic Fie	4,374.00
<i>Org Key: WP115S - ICP S Field Synthetic Turf</i>				
P88255	00179986	DROLL LANDSCAPE ARCH, ROBERT W	Island Crest Park South Field	13,846.00
<i>Org Key: WP122R - Vegetation Management</i>				
P89775	00180063	NW ARBORICULTURE LLC	2015 SE 53rd Open Space Tree W	7,207.28
P89299	00180094	SIGNATURE LANDSCAPE SERVICES	Planting project LB1302	6,175.80
P89775	00180063	NW ARBORICULTURE LLC	50% Retainage	6,056.53
	00179948	US BANK CORP PAYMENT SYS	COMPTON LUMBER CO	243.35
<i>Org Key: WP303R - Luther BB Shoreline Phase 2</i>				
P89259	00180121	WATERSHED COMPANY, THE	Split code for above	2,916.67
<i>Org Key: WP310D - Street End - Calkins Landing</i>				
P89259	00180121	WATERSHED COMPANY, THE	Interpretive signage design fo	1,458.33
	00179948	US BANK CORP PAYMENT SYS	A&L WESTERN AG LABS INC	30.00
<i>Org Key: WP506R - Swim Beach Repairs</i>				
P88814	00179986	DROLL LANDSCAPE ARCH, ROBERT W	Groveland Park Over Water Stru	14,667.62
<i>Org Key: WP720R - Recurring Park Projects</i>				
P89710	00180058	MORUP SIGNS INC	RESTORATION OF CALKINS LANDING	958.13
<i>Org Key: WR544C - ICW Crosswalk at SE 32nd</i>				
P88053	00180032	KPG	ISLAND CREST WAY CROSSWALK	2,020.09
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P89781	00180014	HEDEEN & CADITZ PLLC	Professional Services - Invoic	70.00
P89781	00180014	HEDEEN & CADITZ PLLC	Professional Services - Invoic	70.00
P89781	00180014	HEDEEN & CADITZ PLLC	Professional Services - Invoic	70.00
P89781	00180014	HEDEEN & CADITZ PLLC	Professional Services - Invoic	35.00
P89781	00180014	HEDEEN & CADITZ PLLC	Professional Services - Invoic	35.00

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: XG500A - Mosaic at LB Playground</i>				
P89712	00180004	GLASS, SANDY	Elementary Student Mosaic Work	1,500.00
<i>Org Key: XP710R - Luther Burbank Minor Improvemnt</i>				
P89251	00180121	WATERSHED COMPANY, THE	Wetland delineation at LBP Wal	2,633.18
<i>Org Key: XR310R - EMW Shoulders - Ph 8-10</i>				
P89750	00180098	SOUND PUBLISHING INC	Ntc: Bids Mercer Way Shoulder	165.92
<i>Org Key: XR544R - NMW Crossing at Cov Shores</i>				
P88424	00179969	COMBINED CONSTRUCTION INC	RETAINAGE	490.00
<i>Org Key: YF1100 - YFS General Services</i>				
P89684	00179989	EASTSIDE HUMAN SERVICES FORUM	Annual membership dues	500.00
	00179948	US BANK CORP PAYMENT SYS	CASCADE A & E SUPPLIES	445.60
P89723	00179987	DUNBAR ARMORED	FEB16 Armored Car Servcie	257.45
P89817	00180129	QUENCH USA INC	Water dispenser for LB bldg	118.26
P89372	00179980	DATAQUEST LLC	Background checks for voluntee	107.50
	00179948	US BANK CORP PAYMENT SYS	WWW.SAHARAPIZZA.COM	102.56
	00179948	US BANK CORP PAYMENT SYS	GETTY IMAGES	99.00
P89371	00179976	CRYSTAL AND SIERRA SPRINGS	Monthly water service deliver	85.13
	00179948	US BANK CORP PAYMENT SYS	ISLAND BOOKS	50.00
	00179948	US BANK CORP PAYMENT SYS	QFC #5806	49.65
P89825	00179975	COSTCO	2016 Annual Membership Renewal	36.30
P89772	00180119	WASHINGTON STATE PATROL	Background Check for YFS & Thr	36.00
P89793	00180046	MASTERMARK	K. Richards Notary Stamp	34.03
	00179948	US BANK CORP PAYMENT SYS	MINDFUL	24.00
	00180023	JOHNSON, KARLENE	MILEAGE & MILEAGE FEE	21.32
	00179948	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00179948	US BANK CORP PAYMENT SYS	SQ *MERCER ISLAND ROTARY	20.00
	00179948	US BANK CORP PAYMENT SYS	AMAZON MKTPLACE PMTS	15.88
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	12.38
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	11.89
<i>Org Key: YF1200 - Thrift Shop</i>				
P89806	00180056	MICHAEL SKAGGS ASSOCIATES	JANITORIAL SERVICE FOR JAN 201	1,851.15
P89367	00180008	GRAND & BENEDICTS INC	Operating supplies for Thrift	678.20
P89368	00180098	SOUND PUBLISHING INC	Advertising contract for Seatt	556.00
P89807	00180066	PACIFIC AIR CONTROL INC	HVAC MAINT THRIFT SHOP	530.78
P89723	00179987	DUNBAR ARMORED	FEB16 Armored Car Servcie	488.95
	00179948	US BANK CORP PAYMENT SYS	COSTCO *BUS DELIV 115	391.80
	00179948	US BANK CORP PAYMENT SYS	ULINE *SHIP SUPPLIES	198.37
	00179948	US BANK CORP PAYMENT SYS	ULINE *SHIP SUPPLIES	123.73
P89817	00180129	QUENCH USA INC	Water dispenser for tshop	118.26
	00180128	XEROX CORPORATION	PRINTER SUPPLIES	71.17
	00179948	US BANK CORP PAYMENT SYS	ER & S COMPUTER SOLUTI	68.00
	00180070	PHILEN, SUZANNE	PRODUCTION ROOM LIGHTS	55.68
	00179948	US BANK CORP PAYMENT SYS	SQUARESPACE INC.	26.00
<i>Org Key: YF2100 - School/City Partnership</i>				
P89330	00180084	REGIONAL TOXICOLOGY SERVICES	Lab fees for Harnish clients	31.40

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PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: YF2300 - VOICE Program</i>				
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	42.01
	00179948	US BANK CORP PAYMENT SYS	EDMONDS CC	20.00
<i>Org Key: YF2500 - Family Counseling</i>				
	00179948	US BANK CORP PAYMENT SYS	BROWNPAPERTICKETS COM	195.21
	00179948	US BANK CORP PAYMENT SYS	ACT*CASCADIA TRAINING	169.00
P89370	00180021	INTERLAKE PSYCHIATRIC ASSOC	Clinical consultations (monthl	150.00
<i>Org Key: YF2600 - Family Assistance</i>				
P89687	00179993	EMMANUEL EPISCOPAL CHURCH	Childcare payment for EA clien	600.00
	00179948	US BANK CORP PAYMENT SYS	THE FIRS	400.00
P89289	00180080	PUGET SOUND ENERGY	Utility Assistance for Emergen	389.99
P89289	00180076	PUGET SOUND ENERGY	Utility Assistance for Emergen	314.43
	00179948	US BANK CORP PAYMENT SYS	SAFEWAY STORE00004770	300.00
	00179948	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	300.00
	00179948	US BANK CORP PAYMENT SYS	CHESS4LIFE ECOMMERCE	300.00
P89289	00180077	PUGET SOUND ENERGY	Utility Assistance for Emergen	242.90
P89289	00180081	PUGET SOUND ENERGY	Utility Assistance for Emergen	201.07
P89816	00179997	EYE ASSOCIATES NORTHWEST	Medical payment for EA client	126.00
P89289	00180078	PUGET SOUND ENERGY	Utility Assistance for Emergen	97.80
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	63.00
	00179948	US BANK CORP PAYMENT SYS	QFC #5839	63.00
	00179948	US BANK CORP PAYMENT SYS	SHELL OIL 57424192508	50.00
	00179948	US BANK CORP PAYMENT SYS	ISLANDER	37.51
P89289	00180079	PUGET SOUND ENERGY	Utility Assistance for Emergen	26.36
<i>Org Key: YF2800 - Fed Drug Free Communities Gran</i>				
	00179948	US BANK CORP PAYMENT SYS	PUBLISHERS GROUP WEST	119.96
	00179948	US BANK CORP PAYMENT SYS	CTC*CONSTANTCONTACT.COM	78.71
	00179948	US BANK CORP PAYMENT SYS	EIG*HOMESTEAD	20.99
Total				841,008.48

CERTIFICATION OF CLAIMS

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Charles L. Corder

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	180130-180229	03/02/16	\$ 327,067.30
			\$ 327,067.30

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00180130	03/02/2016	ACCESS CONTAINER STORAGE, DATA ENTRY,	P89762	1298729	01/31/2016	281.24
00180131	03/02/2016	AIRGAS USA LLC Oxygen/Fire	P89842	9933476417	01/31/2016	279.51
00180132	03/02/2016	ALL CITY FENCE CO INSTALLATION OF FENCE AND GATE	P89834	107548	02/18/2016	3,408.74
00180133	03/02/2016	AM TEST INC WATER QUALITY	P89690	90696	01/31/2016	140.00
00180134	03/02/2016	ARC MONTHLY PRINTING CHARGES JOB	P89846	1366256	01/20/2016	71.13
00180135	03/02/2016	ASPECT SOFTWARE INC Monthly Telestaff Service	P89841	ASI007289	01/05/2016	164.25
00180136	03/02/2016	ASTRAL COMMUNICATIONS INC EQUIPMENT FOR FL -0487	P89753	160318	02/15/2016	3,742.20
00180137	03/02/2016	AT&T MOBILITY WIRELESS DATA	P89695	7404045X02022016	01/24/2016	27.00
00180138	03/02/2016	BECKER, RON FRLEOFF1 Retiree Medical Expen	P89950	OH006136	03/01/2016	22,064.50
00180139	03/02/2016	BECKER, RON FRLEOFF1 Retiree Medical Expen	P89956	OH006137	03/01/2016	1,566.00
00180140	03/02/2016	BELLEVUE, CITY OF 2016 annual eCityGov Alliance	P89928	30702	02/16/2016	34,688.00
00180141	03/02/2016	BLUELINE GROUP 9700 BLOCK SE 41ST STREET WATE	P87382	11215	02/01/2016	2,672.00
00180142	03/02/2016	CENTURYLINK PHONE USE FEB 2016		OH006129	02/20/2016	1,497.02
00180143	03/02/2016	CM DESIGN GROUP ROADSIDE SHOULDER IMPROVEMENTS	P89191	16011	01/26/2016	40,075.29
00180144	03/02/2016	COMCAST Internet Charges/Fire	P89938	OH006139	02/17/2016	364.53
00180145	03/02/2016	COMCAST 2016 High Speed Connection Cha	P89540	OH006117	02/11/2016	135.47
00180146	03/02/2016	COMPLETE OFFICE Records office storage	P89853	13141160	02/05/2016	1,165.08
00180147	03/02/2016	CONTRACT HARDWARE REKEY LOCKS	P89833	SPI031919	02/08/2016	167.81
00180148	03/02/2016	CUMMINS NORTHWEST INC GENERATOR REPAIRS	P89880	00192525/189747	02/03/2016	22.60
00180149	03/02/2016	DAILY JOURNAL OF COMMERCE ROADSIDE SHOULDERS IMPROV. PRO	P89871	3309254	02/01/2016	549.90
00180150	03/02/2016	DEDOMINICIS, AMY E Contingency Proj Mgmt FS 92	P76634	501459	02/02/2016	450.00
00180151	03/02/2016	DEFTY, YVONNE JOINT COMM MEETING SUPPLIES		OH006113	02/25/2016	12.37
00180152	03/02/2016	DEPT OF ENTERPRISES SERVICES PRINTING WINDOW ENVELOPES		73145143	02/16/2016	237.15
00180153	03/02/2016	EARTHWORK ENTERPRISES INC RETAINAGE	P89441	1	01/31/2016	64,191.70
00180154	03/02/2016	FIRE ENGINEERING 2016 Subscription/Fire	P89895	OH006120	02/25/2016	29.00
00180155	03/02/2016	FIRST APPLIANCE SERVICE TEAM Oven and Dryer Repairs/Station	P89855	153265/153273	02/10/2016	720.73

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00180156	03/02/2016	GALLS LLC Bullet proof vest-Marcroft	P89851	137261	08/04/2015	870.53
00180157	03/02/2016	GOEPFERT, TERESA PARTIAL DEPOSIT REFUND		1505-364	02/29/2016	4,500.00
00180158	03/02/2016	GRAINGER INVENTORY PURCHASES	P89804	9022994702	02/10/2016	471.00
00180159	03/02/2016	H D FOWLER TRAFFIC REPAIR KIT & BONNET GA	P89908	I4142695/4142149	02/23/2016	310.38
00180160	03/02/2016	HOME DEPOT CREDIT SERVICE INVENTORY PURCHASES	P89896	025235/3024607	02/25/2016	310.31
00180161	03/02/2016	HONEYWELL, MATTHEW V Professional Services - Invoic	P89971	904	03/01/2016	2,600.00
00180162	03/02/2016	HUGHES FIRE EQUIPMENT INC Parts for E91	P89894	501660	02/16/2016	407.41
00180163	03/02/2016	HUTCHINSON, LISA K CART SERVICE & TRANSCRIPT 2/3	P89972	3371	02/29/2016	588.00
00180164	03/02/2016	INGALLINA'S BOX LUNCH INC JOINT COMMISSIONS MEETING DINN	P89898	01280197	02/24/2016	185.09
00180165	03/02/2016	INTERNATIONAL CODE COUNCIL CODE COMPLIANCE MANUALS	P89906	1000661775	02/17/2016	2,746.81
00180166	03/02/2016	JOHNSON, CURTIS FRLEOFF1 Retiree Medical Expen	P89864	OH006121	02/23/2016	266.97
00180167	03/02/2016	KC HOUSING AUTHORITY Rental ass't for EA client DA	P89884	OH006122	02/24/2016	316.00
00180168	03/02/2016	KC RECORDER King County Recording Fee -	P89916	OH006124	02/29/2016	107.00
00180169	03/02/2016	KC RECORDS DOCUMENT RECORDING FEES	P89927	OH006132	03/01/2016	768.00
00180170	03/02/2016	KC RECORDS DOCUMENT RECORDING FEES	P89926	OH006131	03/01/2016	684.00
00180171	03/02/2016	KNOFF & FETTIG PS LEOFF1 Retiree Medical Expense	P89867	OH006123	02/25/2016	7,575.00
00180172	03/02/2016	KROESENS INC Uniform/Mair (FM)	P89850	62896	02/11/2016	1,600.94
00180173	03/02/2016	KRONOS Telestaff Workforce Now Suppor	P89830	11025546	02/03/2016	3,488.65
00180174	03/02/2016	LEDBETTER-KRAFT, DELORES E Instruction services for Aerob	P89915	15876	02/29/2016	1,586.20
00180175	03/02/2016	LUND, MARK MILEAGE EXPENSE		OH006105	02/26/2016	15.88
00180176	03/02/2016	MALLORY SAFETY SUPPLY INVENTORY PURCHASES	P89828	4043589	02/16/2016	375.07
00180177	03/02/2016	MCCOY, STEPHEN W ENERGENCY RESPONSE SUPPLIES		OH006111	02/24/2016	525.49
00180178	03/02/2016	McLENDON HARDWARE INC INVENTORY PURCHASES	P89797	4410702	02/16/2016	107.67
00180179	03/02/2016	METROPRESORT Printing and Mailing January 2	P89917	480311/479958/48	01/27/2016	2,417.37
00180180	03/02/2016	MI HARDWARE - BLDG MISC. HARDWARE FOR THE MONTH O	P89890	132758/772/822/8	01/15/2016	72.84
00180181	03/02/2016	MI UTILITY BILLS PAYMENT OF UTILITY BILLS FOR W	P89974	OH006140	02/29/2016	885.76

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00180182	03/02/2016	MICROFLEX January 2016 Tax Audit Program	P89960	00022240	02/11/2016	441.30
00180183	03/02/2016	MINUTEMAN PRESS - BELLEVUE FM Safety Inspection Forms	P89935	44260	02/24/2016	293.39
00180184	03/02/2016	MUTUAL MATERIALS CO MANORSTONE PAVERS	P89831	1474994	02/12/2016	398.47
00180185	03/02/2016	NASRO SRO membership for NASRO	P89953	OH006141	03/01/2016	40.00
00180186	03/02/2016	OLYMPIC ENVIRONMENTAL RES 2015-2016 SPECIAL RECYCLING EV	P84810	1	02/08/2016	4,689.95
00180187	03/02/2016	OVERLAKE OIL 1000 GAL UNLEADED DELIVERY - F	P89868	0176316/172/168	02/04/2016	4,234.31
00180188	03/02/2016	PACIFIC AIR CONTROL INC REPAIR BOILER SUPPLY PUMP	P89885	184974	02/12/2016	2,476.80
00180189	03/02/2016	PARRISH, DAN Wellness Seminar February 11	P89949	1	02/23/2016	300.00
00180190	03/02/2016	PAULETTO, MAUDE Instruction services for Yoga	P89914	15829/30/31	02/29/2016	1,404.90
00180191	03/02/2016	PERTEET INC SAFE ROUTES TO NORTHWOOD ELEME	P89336	201502790001	02/08/2016	8,936.66
00180192	03/02/2016	PLATT ELECTRIC INVENTORY PURCHASES	P89820	I719184	02/08/2016	304.55
00180193	03/02/2016	POT O' GOLD INC EQUIPMENT RENTAL FEE, JAN 2016	P89902	0036786	02/25/2016	54.76
00180194	03/02/2016	PRAXAIR DISTRIBUTION INC ACETYLENE AND OXYGEN TANK RENT	P89869	54773465	01/29/2016	50.49
00180195	03/02/2016	PROVOST, ALAN FRLEOFF1 Retiree Medical Expen		OH006108	02/29/2016	1,378.97
00180196	03/02/2016	PUBLIC SAFETY SUPPORT SERVICES Zone One Coordinator Services	P87834	MIFY1407	02/25/2016	8,333.33
00180197	03/02/2016	PUGET SOUND ENERGY ENERGY USE FEBRUARY 2016		OH006142	02/24/2016	25,362.60
00180198	03/02/2016	REMOTE SATELLITE SYSTEMS INT'L EMAC Sat Phone	P89852	00078942	02/10/2016	48.95
00180199	03/02/2016	REPUBLIC SERVICES #172 12 YRD DISPOSAL/RECYCLE	P89883	0172006659575/01	01/31/2016	4,806.98
00180200	03/02/2016	RESERVE ACCOUNT POSTAGE REFILL,	P89925	OH006133	03/01/2016	5,000.00
00180201	03/02/2016	RICOH USA INC Cost Per Copy/Fire	P89937	5040698344	02/24/2016	130.90
00180202	03/02/2016	RICOH USA INC (FIRE) Copier Rental/Fire	P89838	96273014	02/04/2016	319.42
00180203	03/02/2016	SALZETTI, ERIC Instruction services for Power	P89849	15878/15881	02/22/2016	1,083.36
00180204	03/02/2016	SAND, KARI L PARKING FEE		OH006112	02/26/2016	16.00
00180205	03/02/2016	SCHOENTRUP, WILLIAM FRLEOFF1 Retiree Medical Expen	P89918	OH006127	02/29/2016	417.98
00180206	03/02/2016	SEA WESTERN INC Leather Passports	P89934	189824	02/29/2016	484.91
00180207	03/02/2016	SHOREWOOD HEIGHTS Rental assistance for Emergenc	P89375	OH006126	02/17/2016	240.73

Accounts Payable Report by Check Number

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00180208	03/02/2016	SKYLINE COMMUNICATIONS INC EOC INTERNET	P89931	IN41634	03/01/2016	192.55
00180209	03/02/2016	STATE AUDITOR'S OFFICE FYE 2014 State Audit Costs	P89829	L112584	02/09/2016	2,741.94
00180210	03/02/2016	STQRY INC Annual subscription fee	P89859	1118	12/21/2015	1,095.00
00180211	03/02/2016	SUPPLY SOURCE INC/SAMS, THE INVENTORY PURCHASES	P89857	1610518	02/17/2016	631.56
00180212	03/02/2016	SUPPRESSION SYSTEMS INC HALON INSPECTION RECORDS & SER	P89887	14101	02/12/2016	709.56
00180213	03/02/2016	SYSTEMS DESIGN WEST LLC Transport Billing Fees	P89854	MIFD0216	02/10/2016	1,238.37
00180214	03/02/2016	TOVAR, JOSEPH W JANUARY CONSULTING FEE FOR TOW	P89865	15062	02/13/2016	6,705.00
00180215	03/02/2016	UNDERWATER SPORTS INC. Dive team equip	P89954	20011038/0947A/0	02/08/2016	2,082.42
00180216	03/02/2016	UNITED SITE SERVICES 2016 Portable Toilet Rentals a	P89258	1143755710/11/12	02/16/2016	565.45
00180217	03/02/2016	VAN GORP, ALISON SUPPLIES		OH006109	02/04/2016	223.32
00180218	03/02/2016	VERITIV OPERATING COMPANY INVENTORY PURCHASES	P89888	65522132953	02/15/2016	1,248.52
00180219	03/02/2016	VERIZON WIRELESS Cell Charges/Fire		9757716885/886	03/02/2016	941.99
00180220	03/02/2016	WA LEGAL MESSENGERS INC Legal Messenger Services - DuB	P89870	300204	02/05/2016	30.00
00180221	03/02/2016	WA ST EMPLOYMENT SECURITY DEPT 4TH QTR 2015		OH006135	03/02/2016	19,613.02
00180222	03/02/2016	WABO BOOKSTORE, THE CONTINUING EDUCATION, MARK POT	P89653	31440	02/04/2016	2,100.00
00180223	03/02/2016	WALKER JR, RUDY CDL ENDORSEMENT		OH006110	02/24/2016	102.00
00180224	03/02/2016	WATER WISE ROOF SERVICE MAINT SHOP ROOF INSPECTION	P89835	7237	02/18/2016	219.00
00180225	03/02/2016	WHISTLE WORKWEAR SAFETY BOOTS & MISC. WORK CLOT	P89907	287922	02/19/2016	542.07
00180226	03/02/2016	WIBLE, CONNIE M 2016 Gallery Reception Enterta	P89848	OH006134	03/01/2016	150.00
00180227	03/02/2016	WIMACTEL INC POLICE LOBBY PAY PHONE	P89930	000147393	02/01/2016	60.23
00180228	03/02/2016	WSU - CONFERENCE MGMT AS NW Clerks Institute Housing	P89932	16624900/5162	03/01/2016	2,015.00
00180229	03/02/2016	WWCPA WWCPA RENEWAL	P89543	OH006128	01/25/2016	105.00
					Total	327,067.30

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
	00180157	GOEPFERT, TERESA	PARTIAL DEPOSIT REFUND	4,500.00
P89888	00180218	VERITIV OPERATING COMPANY	INVENTORY PURCHASES	1,248.52
P89857	00180211	SUPPLY SOURCE INC/SAMS, THE	INVENTORY PURCHASES	631.56
P89828	00180176	MALLORY SAFETY SUPPLY	INVENTORY PURCHASES	375.07
P89820	00180192	PLATT ELECTRIC	INVENTORY PURCHASES	217.72
P89832	00180158	GRAINGER	INVENTORY PURCHASES	213.45
P89822	00180158	GRAINGER	INVENTORY PURCHASES	191.92
P89903	00180160	HOME DEPOT CREDIT SERVICE	INVENTORY PURCHASES	163.66
P89819	00180192	PLATT ELECTRIC	INVENTORY PURCHASES	86.83
P89797	00180178	McLENDON HARDWARE INC	INVENTORY PURCHASES	71.55
<i>Org Key: CA1100 - Administration (CA)</i>				
P89916	00180168	KC RECORDER	King County Recording Fee -	107.00
P89870	00180220	WA LEGAL MESSENGERS INC	Legal Messenger Services - DuB	30.00
	00180204	SAND, KARI L	PARKING FEE	16.00
<i>Org Key: CA1200 - Prosecution & Criminal Mngmnt</i>				
P89912	00180161	HONEYWELL, MATTHEW V	Professional Services - Invoice	1,900.00
P89971	00180161	HONEYWELL, MATTHEW V	Professional Services - Invoice	700.00
<i>Org Key: CM1200 - City Clerk</i>				
P89932	00180228	WSU - CONFERENCE MGMT	KR NW Clerks Institute PD III	600.00
P89932	00180228	WSU - CONFERENCE MGMT	KR NW Clerks Institute Housing	540.00
P89932	00180228	WSU - CONFERENCE MGMT	AS NW Clerks Institute PD IV 2	525.00
P89932	00180228	WSU - CONFERENCE MGMT	AS NW Clerks Institute Housing	350.00
<i>Org Key: CR1100 - CORe Admin and Human Resources</i>				
P89949	00180189	PARRISH, DAN	Wellness Seminar February 11	300.00
<i>Org Key: DS1100 - Administration (DS)</i>				
P89927	00180169	KC RECORDS	DOCUMENT RECORDING FEES	768.00
P89926	00180170	KC RECORDS	DOCUMENT RECORDING FEES	684.00
P89767	00180134	ARC	MONTHLY PRINTING CHARGES JOB	16.43
P89845	00180134	ARC	PRINTING CHARGES WO5042383	11.96
P89844	00180134	ARC	PRINTING CHARGES WO5045723	11.87
P89768	00180134	ARC	MONTHLY PRINTING CHARGES JOB	11.83
P89843	00180134	ARC	PRINTING CHARGES WO5045720	9.52
P89846	00180134	ARC	PRINTING CHARGES WO5042377	9.52
<i>Org Key: DS1200 - Bldg Plan Review & Inspection</i>				
P89906	00180165	INTERNATIONAL CODE COUNCIL	CODE COMPLIANCE MANUALS	2,746.81
P89904	00180222	WABO BOOKSTORE, THE	CONTINUING EDUCATION, MARK POT	1,575.00
<i>Org Key: DSBE01 - Economic Development</i>				
P89865	00180214	TOVAR, JOSEPH W	JANUARY CONSULTING FEE FOR TOW	6,705.00
P89972	00180163	HUTCHINSON, LISA K	CART SERVICE & TRANSCRIPT 2/3	588.00
	00180217	VAN GORP, ALISON	SUPPLIES	223.32
P89898	00180164	INGALLINA'S BOX LUNCH INC	JOINT COMMISSIONS MEETING DINN	185.09
	00180151	DEFTY, YVONNE	JOINT COMM MEETING SUPPLIES	12.37
<i>Org Key: FN1100 - Administration (FN)</i>				
P89829	00180209	STATE AUDITOR'S OFFICE	FYE 2014 State Audit Costs	2,741.94

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P89917	00180179	METROPRESORT	Printing and Mailing January 2	461.73
P89917	00180179	METROPRESORT	Printing and Mailing January 2	344.06
<i>Org Key: FN4502 - Utility Billing (Sewer)</i>				
P89917	00180179	METROPRESORT	Printing and Mailing January 2	461.74
P89917	00180179	METROPRESORT	Printing and Mailing January 2	344.05
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P89917	00180179	METROPRESORT	Printing and Mailing January 2	461.74
P89917	00180179	METROPRESORT	Printing and Mailing January 2	344.05
<i>Org Key: FNBE01 - Financial Services</i>				
P89960	00180182	MICROFLEX	January 2016 Tax Audit Program	441.30
<i>Org Key: FR1100 - Administration (FR)</i>				
P89830	00180173	KRONOS	Telestaff Workforce Now Suppor	3,488.65
P89854	00180213	SYSTEMS DESIGN WEST LLC	Transport Billing Fees	1,238.37
P89855	00180155	FIRST APPLIANCE SERVICE TEAM	Oven and Dryer Repairs/Station	720.73
P89838	00180202	RICOH USA INC (FIRE)	Copier Rental/Fire	319.42
P89841	00180135	ASPECT SOFTWARE INC	Monthly Telestaff Service	164.25
P89836	00180172	KROESENS INC	Uniform/Mair (FM)	152.86
P89937	00180201	RICOH USA INC	Cost Per Copy/Fire	130.90
P89939	00180144	COMCAST	Internet Charges/Fire	108.46
P89840	00180144	COMCAST	Internet Charges/Fire	70.84
P89938	00180144	COMCAST	Internet Charges/Fire	62.32
P89895	00180154	FIRE ENGINEERING	2016 Subscription/Fire	29.00
P89837	00180144	COMCAST	Internet Charges/Fire	11.54
<i>Org Key: FR2100 - Fire Operations</i>				
P89836	00180172	KROESENS INC	Uniforms/Duty Crew	1,114.74
	00180219	VERIZON WIRELESS	REPLACE WARRANT 179525	884.82
P89934	00180206	SEA WESTERN INC	2 Voicemitter	425.94
P89894	00180162	HUGHES FIRE EQUIPMENT INC	Parts for E91	407.41
P89892	00180172	KROESENS INC	Duty Boots/Lace Kit - Collier	308.52
P89839	00180206	SEA WESTERN INC	Leather Passports	58.97
P89891	00180219	VERIZON WIRELESS	Cell Charges/Fire	17.16
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P89893	00180131	AIRGAS USA LLC	Oxygen/Fire	191.11
P89842	00180131	AIRGAS USA LLC	Oxygen/Fire	88.40
<i>Org Key: FR4100 - Training</i>				
	00180177	MCCOY, STEPHEN W	ENERGENCY RESPONSE SUPPLIES	525.49
<i>Org Key: FR5100 - Community Risk Reduction</i>				
P89653	00180222	WABO BOOKSTORE, THE	2016 WABO Education	525.00
P89935	00180183	MINUTEMAN PRESS - BELLEVUE	FM Safety Inspection Forms	293.39
<i>Org Key: GGM001 - General Government-Misc</i>				
P89928	00180140	BELLEVUE, CITY OF	2016 annual eCityGov Alliance	34,688.00
P89269	00180144	COMCAST	CITY HALL HIGH SPEED INTERNET	111.37
P89973	00180193	POT O' GOLD INC	EQUIPMENT RENTAL FEE, JAN 2016	27.38

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P89902	00180193	POT O' GOLD INC	February, Water Cooler Rental.	27.38
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P89925	00180200	RESERVE ACCOUNT	POSTAGE REFILL,	5,000.00
	00180152	DEPT OF ENTERPRISES SERVICES	PRINTING WINDOW ENVELOPES	183.08
	00180152	DEPT OF ENTERPRISES SERVICES	PRINTING REGULAR ENVELOPES	54.07
<i>Org Key: GGM005 - Genera Govt-LI Retiree Costs</i>				
P89950	00180138	BECKER, RON	FRLEOFF1 Retiree Medical Expen	14,030.00
P89950	00180138	BECKER, RON	FRLEOFF1 Retiree Medical Expen	7,580.00
P89867	00180171	KNOFF & FETTIG PS	LEOFF1 Retiree Medical Expense	7,575.00
P89956	00180139	BECKER, RON	FRLEOFF1 Retiree Medical Expen	1,566.00
P89897	00180195	PROVOST, ALAN	FRLEOFF1 Retiree Medical Expen	595.67
P89950	00180138	BECKER, RON	FRLEOFF1 Retiree Medical Expen	454.50
P89918	00180205	SCHOENTRUP, WILLIAM	FRLEOFF1 Retiree Medical Expen	417.98
	00180195	PROVOST, ALAN	MAR-MAY 2016 RET MEDI REIMB	399.20
	00180195	PROVOST, ALAN	12/1/15-2/29/16 MEDICARE REIMB	314.70
P89864	00180166	JOHNSON, CURTIS	FRLEOFF1 Retiree Medical Expen	266.97
	00180195	PROVOST, ALAN	JAN&FEB2016 MEDI REIMB ADJ	69.40
<i>Org Key: GX9995 - Employee Benefits-General</i>				
	00180221	WA ST EMPLOYMENT SECURITY DEPT	4TH QTR 2015	3,281.38
<i>Org Key: GX9997 - Employee Benefits-Fire</i>				
	00180221	WA ST EMPLOYMENT SECURITY DEPT	4TH QTR 2015	9,960.64
<i>Org Key: GX9998 - Employee Benefits-Maintenance</i>				
	00180221	WA ST EMPLOYMENT SECURITY DEPT	4TH QTR 2015	6,371.00
<i>Org Key: IS2100 - IGS Network Administration</i>				
	00180142	CENTURYLINK	PHONE USE FEB 2016	1,067.38
P89762	00180130	ACCESS	CONTAINER STORAGE, DATA ENTRY,	281.24
P89930	00180227	WIMACTEL INC	POLICE LOBBY PAY PHONE	60.23
<i>Org Key: MT2100 - Roadway Maintenance</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	352.27
P89804	00180158	GRAINGER	WIRE STRIPPERS	37.60
P89797	00180178	McLENDON HARDWARE INC	PROPANE TANK	36.12
P89903	00180160	HOME DEPOT CREDIT SERVICE	GORILLA GLUE	5.44
<i>Org Key: MT2300 - Planter Bed Maintenance</i>				
P89974	00180181	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	184.99
P89896	00180160	HOME DEPOT CREDIT SERVICE	FERTILIZER, SPREADER & GRINDER	141.21
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	12.97
<i>Org Key: MT2500 - ROW Administration</i>				
P89883	00180199	REPUBLIC SERVICES #172	RIGHT OF WAY DISPOSAL/RECYCLIN	1,772.15
P89883	00180199	REPUBLIC SERVICES #172	12 YRD DISPOSAL/RECYCLE	612.80
	00180175	LUND, MARK	MILEAGE EXPENSE	15.88
<i>Org Key: MT3100 - Water Distribution</i>				
P89804	00180158	GRAINGER	TOOL BOX & UY2 CONNECTERS	28.03
<i>Org Key: MT3120 - Hydrant Maintenance</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
P89908	00180159	H D FOWLER	TRAFFIC REPAIR KIT & BONNET GA	310.38
<i>Org Key: MT3150 - Water Quality Event</i>				
P89690	00180133	AM TEST INC	WATER QUALITY	140.00
<i>Org Key: MT3200 - Water Pumps</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	1,618.73
<i>Org Key: MT3300 - Water Associated Costs</i>				
P89883	00180199	REPUBLIC SERVICES #172	UTILITY WATER DISPOSAL/RECYCLI	196.90
	00180223	WALKER JR, RUDY	CDL ENDORSEMENT	102.00
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	4,054.09
P89974	00180181	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	34.16
P89880	00180148	CUMMINS NORTHWEST INC	GENERATOR REPAIRS	22.60
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P89909	00180225	WHISTLE WORKWEAR	SAFETY BOOTS & MISC. WORK CLOT	394.67
P89883	00180199	REPUBLIC SERVICES #172	UTILITY SEWER DISPOSAL/RECYCLI	196.90
P89543	00180229	WWCPA	WWCPA RENEWAL	105.00
P89695	00180137	AT&T MOBILITY	WIRELESS DATA	27.00
<i>Org Key: MT3800 - Storm Drainage</i>				
P89907	00180225	WHISTLE WORKWEAR	RAIN GEAR	147.40
<i>Org Key: MT4200 - Building Services</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	5,815.00
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	739.28
P89887	00180212	SUPPRESSION SYSTEMS INC	HALON INSPECTION RECORDS & SER	709.56
P89974	00180181	MI UTILITY BILLS	PAYMENT OF UTILITY BILLS FOR W	666.61
P89886	00180188	PACIFIC AIR CONTROL INC	REPAIR BOILER SUPPLY PUMP	637.20
P89835	00180224	WATER WISE ROOF SERVICE	MAINT SHOP ROOF INSPECTION	219.00
P89833	00180147	CONTRACT HARDWARE	REKEY LOCKS	167.81
P89890	00180180	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	33.46
<i>Org Key: MT4210 - Building Landscaping</i>				
P89883	00180199	REPUBLIC SERVICES #172	FACILITIES DISPOSAL/RECYCLING	196.91
<i>Org Key: MT4300 - Fleet Services</i>				
P89868	00180187	OVERLAKE OIL	1000 GAL UNLEADED DELIVERY - F	1,669.60
P89868	00180187	OVERLAKE OIL	725 GAL UNLEADED DELIVERY - FI	1,099.11
P89868	00180187	OVERLAKE OIL	300 GAL DIESEL DELIVERY - FIRE	863.74
P89868	00180187	OVERLAKE OIL	300 GAL DIESEL DELIVERY - FIRE	318.39
P89868	00180187	OVERLAKE OIL	170 GAL DIESEL DELIVERY - SHOP	283.47
P89869	00180194	PRAXAIR DISTRIBUTION INC	ACETYLENE AND OXYGEN TANK	50.49
<i>Org Key: MT4501 - Water Administration</i>				
	00180142	CENTURYLINK	PHONE USE FEB 2016	49.63
<i>Org Key: MT4900 - Solid Waste</i>				
P84810	00180186	OLYMPIC ENVIRONMENTAL RES	2015-2016 SPECIAL RECYCLING EV	4,689.95
<i>Org Key: MTBE01 - Maint of Medians & Planters</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	1,101.61

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PO1100 - Administration (PO)</i>				
P89953	00180185	NASRO	SRO membership for NASRO	40.00
<i>Org Key: PO1350 - Police Emergency Management</i>				
P87834	00180196	PUBLIC SAFETY SUPPORT SERVICES	Zone One Coordinator Services	8,333.33
P89931	00180208	SKYLINE COMMUNICATIONS INC	EOC INTERNET	192.55
P89852	00180198	REMOTE SATELLITE SYSTEMS INT'L	EMAC Sat Phone	48.95
<i>Org Key: PO1800 - Contract Dispatch Police</i>				
P89853	00180146	COMPLETE OFFICE	Records office storage	1,165.08
<i>Org Key: PO2100 - Patrol Division</i>				
P89851	00180156	GALLS LLC	Bullet proof vest-Marcroft	870.53
P89850	00180172	KROESENS INC	Webgear	24.82
<i>Org Key: PO2201 - Dive Team</i>				
P89954	00180215	UNDERWATER SPORTS INC.	Dive team equip	1,086.02
P89954	00180215	UNDERWATER SPORTS INC.	Dive team wetsuit	635.05
P89954	00180215	UNDERWATER SPORTS INC.	Dive team equip	361.35
<i>Org Key: PR2108 - Health and Fitness</i>				
P89915	00180174	LEDBETTER-KRAFT, DELORES E	Instruction services for Aerob	1,586.20
P89914	00180190	PAULETTO, MAUDE	Instruction services for Yoga	855.75
P89849	00180203	SALZETTI, ERIC	Instruction services for Power	588.70
P89849	00180203	SALZETTI, ERIC	Instruction services for Power	494.66
P89914	00180190	PAULETTO, MAUDE	Instruction services for Yoga	276.15
P89914	00180190	PAULETTO, MAUDE	Instruction services for Yoga	273.00
<i>Org Key: PR4100 - Community Center</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	6,834.48
P89540	00180145	COMCAST	2016 High Speed Connection Cha	135.47
	00180142	CENTURYLINK	PHONE USE FEB 2016	47.42
P89890	00180180	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	11.82
<i>Org Key: PR5400 - Gallery Program</i>				
P89848	00180226	WIBLE, CONNIE M	2016 Gallery Reception Enterta	150.00
<i>Org Key: PR5700 - Special Programs</i>				
P89859	00180210	STQRY INC	Annual subscription fee	1,095.00
<i>Org Key: PR6100 - Park Maintenance</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	2,608.15
P89883	00180199	REPUBLIC SERVICES #172	PARKS DISPOSAL RECYCLING	787.62
<i>Org Key: PR6200 - Athletic Field Maintenance</i>				
P89883	00180199	REPUBLIC SERVICES #172	ICP DISPOSAL AND RECYCLE	256.08
	00180142	CENTURYLINK	PHONE USE FEB 2016	89.75
<i>Org Key: PR6500 - Luther Burbank Park Maint.</i>				
	00180142	CENTURYLINK	PHONE USE FEB 2016	242.84
P89890	00180180	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	27.56
<i>Org Key: PR6600 - Park Maint-School Related</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	1,003.97

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: PR6700 - I90 Park Maintenance</i>				
P89883	00180199	REPUBLIC SERVICES #172	PARKS DISPOSAL/RECYCLING	787.62
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	497.03
P89258	00180216	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	338.65
P89258	00180216	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	151.20
<i>Org Key: WD106R - Minor Watercourse Improvemts</i>				
P88046	00180153	EARTHWORK ENTERPRISES INC	RETAINAGE	1,897.65
<i>Org Key: WG105R - Community Center Bldg Repairs</i>				
P89885	00180188	PACIFIC AIR CONTROL INC	ACTUATORS FOR REPAIR OF FANCOI	1,839.60
<i>Org Key: WG130E - Equipment Rental Vehicle Repl</i>				
P89753	00180136	ASTRAL COMMUNICATIONS INC	EQUIPMENT FOR FL-0485	1,284.84
P89753	00180136	ASTRAL COMMUNICATIONS INC	EQUIPMENT FOR FL-0486	1,204.84
P89753	00180136	ASTRAL COMMUNICATIONS INC	EQUIPMENT FOR FL -0487	1,204.85
<i>Org Key: WPI22P - Open Space - Pioneer/Engstrom</i>				
P89258	00180216	UNITED SITE SERVICES	2016 Portable Toilet Rentals a	75.60
<i>Org Key: WS330T - Sewer Telemetry Improvements</i>				
P89763	00180136	ASTRAL COMMUNICATIONS INC	PUMP STATION 18	47.67
<i>Org Key: WW528R - 9700 Block SE 41st Watermain</i>				
P89441	00180153	EARTHWORK ENTERPRISES INC	9700 BLOCK SE 41ST ST WATER SY	62,294.05
P87382	00180141	BLUELINE GROUP	9700 BLOCK SE 41ST STREET WATE	2,672.00
<i>Org Key: XG300R - Fire Station 92 Replacement</i>				
P76634	00180150	DEDOMINICIS, AMY E	Contingency Proj Mgmt FS 92	450.00
<i>Org Key: XP520R - Recreational Trail Connections</i>				
P89831	00180184	MUTUAL MATERIALS CO	MANORSTONE PAVERS	398.47
<i>Org Key: XP710R - Luther Burbank Minor Improvemnt</i>				
P89834	00180132	ALL CITY FENCE CO	INSTALLATION OF FENCE AND GATE	3,408.74
<i>Org Key: XR310R - EMW Shoulders - Ph 8-10</i>				
P89191	00180143	CM DESIGN GROUP	ROADSIDE SHOULDER	40,075.29
P89871	00180149	DAILY JOURNAL OF COMMERCE	ROADSIDE SHOULDERS IMPROV. PRO	549.90
<i>Org Key: XR320R - Safe Routes to School</i>				
P89336	00180191	PERTEET INC	SAFE ROUTES TO NORTHWOOD	8,936.66
<i>Org Key: YF1100 - YFS General Services</i>				
	00180219	VERIZON WIRELESS	REPLACE WARRANT 179525	40.01
<i>Org Key: YF1200 - Thrift Shop</i>				
	00180197	PUGET SOUND ENERGY	ENERGY USE FEBRUARY 2016	725.02
<i>Org Key: YF2600 - Family Assistance</i>				
P89884	00180167	KC HOUSING AUTHORITY	Rental ass't for EA client DA	316.00
P89375	00180207	SHOREWOOD HEIGHTS	Rental assistance for Emergenc	240.73
Total				327,067.30



CITY OF MERCER ISLAND
CERTIFICATION OF PAYROLL

PAYROLL PERIOD ENDING

2/12/2016

PAYROLL DATED

2/19/2016

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the city of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Charles L. Corder

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

Description			Amount
Payroll Checks	62907992-62908001		14,971.44
Direct Deposits			441,322.45
Void/Manual Adjustments			1,040.16
Tax & Benefit Obligations			255,537.69
Total Gross Payroll		2/19/16	712,871.74



CITY OF MERCER ISLAND

PAYROLL SUMMARY

PAYROLL PERIOD ENDING	2/12/2016
PAYROLL DATED	2/19/2016
Net Cash	456,293.89
Net Voids/Manuals	1,040.16
Federal Tax Deposit - Key Bank	81,778.51
Social Security and Medicare Taxes	44,606.20
Medicare Taxes Only (Fire Fighter Employees)	1,764.19
Public Employees Retirement System 1 (PERS 1)	153.89
Public Employees Retirement System 2 (PERS 2)	20,255.78
Public Employees Retirement System 3 (PERS 3)	4,913.32
Public Employees Retirement System (PERSJM)	603.36
Public Safety Employees Retirement System (PSERS)	275.50
Law Enforc. & Fire fighters System 2 (LEOFF 2)	22,351.53
Regence & LEOFF Trust - Medical Insurance	14,593.60
Domestic Partner/Overage Dependant - Insurance	1,429.08
Group Health Medical Insurance	1,454.99
Health Care - Flexible Spending Accounts	2,540.28
Dependent Care - Flexible Spending Accounts	1,471.17
United Way	210.10
ICMA Deferred Compensation	33,299.39
Fire 457 Nationwide	9,299.62
Roth - ICMA	50.00
Roth - Nationwide	620.00
401K Deferred Comp	750.00
Garnishments (Chapter 13)	1,331.00
Child Support	1,540.08
Mercer Island Employee Association	138.75
Cities & Towns/AFSCME Union Dues	2,212.70
Police Union Dues	2,610.23
Fire Union Dues	1,870.34
Fire Union - Supplemental Dues	143.00
Standard - Supplemental Life Insurance	236.60
Unum - Long Term Care Insurance	1,264.93
AFLAC - Supplemental Insurance Plans	1,635.30
Coffee Fund	38.00
Transportation	96.25
Miscellaneous	0.00

TOTAL GROSS PAYROLL	\$ 712,871.74
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CITY OF MERCER ISLAND
CERTIFICATION OF PAYROLL

PAYROLL PERIOD ENDING

2/26/2016

PAYROLL DATED

3/4/2016

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the city of Mercer Island, and that I am authorized to authenticate and certify to said claim.

Charles L. Corder

Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

Mayor

Date

Description			Amount
Payroll Checks	62911620-62911627		15,567.30
Direct Deposits			458,300.33
Void/Manual Adjustments			16,607.09
Tax & Benefit Obligations			258,524.50
Total Gross Payroll		3/4/16	748,999.22



CITY OF MERCER ISLAND

PAYROLL SUMMARY

PAYROLL PERIOD ENDING	2/26/2016
PAYROLL DATED	3/4/2016
Net Cash	473,867.63
Net Voids/Manuals	16,607.09
Federal Tax Deposit - Key Bank	88,105.12
Social Security and Medicare Taxes	44,567.16
Medicare Taxes Only (Fire Fighter Employees)	1,821.39
Public Employees Retirement System 1 (PERS 1)	153.89
Public Employees Retirement System 2 (PERS 2)	21,360.70
Public Employees Retirement System 3 (PERS 3)	5,066.93
Public Employees Retirement System (PERSJM)	603.36
Public Safety Employees Retirement System (PSERS)	162.06
Law Enforc. & Fire fighters System 2 (LEOFF 2)	22,964.45
Regence & LEOFF Trust - Medical Insurance	14,593.60
Domestic Partner/Overage Dependant - Insurance	1,429.08
Group Health Medical Insurance	1,454.99
Health Care - Flexible Spending Accounts	2,540.28
Dependent Care - Flexible Spending Accounts	1,471.17
United Way	210.10
ICMA Deferred Compensation	31,748.11
Fire 457 Nationwide	11,473.10
Roth - ICMA	50.00
Roth - Nationwide	620.00
401K Deferred Comp	750.00
Garnishments (Chapter 13)	1,331.00
Child Support	1,540.08
Mercer Island Employee Association	138.75
Cities & Towns/AFSCME Union Dues	0.00
Police Union Dues	0.00
Fire Union Dues	1,870.34
Fire Union - Supplemental Dues	143.00
Standard - Supplemental Life Insurance	0.00
Unum - Long Term Care Insurance	1,431.70
AFLAC - Supplemental Insurance Plans	789.89
Coffee Fund	38.00
Transportation	96.25
Miscellaneous	0.00

TOTAL GROSS PAYROLL	\$ 748,999.22
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CITY COUNCIL MINUTES REGULAR MEETING FEBRUARY 22, 2016

CALL TO ORDER & ROLL CALL

Mayor Bruce Bassett called the meeting to order at 6:00 pm in the Council Chambers of City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Mayor Bruce Bassett, Deputy Mayor Debbie Bertlin, Councilmember Dan Grausz, Councilmember Jeff Sanderson, Councilmember Wendy Weiker, Councilmember David Wisenteiner, and Councilmember Wong were present.

EXECUTIVE SESSION

At 6:01 pm, Mayor Bassett convened an Executive Session pursuant to RCW 42.30.110(1)(i) to discuss potential or pending litigation for approximately 60 minutes.

At 6:57 pm, the Mayor adjourned the Executive Session and the Regular Meeting reconvened at 7:01 pm.

AGENDA APPROVAL

It was moved by Wong; seconded by Weiker to:

Approve the agenda as published.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

SPECIAL BUSINESS

Presentation from King County Councilmember Claudia Balducci

King County Councilmember Claudia Balducci spoke to the City Council about what is coming in the next year at King County, including adopting the biennial budget, implementing the Best Starts for Kids levy, the mental illness and drug dependency sales tax reauthorization, the Veteran and Human Services levy, updating King County Metro's Strategic Plan and Service Guidelines, updating the King County Comprehensive Plan, and some Solid Waste planning.

MISD Diversity Community Discussion Information

Police Chief Ed Holmes spoke about an upcoming community discussion that the Mercer Island School District is hosting with nationally renowned professor and author Dr. Pedro Noguera on March 23, 2016. He noted that Superintendent Gary Plano is asking the city to co-sponsor this event, by posting it on our website and helping get the message out to the community. The council agreed to have the City co-sponsor the event.

APPEARANCES

Bob Still, 4011 93rd Ave SE, spoke about the differences between the MICA and PEAK leases.

Judith Roan, 7365 SE 38th Street, spoke about her personal struggle between supporting MICA and Mercer Island Parks. She believes that MICA either needs to be scaled down to fit the land or needs to find a better site.

Sibyl Glasby, Director of Housing Development for Imagine Housing, spoke about their housing communities and

the number of people they serve. She asked the Council to approve the ARCH agenda bills.

Liz Sanderson, thinks MICA can give Mercer Island a beautiful downtown with opportunities for multi-generational arts, and is a wonderful use of parks.

Jackie Dunbar, 7116 82nd Ave SE, spoke about her impressions from the MICA 2015 annual report. She asked who will be responsible if MICA is not able to meet their expenses.

Nancy Hewitt-Spaeth, 8320 SE 34th Street, spoke about the necessity of arts for children which helps keep kids in school. She believes that MICA will be a beautiful and wonderful thing for Mercer Island.

Winston Addis, representing the Russian Chamber Music Foundation of Seattle, spoke about their organization being located at MICA.

Elma Borbe, 2438 71st Ave SE, spoke on behalf of Concerned Citizens for Mercer Island Parks about submitting an initiative petition to the City for the preservation of parks.

Traci Granbois, 8440 SE 82nd Street, spoke about the City's Legislative Priorities regarding the Public Records Act and HB 2576.

Gary Robinson, 6026 E Mercer Way, spoke about the foot in the door theory and group think.

Ira Appelman, 4436 Ferncroft Road, president of the Mercer Island Community Council, spoke about the memo from the Concerned Citizens for Mercer Island Parks and how the MICA MOU and lease relates to SEPA. He believes that Councilmember Grausz should be disqualified from participating on the disposition of MICA and Mercerdale Park.

Duane Matthews, 7817 SE 75th Place, spoke about Pioneer Park and his support for MICA.

Bernel Goldberg, 5232 88th Ave SE spoke, on behalf of MICA's Board, in support of MICA and the location at Mercerdale Park. He asked the Council to unanimously support the MOU with MICA.

CONSENT CALENDAR

Councilmember Wong requested removal of AB 5155: ARCH 2016 Administrative Budget and Work Program. Mayor Bassett moved it to the first item of Regular Business.

Payables: \$172,179.61 (01/28/16), \$375,664.49 (02/04/16), & \$220,402.92 (02/11/16)

Recommendation: Certify that the materials or services hereinbefore specified have been received and that all warrant numbers listed are approved for payment.

Payroll:\$748,211.28 (02/05/16)

Recommendation: Certify that the materials or services specified have been received and that all fund warrants are approved for payment.

Minutes: February 1, 2016 Regular Meeting Minutes

Recommendation: Adopt the February 1, 2016 Regular Meeting Minutes as written.

AB 5156 ARCH 2015 Trust Fund Recommendations

Recommendation: Approve the use of up to \$10,000 from the City's ARCH Housing Trust Fund to fund the Imagine Housing Totem Lake (Phase 2) Senior Apartments, with conditions as recommended by the ARCH Executive Board, and authorize the City Manager or the Administering Agency of ARCH on behalf of the City of Mercer Island to execute any related agreements and documents.

It was moved by Bertlin; seconded by Weiker to:

Adopt the Consent Calendar and the recommendations contained therein.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

REGULAR BUSINESS

AB 5155 ARCH 2016 Administrative Budget and Work Program

Councilmember Wong asked for clarification regarding language about Surplus Property/Underdeveloped Property. ARCH Program Manager Arthur Sullivan responded.

It was moved by Wong; seconded by Bertlin to:

Approve the ARCH 2016 Administrative Budget and Work Program and authorize expenditure of \$30,784 for Mercer Island's contribution to the 2016 ARCH Administrative Budget.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

AB 5158 Memorandum of Understanding with the Mercer Island Center for the Arts (MICA) Regarding a Performing Arts Center and Related Environmental Impacts Review

City Attorney Kari Sand presented a memorandum of understanding with MICA that memorializes the City's and MICA's desire to enter into the proposed lease for a performing arts center that the Council has previously reviewed, and would ensure that the environmental review and decision processes required by the State Environmental Policy Act (SEPA) will be followed. She noted that upon satisfactory completion of the SEPA environmental review process, the proposed lease would be brought back to the City Council for final action.

It was moved by Grausz; seconded by Bertlin to:

Authorize the Interim City Manager to execute a MOU with MICA in substantially the form attached hereto as Exhibit 1.

Passed 6-1

FOR: 6 (Bassett, Bertlin, Grausz, Sanderson, Wisenteiner, Wong)

AGAINST: 1 (Weiker)

AB 5157 2016 City Council Work Plan

Assistant City Manager/Finance Director Chip Corder presented the 2016 City Council Work Plan, which includes planned Council meeting agenda items (action items from the 2016 Planning Session and items on departments' work plans), routine Council meeting agenda items, planning session & mini-planning session agenda items, and unplanned Council meeting agenda items. He spoke about trying to keep the total number of agenda items to 115 as it represents the maximum amount of work, on average, that staff and the Council can effectively accomplish in a given year.

It was moved by Bertlin; seconded by Wisenteiner to:

Approve the 2016 City Council Work Plan attached as Exhibit 1.

Passed 7-0

FOR: 7 (Bassett, Bertlin, Grausz, Sanderson, Weiker, Wisenteiner, Wong)

OTHER BUSINESS

Councilmember Absences

Mayor Bassett will be absent April 18.

Councilmember Sanderson will be absent April 4 and April 7.

Planning Schedule

Interim City Manager Steve Lancaster reviewed the schedule, noting that there are two final long plat approvals scheduled on March 7.

Councilmember Bertlin noted that the Fireworks Sales Permit approval can be moved from the Consent Calendar to Regular Business.

Board Appointments

Mayor Bassett read a memo from the Renton Airport Manager asking if a Mercer Island Councilmember would like to serve on the Renton Airport Advisory Committee (RAAC). Councilmember Weiker volunteered and was

appointed by Mayor Bassett.
Councilmember Sanderson spoke about a vacancy on the Arts Council.
Mayor Bassett noted that there is a vacancy on the Mercer Island Library Board as Bryan Cairns has resigned.

Councilmember Reports

Councilmember Wong spoke about attending the PSRC Transportation Policy Board meeting.
Councilmember Weiker spoke about the Mercer Island Schools Foundation breakfast on April 26.
Councilmember Sanderson spoke about the Twin Foxes statue dedication on March 5.
Councilmember Grausz spoke about the School Superintendents Advisory Committee meeting, the King County Regional Policy Committee, and the King County Regional Joint Recommendations Committee.
Councilmember Wisenteiner provided a Utility Board update.

ADJOURNMENT

The Regular Meeting adjourned at 9:52 pm.

Bruce Bassett, Mayor

Attest:

Ali Spietz, City Clerk



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5160
March 7, 2016
Regular Business**

**REVIEW OF THE PROPOSED TRELIS FINAL
LONG PLAT (SUB15-021)**

Proposed Council Action:

Review the Trellis final long plat and make a decision regarding final long plat approval.

DEPARTMENT OF

Development Services Group (Shana Restall)

COUNCIL LIAISON

n/a

EXHIBITS

1. Proposed final Trellis long plat received by the City of Mercer Island Development Services on February 19, 2016
2. Preliminary conditions of approval compliance matrix
3. Findings of Fact and Conclusions of Law approving the preliminary Trellis long plat issued on May 19, 2014
4. Preliminary Trellis long plat approved by the City Council on May 19, 2014
5. Proposed Resolution No. 1512

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

PROPOSAL

The Trellis long plat, located at 2960 76th Avenue SE and 2970 76th Avenue SE (King County Tax Parcel Nos. 5315100986 and 5315100995), proposes to create eighteen townhouse lots from two existing parcels in the MF-2: Multiple-Family zone. The proposed long plat also contains a private dead-end road serving the proposed 18 townhomes. A long plat is not required to construct the Trellis townhome development. However, Conner Homes has applied for a long plat to implement a fee simple ownership structure. Building permits have been issued for this project and construction has commenced.

The proposed Trellis plat was granted preliminary approval by City Council on May 19, 2014. The Council placed a series of conditions of approval on the preliminary plat to be met prior to granting of final plat approval. Staff has determined that the conditions of preliminary approval have been met, and the final plat has been brought forward to the City Council for consideration for final approval (Exhibit 1). Staff has determined that the proposed final plat's configuration is in substantial conformance with the preliminary plat (Exhibit 4).

GENERAL SUBDIVISION PROCESS

Subdivision is the process of dividing larger parcels of land into smaller parcels, or "lots." On Mercer Island, the subdivision of land is regulated by chapter 19.08 of the Mercer Island City Code (MICC), which implements requirements of state subdivision law found primarily within chapter 58.17 of the Revised Code of Washington

(RCW). Division of land into five or more lots, such as with the Trellis proposal, is called a “long subdivision” or “long plat” (MICC 19.16.010). The City Council is the decision authority for long plats within the City of Mercer Island.

Long subdivision approval is a two-step process involving review and approval or denial of both a preliminary and final long plat. According to RCW 58.17.020(4), a “preliminary plat” is “a neat and approximate drawing of a proposed subdivision...,” and is “the basis for the approval or disapproval of the general layout of a subdivision.” Preliminary long plats are processed as discretionary actions pursuant to MICC 19.15.010(E), and are subject to the noticing and public hearing requirements contained within MICC 19.15.020. Discretionary actions are “based on standards that require substantial discretion and may be actions of broad public interest [MICC 19.15.010(D)(3)].”

The Planning Commission holds an open record public hearing on the preliminary long plat and drafts a recommendation, which is forwarded to the City Council. The City Council decides during a public meeting whether to adopt or reject the recommendation by either approving or denying the preliminary plat [MICC 19.15.010(E)]. If the preliminary long plat is approved by the City Council, the property owner has five years within which to obtain permits for and to build or bond for the required plat improvements (utilities, access roads, etc.), and to meet any other applicable code requirements or conditions of the preliminary plat approval [MICC 19.08.020(F)(5)(a)].

Upon completion of all conditions of preliminary plat approval including installation of or bonding for required plat improvements, the applicant may apply for a “final plat.” A “final plat” is “the final drawing of the subdivision and dedication prepared for filing for record with the county auditor... [RCW 58.17.020(5)].” Although final long plats are classified by MICC 19.15.010(E) as discretionary actions, they are exempt from certain noticing requirements [MICC 19.15.020(D)(7)(g)] and do not require an additional open public hearing [MICC 19.15.020(F)(1)]. A final plat is routed to the City Engineer, City Arborist, Fire Marshal, and Principal Planner for review. If there are additional legal documents associated with the plat, such as Covenants, Conditions, and Restrictions, the plat is also routed to the City Attorney’s office.

APPLICATION REVIEW AND NOTIFICATION

The following table summarizes the noticing and hearing requirements for the Trellis long plat and details how the requirements were met:

	Action Required by Code	Applicable Code(s) Requiring Action	Description of Action Taken	Date(s) of Action
PRELIMINARY PLAT	Determination of Preliminary Plat Completeness	<ul style="list-style-type: none"> MICC 19.15.020(C) 	Preliminary long plat application determined to be complete	02/18/14
	Public Notice of Application and Open Record Hearing - Mailing	Notice of Application: <ul style="list-style-type: none"> MICC 19.08.020(E)(2)(a) MICC 19.15.020(D)(1-2) Public Notice: <ul style="list-style-type: none"> MICC 19.15.020(E) Open Record Hearing: <ul style="list-style-type: none"> MICC 19.15.020(D)(3) 	Sent to all property owners within 300 feet of the subject property, posted on the subject site, and published in the City Weekly Permit Bulletin	03/03/14
	Public Notice of Application and Open Record Hearing - Newspaper	<ul style="list-style-type: none"> MICC 19.08.020(E)(2)(a) 	Published at least 10 days prior to the public hearing in a newspaper of general circulation within the city	03/05/14
	Public Comment Period	Notice of Application: <ul style="list-style-type: none"> MICC 19.15.020(D)(2)(g) 	14 day public comment period provided	03/03/14 through 5:00 P.M. on 03/17/14
	SEPA Threshold Determination (MDNS)	MDNS: <ul style="list-style-type: none"> MICC 19.15.010(E) MICC 19.15.020(D)(1) 	MDNS issued prior to the associated Design Review Permit (DSR13-015/SEP13-032)	09/30/13

		<ul style="list-style-type: none"> • WAC 197-11-355 		
	Planning Commission – Open Record Public Hearing	<ul style="list-style-type: none"> • MICC 19.08.020(F)(3)(a-b) • MICC 19.15.010(E) • MICC 19.15.010(F) 	The Planning Commission held an open record public hearing and recommended approval of the preliminary long plat.	04/02/14 continued to 04/16/14
	City Council – Public Meeting	<ul style="list-style-type: none"> • MICC 19.08.020(F)(3)(c) • MICC 19-15.010(E) 	The City Council held a public meeting to review the preliminary long plat.	05/19/14
	Preliminary Approval Granted	<ul style="list-style-type: none"> • MICC 19.08.020(F)(3)(c) • MICC 19.15.010(E) 	The City Council adopted the Planning Commission’s recommendation by approving the preliminary long plat.	05/19/14
FINAL PLAT	Determination of Final Plat Completeness	<ul style="list-style-type: none"> • MICC 19.15.020(C) 	The last revision of the final plat incorporating all necessary corrections was received.	02/19/16
	Public Notice of Application	<ul style="list-style-type: none"> • MICC 19.15.020(D)(7)(g) 	A notice of application is not required for a final plat if it is either SEPA exempt or review under SEPA has been completed.	N/A
	Public Comment Period	<ul style="list-style-type: none"> • MICC 19.15.020(D)(7)(g) 	As the application is exempt from a notice of application, a public comment period is not required.	N/A
	Public Notice of Open Record Hearing	<ul style="list-style-type: none"> • MICC 19.15.020(F)(1) 	The City held an open record public hearing on the preliminary plat on 04/02/2014, and it was continued to 04/16/2014. Only one open record public hearing shall be required. Since a second public hearing is not required, a public notice of open record hearing is not required.	N/A
	City Council – Public Meeting	<ul style="list-style-type: none"> • MICC 19.15.010(E) 	The City Council is the decision authority on final plats and considers a recommendation from the Code Official.	03/7/16

CITY COUNCIL FINAL PLAT JURISDICTION

RCW 58.17.170 limits the discretion of the City Council in considering final plats by narrowing the Council’s scope of review. RCW 58.17.170(1) mandates the following:

When the legislative body of the city, town or county finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat. (Emphasis added).

Therefore, in reviewing a final plat, the purview of the City Council is limited to consideration of whether the proposal meets the requirements of the following:

1. Preliminary plat conditions;
2. Applicable state laws; and
3. Local ordinances adopted under chapter 58.17 RCW and in effect at the time of preliminary plat approval (i.e. MICC 19.08.050).

If the City Council finds that the final plat satisfies all conditions of preliminary approval, applicable state law, and MICC 19.08.050, it shall approve the final plat. Once approved, the final plat must be recorded with King County.

RECOMMENDATION

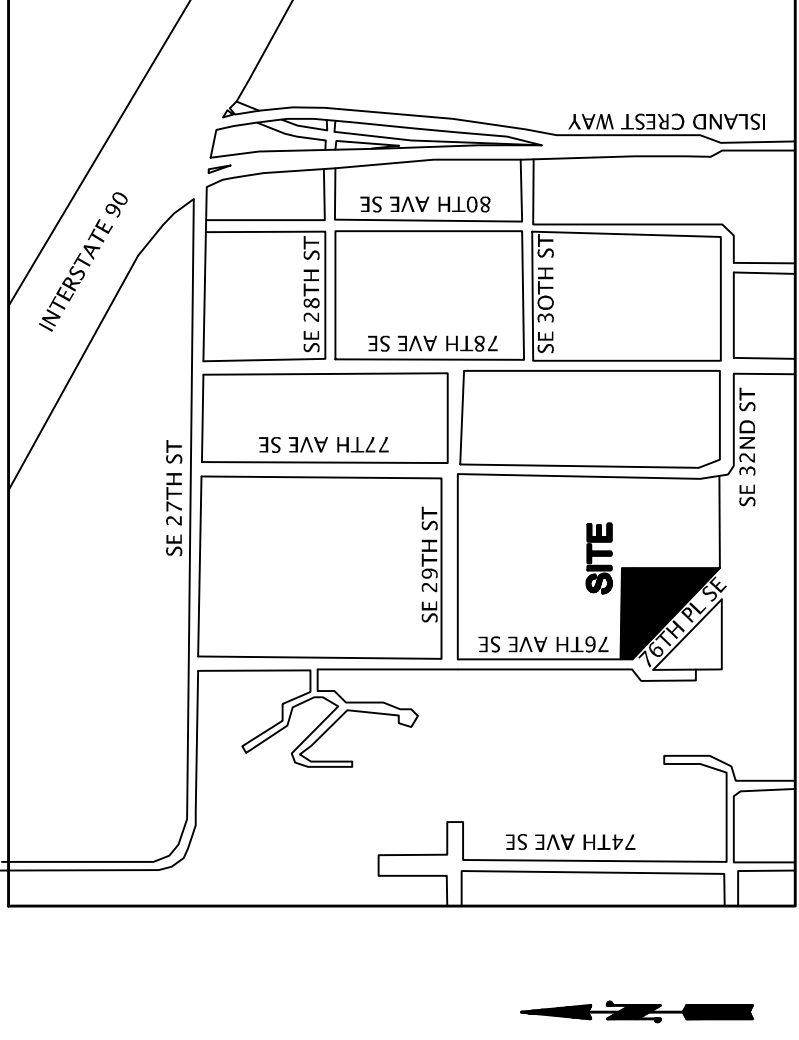
Principal Planner

MOVE TO: Pass Resolution No. 1512 granting final approval to the Trellis long plat.

**CITY OF MERCER ISLAND
PLAT NO. SUB15-021**

TRELLIS

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM
MERCER ISLAND, KING COUNTY, WASHINGTON



VICINITY MAP

NTS

APPROVALS

CITY OF MERCER ISLAND ENGINEERING
APPROVAL WITH RESPECT TO WATER, SEWER, AND DRAINAGE SYSTEMS, STREETS,
ALLEYS, RIGHTS OF WAY FOR ROADS, PATHS AND SLOPES.
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2016.

CITY ENGINEER _____

CITY OF MERCER ISLAND DEVELOPMENT SERVICES
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2016.

PRINCIPAL PLANNER _____

CITY COUNCIL
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2016.

MAYOR _____

ATTEST: CITY CLERK _____

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS _____ DAY OF _____ 2016.

KING COUNTY ASSESSOR _____

DEPUTY KING COUNTY ASSESSOR _____

KING COUNTY FINANCE DIVISION CERTIFICATE

KING COUNTY DEPARTMENT OF ASSESSMENTS
I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO
DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION
AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION
ON ANY OF THE PROPERTY HEREON CONTAINED, DEDICATED AS STREETS, ALLEYS,
OR OTHER PUBLIC USE ARE PAID IN FULL.
THIS _____ DAY OF _____ 2016.

MANAGER, KING COUNTY FINANCE DIVISION _____

DEPUTY _____

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF
INTEREST IN THE LAND HEREBY SUBDIVIDED DECLARE THIS PLAT TO BE THE
GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY
DEDICATE THAT PORTION OF 76TH PL SE AND 76TH AVE SE AS SHOWN ON THIS
PLAT TO THE CITY FOR THE USE OF THE PUBLIC FOREVER AND DEDICATE THE
USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE
THEREOF FOR PUBLIC HIGHWAY PURPOSES, MAINTENANCE AND REPAIR OR
REPLACEMENT OF OF ALL ROADWAY DRAINAGE UTILITY AND ASSOCIATED
IMPROVEMENTS SHALL BE ACCOMPLISHED BY LOTS 1 THROUGH 18 AND TRACTS A
THROUGH F SERVED THEREBY IN EQUAL SHARES. PUBLIC UTILITIES SHALL BE
RESPONSIBLE FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OR NEW
INSTALLATIONS OF THEIR FACILITIES AND SHALL RESTORE PREMISES TO THE
CONDITION EXISTING AT THE TIME OF SAID WORK.

FURTHER, WE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR
THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING
TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE
CITY OF MERCER ISLAND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE
OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF
ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN
CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF MERCER
ISLAND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE
FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY
OF MERCER ISLAND ITS SUCCESSORS AND ASSIGNS HARMLESS FROM ANY
DAMAGE INCLUDING COSTS OF DEFENSE CLAIMED BY PERSONS WITHIN OR
WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE
GROUND SURFACE VEGETATION DRAINAGE OR SURFACE OR SUB-SURFACE WATER
FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR
MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION, PROVIDED THIS WAIVER
AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELINQUISHING THE CITY OF
MERCER ISLAND, ITS SUCCESSORS OR ASSIGNS FROM LIABILITY FOR DAMAGES,
INCLUDING COSTS OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE
NEGLECT OF THE CITY OF MERCER ISLAND, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS, AND AGREEMENT TO HOLD
HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE
DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

CONNOR HOMES AT TRELLIS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: CHG SF, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: CHARLES F. CONNER ITS: MANAGER _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED
TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGE IT AS THE _____
OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH
PARTY FOR THE USES AND PURPOSES MENTIONED HEREIN.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

RECORDER'S-AUDITOR'S CERTIFICATE

NO. _____
FILED FOR THIS _____ DAY OF _____, 20____
AT _____ M IN SURVEY VOL. _____ AT PAGE _____
AT THE REQUEST OF CONNER HOMES AT TRELLIS, LLC.

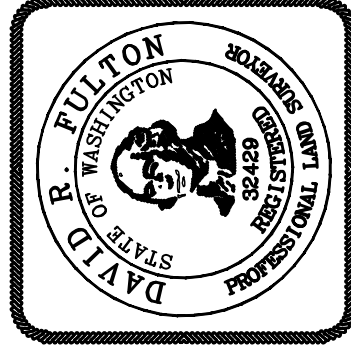
SUPT. OF RECORDS-AUDITOR _____ MGR. - DEPUTY AUDITOR _____

LAND SURVEYOR'S CERTIFICATE

I, DAVID R. FULTON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL
LAND SURVEYOR IN THE STATE OF WASHINGTON; THAT THIS PLAT OF TRELLIS
TOWNHOMES IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY
MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF CONNER HOMES AT
TRELLIS, LLC ON THE _____ DAY OF _____ ALL LOT AND TRACT
CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND AS THE PUBLIC
IMPROVEMENTS ARE COMPLETED OR BONDED FOR; AND THAT I HAVE FULLY
COMPLIED WITH ALL THE PROVISIONS OF ALL PLATTING REGULATIONS.

PRELIMINARY

DAVID R. FULTON, P.L.S.



SHEET 1 OF 5



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengr.com

JOB NO. 13363.10

VOL/Pg

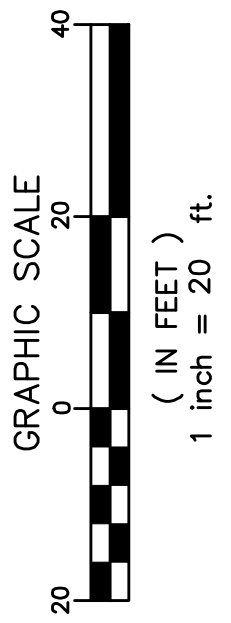
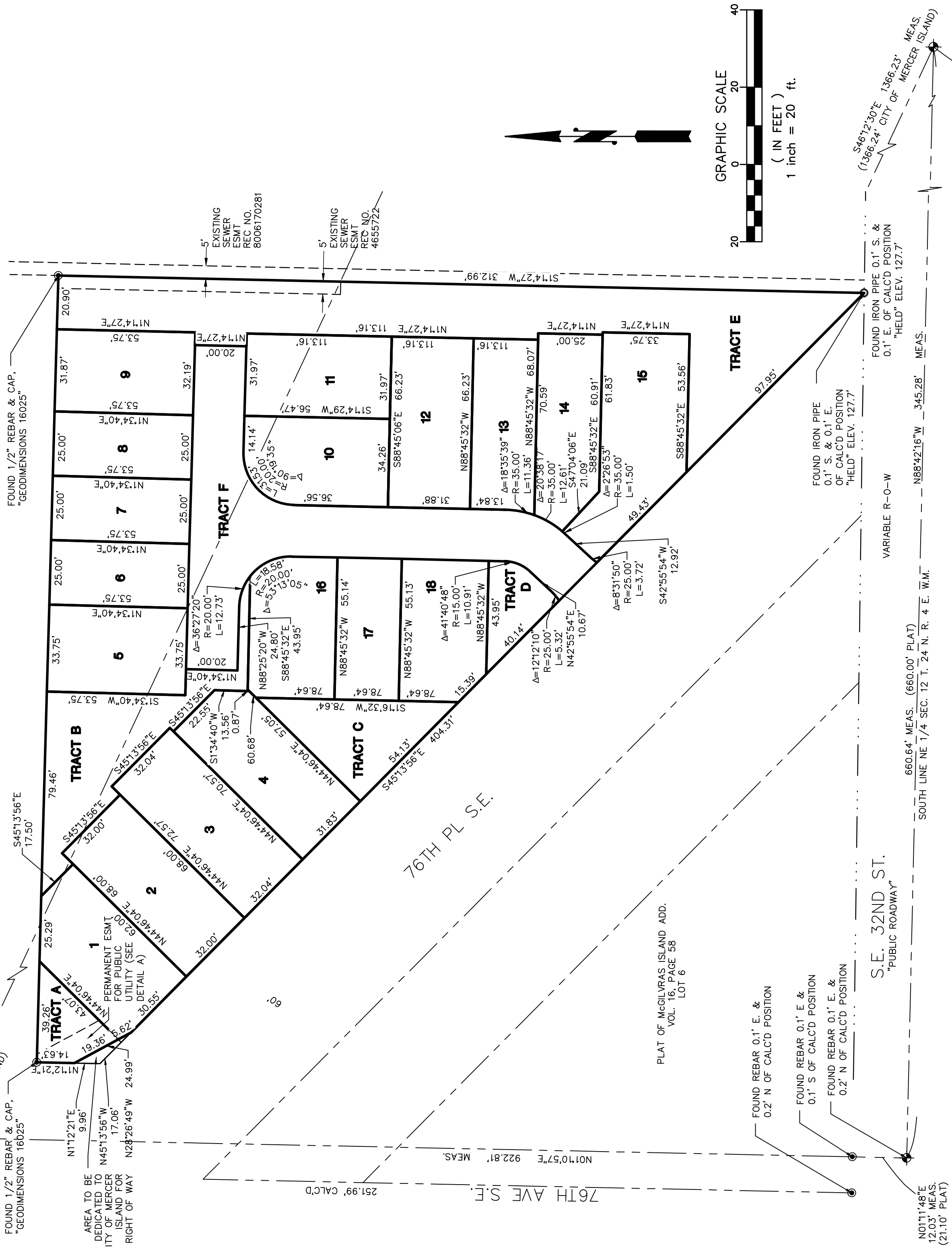
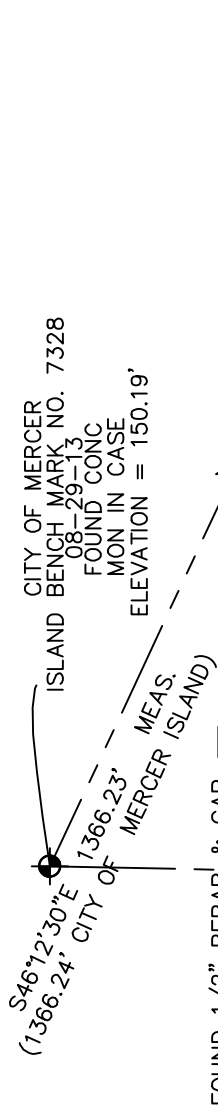
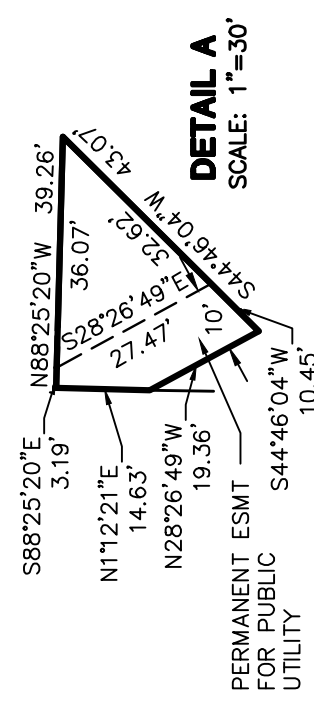
**CITY OF MERCER ISLAND
PLAT NO. SUB15-021**

TRELLIS

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM MERCER ISLAND, KING COUNTY, WASHINGTON

BASIS OF BEARING

PER THE PLAT OF MCGILVRA'S ISLAND ADDITION AS RECORDED IN VOL. 16 OF PLATS, PG. 58, RECORDS OF KING COUNTY, WA.



NOTES

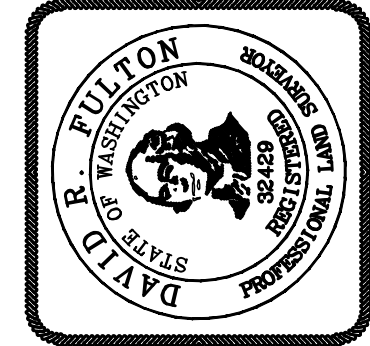
PER THE PLAT OF MCGILVRA'S ISLAND ADDITION AS RECORDED IN VOL. 16 OF PLATS, PG. 58, RECORDS OF KING COUNTY, WA. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY GEODIMENSIONS, INC. JOB NO. 5081, DATED 05/23/2005, REVISED 09/03/2013.

VERTICAL DATUM (VISITED 05/05/2005) CITY OF MERCER ISLAND DATUM (RANGE 4\"/>

METHOD OF SURVEY INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-080

PRELIMINARY

SHEET 2 OF 5



**CITY OF MERCER ISLAND
PLAT NO. SUB15-021**

TRELLIS

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, 11M MERCER ISLAND, KING COUNTY, WASHINGTON

NOTES

NO CLEARING OR GRADING OF THE BUILDING PAD MAY TAKE PLACE PRIOR TO THE ISSUANCE OF THE RESIDENTIAL BUILDING PERMITS BY THE CITY BUILDING OFFICIAL. A WASHINGTON STATE LICENSED LAND SURVEYOR MUST VERIFY THE EXISTING GRADE OF EACH BUILDING PAD PRIOR TO ANY EARTHWORK.

ALL CONSTRUCTION WORK INVOLVING EXCAVATION AND FILL, IN CLOSE PROXIMITY TO CRITICAL SLOPES SHALL BE PERFORMED UNDER THE DIRECTION AND SUPERVISION OF A WASHINGTON STATE LICENSED GEOTECHNICAL ENGINEER. REPORTS ON GEOTECHNICAL INSPECTIONS AND RECOMMENDATIONS SHALL BE PROVIDED TO THE CITY ENGINEER/BUILDING OFFICIAL FOR REVIEW AND APPROVAL DURING ALL PHASES OF EARTHWORK.

ALL SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY THAT INVOLVES "LAND DISTURBING ACTIVITY" SHALL BE REQUIRED TO PROVIDE A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH CITY ORDINANCE NO. 95C-118 AND OBTAIN A STORMWATER PERMIT. THE STORMWATER MANAGEMENT PLAN SHALL INCORPORATE A SITE RESTORATION PLAN AS OUTLINED IN THE CRITICAL AREAS REGULATIONS.

MAINTENANCE AND REPAIR OF JOINT USE SEWERS (SEWER LINES FROM THE BUILDING TO THE CITY SEWER MAIN), SHARED ROADS, STORM DRAINAGE AND STORM DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT SERVED (WITH THE EXCEPTION THAT OWNERS OF ANY LOT WHICH IS LOWER IN ELEVATION SHALL NOT BE RESPONSIBLE FOR THAT PORTION OF A PRIVATE SIDE SEWER ABOVE THEIR CONNECTION) IN THE EVENT THAT MAINTENANCE AND REPAIR OF ANY FACILITIES ENUMERATED ABOVE ARE NOT PERFORMED TO THE SATISFACTION OF THE CITY ENGINEER. AFTER TIMELY DEMAND HAS BEEN MADE FOR SUCH ACTION, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES AND PERFORM THE NECESSARY MAINTENANCE AND REPAIR TO PROTECT THE SAFETY AND GENERAL WELFARE OF THE PUBLIC AND SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF EACH LOT AN EQUAL SHARE OF THE TOTAL MAINTENANCE AND REPAIR COSTS. THE CITY OR THE OWNER OF ANY LOT WITHIN THIS SUBDIVISION SHALL HAVE THE RIGHT TO BRING ACTION IN SUPERIOR COURT TO REQUIRE ANY MAINTENANCE OR REPAIR AND TO RECOVER THE COSTS INCURRED IN MAKING OR EFFECTING REPAIRS TO IMPROVEMENTS.

MAINTENANCE AND REPLACEMENT OF LANDSCAPE IMPROVEMENTS IN 76TH PL SE CONSTRUCTED BY SAID SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT OF THE SUBDIVISION AND SHALL BE DESCRIBED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS). IN THE EVENT THAT MAINTENANCE AND REPLACEMENT OF ANY FACILITIES ENUMERATED ABOVE ARE NOT PERFORMED TO THE SATISFACTION OF THE CITY ENGINEER, AFTER A TIMELY DEMAND HAS BEEN MADE FOR SUCH ACTION, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO PERFORM THE NECESSARY WORK AND SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF EACH LOT AN EQUAL SHARE OF THE TOTAL COSTS INCURRED.

THE MONITORING, CLEANING, MAINTENANCE AND REPAIR OF STORM DRAINS AND STORM DETENTION SYSTEMS IN ACCORDANCE WITH CITY ORDINANCE NO. 95C-118 AND MICC 15.09.070 REQUIRED FOR ALL LOT OWNERS WITHIN THIS PLAT TO CONTROL STORMWATER RUNOFF AND CONTROL EROSION AND FLOODING DOWNSTREAM. ALL COSTS RELATED TO STORMWATER RUNOFF CONTROL SHALL BE BORNE BY THE OWNERS OF EACH LOT IN EQUAL SHARE. THIS OBLIGATION SHALL BE RECORDED SEPARATELY WITH EACH INDIVIDUAL LOT SALE AND SHALL TRAVEL WITH THE LAND.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON EACH LOT, THE APPLICATION SHALL BE ACCOMPANIED WITH A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN, CLEARING AND GRADING PLAN, ACCESS AND UTILITY SERVICE PLAN, A LANDSCAPE PLAN (WHICH SHALL IDENTIFY EXISTING VEGETATION TO BE RETAINED, LIMITS OF ALL CLEARING AND GRADING), AND A SCHEDULE FOR THE CONSTRUCTION. THE APPLICANTS CIVIL ENGINEER, EXPERIENCED IN SOILS GEOLOGY AND MECHANICS, SHALL REVIEW THE PROPOSED SITE AND BUILDING CONSTRUCTION AND PROVIDE RECOMMENDATIONS THAT WILL LIMIT SITE DISTURBANCE, MINIMIZE RISK OF SOILS MOVEMENT, EVALUATE SITE SLOPE STABILITY AND DEFINE MATERIALS AND CONSTRUCTION PRACTICES FOR THE WORK. THE BUILDING OFFICIAL MAY RECOMMEND SPECIAL TECHNIQUES OR MITIGATING MEASURES. THE COSTS ASSOCIATED WITH THE ENGINEER'S MONITORING AND MITIGATION MEASURES SHALL BE BORNE BY THE APPLICANT.

BUILDING CONSTRUCTION IS REQUIRED ON, AND LIMITED TO, THE IDENTIFIED BUILDING PAD AREAS.

ALL HOMES LOCATED WITHIN THIS SUBDIVISION SHALL HAVE AN APPROVED FIRE SPRINKLER SYSTEM.

TRACTS A, B, C, D AND E ARE DESIGNATED AS OPEN SPACE AND ARE HEREBY DEDICATED AND CONVEYED TO THE TRELLIS TOWNHOMES COMMUNITY ORGANIZATION, ITS SUCCESSORS AND ASSIGNS. SAID ORGANIZATION IS RESPONSIBLE FOR THE MAINTENANCE THEREOF.

TRACT F, A PRIVATE ACCESS AND UTILITY TRACT IS HEREBY DEDICATED AND CONVEYED TO THE TRELLIS TOWNHOMES COMMUNITY ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. SAID ORGANIZATION IS RESPONSIBLE FOR THE MAINTENANCE THEREOF.

EASEMENTS FOR UTILITIES SUCH A SEWER, WATER, STORM DRAINAGE, POWER, GAS, COMMUNICATION AND OTHER SERVICES AS SHOWN THAT MAY BE AVAILABLE OR NECESSARY ARE CONVEYED OVER, ACROSS AND UNDER, THE ENTIRE PROPERTY OF THE PLAT OF TRELLIS TOWNHOMES, BEING 10 FEET IN WIDTH, LYING FIVE FEET ON EACH SIDE OF THE CENTERLINE OF THE GRANTEE'S FACILITIES AS PRESENTLY CONSTRUCTED OR TO BE CONSTRUCTED OR RELOCATED OR AS LIES IN TRACT F.

LEGAL DESCRIPTION

TAX PARCEL NO. 531510--0986

LOT 4, EXCEPT THE NORTH 122.33 FEET THEREOF, TOGETHER WITH THAT PORTION OF LOT 5 LYING WEST OF A LINE PARALLEL WITH AND 175 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., AND THAT PORTION OF THE NORTH 109.66 FEET OF SAID LOT 5 LYING EAST OF SAID LINE, ALL IN BLOCK 11, MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO. 531510--0995

THAT PORTION OF LOT 5 IN BLOCK 11 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, LYING EASTERLY OF A LINE PARALLEL WITH AND 175 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 12 IN TOWNSHIP 24 NORTH OF RANGE 4 EAST W.M.; EXCEPT THE NORTH 109.66 FEET THEREOF; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

A SIX-FOOT WIDE SIDEWALK ALONG THE RIGHT OF WAY OF 76TH PLACE SE ADJACENT TO THE SOUTHWEST SIDE OF THE PROPERTY SHALL BE PROVIDED FOR PEDESTRIAN ACCESS/CIRCULATION FROM 76TH AVE SE TO THE SITE AND TO THE EXISTING PARKS TRAIL LOCATED IMMEDIATELY SOUTH OF THE SITE.

THIS PLAT IS SUBJECT TO THE MITIGATION CODES INCLUDED WITHIN THE SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE ISSUED FROM PROJECT NUMBER SEPT12-032 ON SEPTEMBER 30, 2013.

ALL STAGING FOR CONSTRUCTION SHALL OCCUR ON SITE AND SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EACH APPLICATION SHALL BE ACCOMPANIED WITH A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN, CLEARING AND GRADING PLAN, AND AN ACCESS AND UTILITY PLAN SHOWING THE LOCATION OF EXISTING TREES.

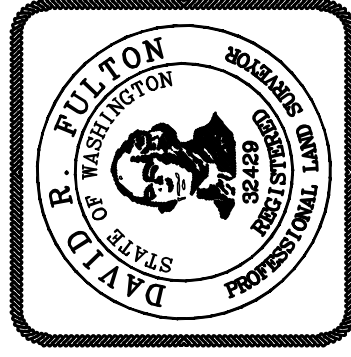
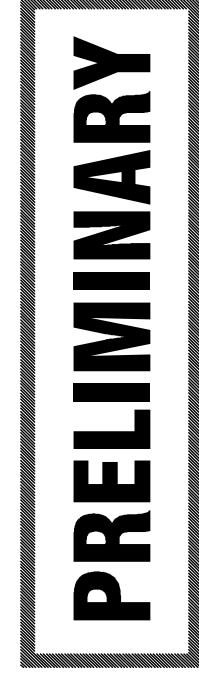
NO PERMANENT LANDSCAPING, STRUCTURES, OR FENCES SHALL BE PLACED ON OR WITHIN PUBLIC UTILITY, STORM DRAINAGE, OR PEDESTRIAN PATH EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.

IF IN THE OPINION OF THE CITY ENGINEER, UTILITIES OR STORM DRAINAGE FACILITIES REQUIRE MAINTENANCE, REPAIR OR REPLACEMENT, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER THOSE LOTS ADJOINING THE FACILITY FOR THE PURPOSE OF MAINTAINING, REPAIRING, RELOCATING OR REPLACING SAID FACILITIES.

INSTALLATION OF LANDSCAPING AND/OR STRUCTURES INCLUDING TREES, SHRUBS, ROCKS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED ENGRAVING LICENSE AGREEMENT FROM THE CITY PRIOR TO THE WORK OCCURRING (MICC 19.06.060).

**LEGAL DESCRIPTION FOR
LOTS OF TRELLIS LONG PLAT**

LOT 1: LOT 1, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 2: LOT 2, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 3: LOT 3, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 4: LOT 4, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 5: LOT 5, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 6: LOT 6, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 7: LOT 7, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 8: LOT 8, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 9: LOT 9, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 10: LOT 10, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 11: LOT 11, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 12: LOT 12, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 13: LOT 13, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 14: LOT 14, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 15: LOT 15, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 16: LOT 16, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 17: LOT 17, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
LOT 18: LOT 18, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
TRACT A: TRACT A, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
TRACT B: TRACT B, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
TRACT C: TRACT C, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
TRACT D: TRACT D, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
TRACT E: TRACT E, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON
TRACT F: TRACT F, TRELLIS, PER PLAT THEREOF RECORDED IN KING COUNTY WASHINGTON



SHEET 3 OF 5



11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
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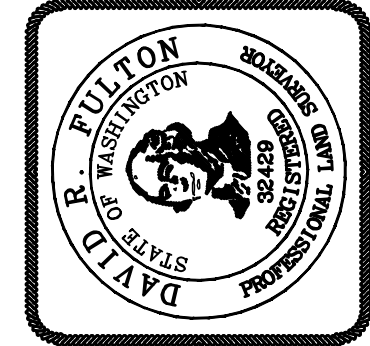
**CITY OF MERCER ISLAND
PLAT NO. SUB15-021**

TRELLIS

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM
MERCER ISLAND, KING COUNTY, WASHINGTON



PRELIMINARY



SHEET 4 OF 5



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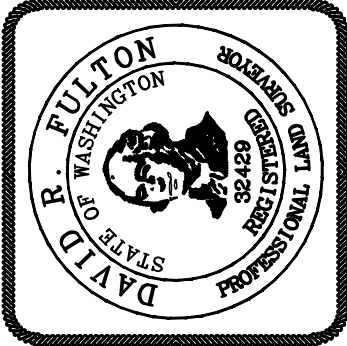
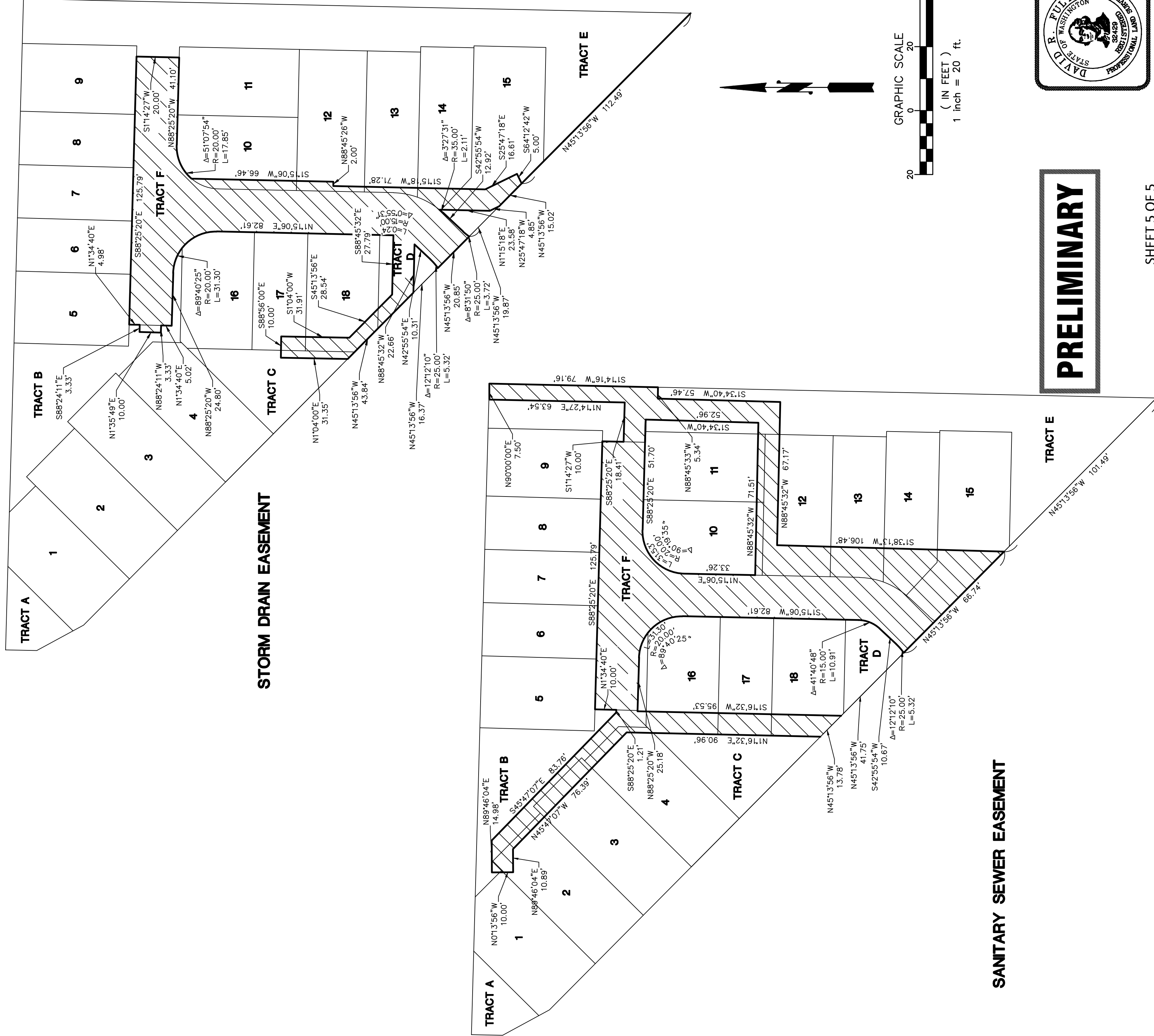
JOB NO. 13363.10

VOL/Pg

**CITY OF MERCER ISLAND
PLAT NO. SUB15-021**

TRELLIS

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WM
MERCER ISLAND, KING COUNTY, WASHINGTON



PRELIMINARY

SHEET 5 OF 5



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Trellis Long Plat Compliance Matrix

Date: 5/19/2016
 Permit No: SUB15-021
 Reviewer: Shana Restall



Comment No.	Preliminary Plat Condition	City Response: 3/1/2016	Applicant Response: 2/8/2016
A. General Conditions			
1	The final plat shall be designed substantially in conformance with the preliminary plat of record submitted as part of this long plat application, Exhibits 3, 4, 7, and 9, and as required to be amended by the Conditions of Approval.	The final plat was designed in substantial conformance with the preliminary plat.	The final plat as submitted is in substantial conformance to the preliminary plat of record.
2	The proposed and future development of this property shall comply with the zoning district, or as amended at the time of development.	The buildings designed for the site comply with the current zoning requirements for the MF-2 zone.	The homes as designed comply with the underlying zoning.
3	The removal of native vegetation is to be minimized and limited to active construction areas.	Vegetation removal was limited to active construction areas. Perimeter vegetation was retained.	During site construction, perimeter vegetation and significant trees (mainly on the eastern property line shared with Farmer's) were protected from construction activity. The only work in these areas is removal of invasive species and debris removal.
4	The existing structures on site shall be demolished prior to issuance of final approval of this long plat.	The existing structures were demolished under permit number 1405-129.	This was complete prior to site construction.
5	The applicant has five years to submit a final plat meeting all requirements of the Conditions of Approval. A plat that has not been recorded within five years after its preliminary approval shall expire. A new application is required to revitalize an expired preliminary plat.	The preliminary long plat was approved by City Council on May 19, 2014. Pursuant to MICC 19.08.020(F)(5)(a), the applicant has five years to submit the final plat. Therefore, the deadline for submittal is May 19, 2019. The applicant filed the final plat prior to the deadline.	This final plat submittal is within the 5 year time limit.
6	This long plat is subject to the mitigation conditions included within the SEPA Mitigated Determination of Nonsignificance issued for project number SEP13-032 on September 30, 2013:		
6a - MDNS Mitigation Condition #1	The applicant shall provide a six foot wide sidewalk along the right of way (Lincoln Street right of way) adjacent to the southwest side of the property for pedestrian access/circulation from 76th Avenue SE to the site and to the existing parks trail located immediately south of the site.	With the exception of the gravel portion, the sidewalk has been constructed.	This detail is incorporated in the project's civil improvement plans and is installed.
6b - MDNS Mitigation Condition #2	The applicant shall provide at least three on-street parallel public parking spaces to maintain the existing availability of right of way for public parking.	The applicant has provided more than three on-street parallel parking spaces.	There are more than three parallel spaces provided for public parking.
6c - MDNS Mitigation Condition #3	The proposed large retaining wall located along the southwest side of Lincoln Street right of way shall be designed and constructed in a manner that provides a finished, aesthetically pleasing appearance as approved by the City Engineer to mitigate the significant visual impact by minimizing the large blank wall area to the maximum extent reasonable. This may include walls with a decorative surface combined with landscaping. Walls that would have a significant negative visual impact would likely include, but are not limited to concrete, ecology block, or soldier pile walls with bare or gunite-type surface treatments.	The large retaining wall along the southwest side of 76th Place SE (Lincoln Street) has been constructed. The applicant is required to provide the wall with a finished appearance through an art installation approved by the Design Commission. The art installation and landscaping are in the process of being installed and will be complete prior to final plat recording. A fence has been constructed on top of the wall.	The wall aesthetics included plan-approved art and landscaping for screening. The landscaping is installed and the art is under construction.

7	Per MICC 19.07.060(D)(1)(d), include the landscaping of all disturbed areas outside of building footprints and installation of all impervious surfaces prior to final inspection of applicable permits.	Landscaping, as shown in the approved site development and design review plans, will be provided for all disturbed areas outside of building footprints prior to the final inspections of building permits. Installation of all impervious surfaces will also be complete at this time.	These conditions were met and reviewed during plan review.
B. Arborist Conditions			
1	A Tree Permit is required before any work begins (MICC 19.10.020).	The applicant was issued permit number 1409-124 for tree removal prior to commencement of site development activities.	Complete- permit #: 1409-124
2	A tree protection inspection is required <i>before any plat work begins</i> (including demolition) (MICC 19.10.080.A.3). Final tree removal will be determined at this inspection when limits of disturbance have been clearly marked in the field.	It is standard practice of the City Arborist to conduct a tree protection inspection prior to development. The Arborist has conducted multiple inspections of the site throughout the project.	This was completed with City Arborist John Kenn(e)y.
3	At time of site development, tree removal is limited to those trees identified on the plat plan that accommodate site development infrastructure improvements (MICC 19.1 0.080.A.3). The city is not approving all the infrastructure improvements, including, but not limited to the eastern retaining walls and storm drain, as they do not appear to be meeting the requirement of reasonable best efforts to protect the trees during construction. Trees that must be removed at a later date will be considered at time of building permit submittal. The number of replacement trees required, to mitigate any trees removed due to plat improvements, shall be determined by the City Arborist. Any additional removals must be approved by the City Arborist prior to their removal.	The Arborist reviewed the plat and site development permit to ensure that tree removal was limited to those needed to accommodate site development improvements. Replacement trees are required for this project and will be planted prior to final inspection of the building permits.	The infrastructure and walls on the eastern perimeter were modified substantially prior to being permitted to meet the requirements of public works and the former city arborist, Kathy Parker.
4	Submitted plans for the plat and building permit applications must show tree protection at the drip lines, to scale, on the civil drawings. Per the City Tree Ordinance, MICC 19.1 0.040.B, <i>reasonable best efforts</i> must be taken to avoid taking a protected tree during development of the lot. If there is required work within protected drip lines the city shall require mitigation methods so as to not damage roots within that drip line.	The submitted plans for site development and the building permits contained this information, as required. The Arborist reviewed the plat and subsequent tree removal permits to ensure that reasonable best efforts were made to avoid taking a protected tree during development. Tree protective fencing was required to protect the roots of retained trees.	Trees were protected with fencing as approved by the city arborist.
C. Engineering Conditions			
1	Easements for shared access, utilities, and storm drainage facilities shall be depicted on the face of the final plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final plat. The easement shall indicate whether it is public or private, existing or proposed.	Proposed easements are shown on sheets 4 and 5 of the final plat. The applicant provided CC&Rs specifying maintenance responsibilities and rights of each lot. The language of the easement agreements will be recorded separately from the final plat. However, the final plat must be revised prior to recording to reference the recording numbers of the easements.	All utilities are covered under an "as-constructed" easement. The existing Sewer easement is shown.
2	Prior to commencement of construction on the site, the applicant shall obtain a right of way use permit with a plan that includes, but is not limited to traffic management with certified flaggers, construction worker parking and construction vehicle haul routes and quantities.	The applicant obtained a right of way use permit prior to commencement of construction on the site under permit numbers 1405-131, 1409-083, and 1507-147.	Right of way permits and haul routes were proposed and approved prior to site construction.

3	All damage to adjacent properties or public rights-of-way resulting from construction (e.g., siltation, mud, water, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the permits issued by the City, or the City requirement for corrective action shall be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.	The applicant shall be held to this ongoing condition.	All site grading was accomplished without impact to neighboring properties. All will be confirmed on final inspection.
4	Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and the requirements of the City Engineer.	Site development has been reviewed for compliance with current City regulations. The site work and improvements has been conducted under City permits, as required.	Agreed, all work has been permitted through the city.
5	All utilities serving the plat shall be under grounded (MICC 19.09.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances	Installed utilities have been undergrounded.	All utilities as shown on the project's plans are underground.
6	Long plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include:		
6a	Plat access road - Comply with the Fire Code Official Requirements and standards contained in MICC 19.09.040. Provide detail design for the access road.	The access road was approved by the site development permit and complies with both standards of the Fire Code Official and the standards contained in MICC 19.09.040. The design detail for the access road was provided in the site development plans. The applicant has bonded for completion of the access road.	Complete.
6b	Public street improvements (76th Pl. SE) - Comply with the Fire Code Official requirements, standards contained in MICC 19.09.030 and as directed by the City Engineer. The minimum street width shall be 26 feet for two lanes with a minimum 3" asphalt over 2.5" crushed surfacing top course and 5" base course or as otherwise directed by the City Engineer. Provide street lighting to sufficiently illuminate the street and sidewalk.	The public street improvements were approved by right-of-way permit 1409-083 and the site development permit. It complies with both standards of the Fire Code Official and the standards contained in MICC 19.09.030 as directed by the City Engineer, as well as the specifications in the condition of approval itself. The design detail for the access road was provided in the site development plans. The applicant has bonded for completion of the public street improvements.	Complete. The street light bases are installed and lighting is ordered and under construction.
6c	Sidewalks - Provide a 6 foot wide sidewalk along the 76th Pl. SE frontage to connect to the existing sidewalk on 76th Ave. SE to the northwest and existing Mercerdale Hillside trail/stairs to the southeast.	With the exception of the gravel portion, the sidewalk has been constructed.	These are on the project's civil plans and will all be installed accordingly.
6d	Monuments - Provide monuments in cases at the intersections of 76th Ave. SE/76th Pl. SE and 76th Pl. SE/Road Tract F.	The applicant has requested to postpone installation of the monuments until the final lift of pavement. Site development will not be finalized until the monuments are installed.	These are on the project's civil plans and will all be installed accordingly. Monuments are installed after the final lift of paving, which is scheduled for early summer, 2016
6e	Temporary Erosion Control measurements.	These were included in the site development plans. The site development permit is permit number 1405-101.	Complete.
6f	Grading Plan.	These were shown on sheets in the site development plans. The site development permit is permit number 1405-101.	Complete.

6g-i	Water main and appurtenances - Show the existing water mains (locations, sizes, and materials) along 76th Ave. SE and 76 th Pl. SE.	These were shown in the site development plans. The site development permit is permit number 1405-101.	All are complete.
6g-ii	Fire hydrants - Show the locations of existing and new hydrants.	These were shown in the site development plans. The site development permit is permit number 1405-101.	All are complete.
6g-iii	Water main - Extend an 8" ductile iron main from the City water main in 76th Ave. SE to serve the plat in a manner that provides both domestic water and fire suppression needs acceptable to the City Engineer and Fire Code Official. The design shall minimize the use of bends, use reasonable best efforts to protect regulated trees, and minimize utility crossings. This will require a pressure reducing station.	This is shown in the site development plans. The water main meets the requirements of the condition. The site development permit is permit number 1405-101.	All are complete.
6g-iv	Show the locations and sizes of the proposed water meters and water services for all lots. The proposed water meters shall be located within the public right of way or proposed public utility easement.	These were shown in the site development plans. They are located in the right-of-way. The site development permit is permit number 1405-101.	All are complete.
6g-v	Show the approximate locations of the driveways for each lot, so the water meters will not be located within the driveway areas.	These were shown in the site development plans. The water meters are not located within driveways. The site development permit is permit number 1405-101.	All are complete.
6g-vi	Abandon all existing water service taps at the city water mains. The location of the existing water service taps shall be located and shown on the plan.	Water taps have been abandoned at the City water main. The existing taps were shown in the site development plans.	All are complete.
6h-i	Sanitary sewer and appurtenances - Extend an 8" private sewer to serve the plat. Individual services shall be either 4" or 6". All sewer lines within the plat shall be private.	This is shown in the site development plans. The site development permit is permit number 1405-101.	All are complete.
6h-ii	Sanitary sewer and appurtenances - Show the sanitary sewer stub outs.	These were shown in the site development plans. The site development permit is permit number 1405-101.	All are complete.
6i-i	Stormwater - Show the storm drainage stub outs for all lots.	These were shown in the site development plans. The site development permit is permit number 1405-101.	All are complete.
6i-ii	Stormwater - Provide treatment of runoff from the street and any other pollution generating impervious surfaces (PGIS) in accordance with 2005 Department of Ecology's Stormwater Management Manual. Treatment devices shall be separate for runoff from private property and public right of way.	This has been provided by the applicant.	All are complete.
6i-iii	Stormwater - Provide on-site detention system in accordance with the 2005 Department of Ecology's Stormwater Management Manual as amended by MICC 15.09. The pre-developed condition must be modeled as "2nd growth forest". The drainage report, detention system calculations and drainage plan shall be prepared by a civil engineer licensed by the State of Washington. The facilities shall be separate for runoff from private property and public right of way.	Detention systems are shown in the site development plans. The site development permit is permit number 1405-101.	All are complete.

6i-iv	Stormwater - If the applicant contemplates the use of infiltration or other low impact development techniques for management of stormwater runoff from some of the lots, a minimum of one soil log for each proposed infiltration trench location is required. The soil report and infiltration system design shall be in accordance with the 2005 Department of Ecology's Stormwater Management Manual. If infiltration is not deemed feasible by the City Engineer based on the soil investigation, then the plat detention system must be designed to serve these lots.	The applicant did not utilize infiltration or other low impact development techniques in light of the poor soils and steep slopes on the site. The City Engineer deemed infiltration not feasible. The detention system was designed to serve the entire subdivision.	All are complete.
6i-v	Stormwater - A Department of Ecology Construction General Permit is required for this project.	The applicant obtained this permit.	All are complete.
6j	Right of way - All existing improvements in the vicinity of the proposed work shall be restored to the satisfaction of the City Engineer. Restoration of pavement on 76th Ave. SE damaged by construction activities may require up to a full width grind and overlay of the roadway. The actual limits and method of restoration shall be determined by the City engineer prior to final plat approval.	The applicant will use their existing performance bond to satisfy this requirement.	This is covered by our bonds and will be complete.
6k	Dry utilities - Show the dry (power, gas, etc.) utility corridor on the plan. Dry utilities shall not be located within the public utility easements except to the extent allowed by the City Engineer.	These were shown in the site development plans. The site development permit is permit number 1405-101.	Complete.
6l	Easements - Provide an exclusive 15 foot wide public water easement centered on the proposed water main in Road Tract F. Dry and private utilities shall not be located within the easement except to the extent allowed by the City Engineer.	The City Engineer determined that the water main design, as approved, did not require an easement.	This is shown on the final plat and all construction documents that were submitted and approved by the city.

7	<p>All long plat improvements shall be completed prior to final approval and recording of the long plat documents or bonded and completed prior to issuance of building permits when allowed by the City Engineer. An accurately prepared as-built drawing that shows all utilities and long plat improvements shall be submitted to the City upon completion of the work. Provide two paper copies and one PDF file. Submit using Mercer Island's datum and tie the plat to at least two monuments.</p>	<p>The applicant is requesting that the City continue to hold a performance bond for the following improvements in lieu of completion: 1. Final lift of paving in all areas and survey monuments which are installed after final lift. (Scheduled for May 2016 on 76th Place and July in Tract F). 2. Curbs in Tract F and driveways to the individual buildings(Scheduled for July). 3. Landscaping around the buildings. (Landscape to be completed in the normal course of construction by November, 2016) 4. Street Lights (Street lights are paid for, ordered and are being manufactured. The arrival and install dates are the first two weeks of April 2016.) All other improvements have been installed. Bonding for improvements is allowed by MICC 19.01.060(C)(1) and 19.08.040. However, the condition requires that the improvements be either completed prior to final plat approval and recording or bonded and completed prior to "issuance" of building permits. The City Engineer indicates that this was a typographical error. It was intended to say "...prior to final <u>inspection</u> of building permits." The building permits have already been issued. So because of the way this condition was written, the applicant is requesting permission from the Council to be allowed to maintain their bond for the above specified improvements. The City Engineer supports this request.</p>	<p>All improvements are bonded or complete.</p>
8	<p>The final plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC.</p>	<p>The final plat complies with the requirements of Title 58 RCW and Chapter 330-132 WAC.</p>	<p>Agreed.</p>
9	<p>A City of Mercer Island title block for approval signatures (Planner and City Engineer) shall be provided on the final plat along with the designated long plat number.</p>	<p>Pursuant to MICC 19.08.050(C)(3)(d), a final long plat must be signed by the Mayor on behalf of the City Council and the City Engineer. The submitted final plat also contains a signature block for the Principal Planner on Sheet 1. This block will be removed prior to final signature by the City.</p>	<p>This has been included.</p>

10	The following notes shall be placed on the final plat:		
10a	Maintenance and repair of joint use side sewers (sewer lines from the building to the City sewer main), shared roads, access easements, storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection.) In the event that maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this Long plat shall have the right to bring action in Superior Court to require any maintenance or repair and to recovded to say "...prior to final inspection of building permits." The bu	This note is included on Sheet 3 of the final plat.	These notes are on the plat.
10b	Maintenance and replacement of landscape improvements in 76th Pl. SE constructed by said subdivision shall be the responsibility of the owners of each lot of the subdivision and shall be described in the Covenants, Conditions, and Restrictions (CC&Rs). In the event that maintenance and replacement of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to perform the necessary work and shall have the right to charge the owner of each lot an equal share of the total costs incurred.	This note is included on Sheet 3 of the final plat.	These notes are on the plat.
10c	The monitoring, cleaning, maintenance and repair of storm drainage systems in accordance with City Ordinance No. 95C-118 and MICC 15.09 is required for all lot owners within this plat to control stormwater runoff and control erosion and flooding downstream. All costs related to stormwater runoff control shall be borne by the owners of each lot in equal share. This obligation shall be recorded separately with each individual lot sale and shall travel with the land.	This note is included on Sheet 3 of the final plat.	These notes are on the plat.
10d	All staging for construction shall occur on site and shall not be located in the public right-of-way.	This note is included on Sheet 3 of the final plat.	These notes are on the plat.
10e	Prior to the issuance of a building permit, each application shall be accompanied with a temporary erosion and sedimentation control plan, clearing and grading plan, and an access and utility plan showing the location of existing trees.	This note is included on Sheet 3 of the final plat.	These notes are on the plat.
10f	No permanent landscaping, structures, or fences shall be placed on or within public utility, storm drainage, or pedestrian path easements without the written approval of the City Engineer.	This note is included on Sheet 3 of the final plat.	These notes are on the plat.
9	If in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating or replacing said facilities.	This note is included on Sheet 3 of the final plat.	These notes are on the plat.
10	Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment license agreement from the City prior to the work occurring (MICC 19.06.060).	This note is included on Sheet 3 of the final plat.	These notes are on the plat.



CITY OF MERCER ISLAND CITY COUNCIL FINDINGS OF FACT AND CONCLUSIONS

Project Number:	SUB13-014 - Trellis Long Plat
Description:	A request for preliminary long plat approval to subdivide two existing parcel into eighteen (18) lots.
Applicant:	Alan Boeker, of Conner Homes 845 108 th Ave SE, # 200 Bellevue, WA 98004
Owner:	Conner Homes at Trellis, LLC 845 108 th Ave SE, # 200 Bellevue, WA 98004
Site Address:	2960 76 th Avenue SE and 2970 76 th Avenue SE, Mercer Island WA 98040; Identified by King County Assessor tax parcel id. #'s 5315100986 and 5315100995
Zoning District:	MF-2
City Council Decision:	The City Council grants preliminary approval, subject to the enclosed conditions of preliminary approval.
Staff Contact:	George Steirer, Principal Planner
Exhibits:	<ol style="list-style-type: none">1. Cover Application – Dated received by the City of Mercer Island Development Services on March 4, 20142. Project Narrative – Dated received by the City of Mercer Island Development Services on March 4, 20143. Arborist Report by Shoffner Consulting – Dated received by the City of Mercer Island Development Services on March 4, 20144. Preliminary Plat Revised (Long Subdivision)/Preliminary Engineering Plans – Dated received by the City of Mercer Island Development Services on March 4, 2014.<ol style="list-style-type: none">4.1. Sheet 1 of 11 – Cover Sheet/Preliminary Plat Map by Pace Engineering4.2. Sheets 2 and 3 of 11 – Boundary and Topographic Survey prepared by Pace Engineering4.3. Sheet 4 of 11 – Tree Retention Plan prepared by Pace Engineering4.4. Sheet 5 of 11 – Dimensional Site Plan prepared by Pace Engineering4.5. Sheets 6 and 7 of 11 – Preliminary Grading and Drainage Plan prepared by Pace Engineering4.6. Sheet 8 of 11 – Preliminary Road Profile prepared by Pace Engineering4.7. Sheet 9 of 11 – Preliminary Water and Sewer Plan prepared by Pace Engineering4.8. Sheet 10 of 11 – Preliminary Lot Closure Calculations & Plat Signature Page prepared by Pace Engineering <p><i>(Note: Sheet 11 of 11 was not submitted by the applicant)</i></p>

5. Sheet 1 of 1 - Shoring Wall Elevations, by DBM Contractors, Inc, dated received by the City of Mercer Island Development Services on March 4, 2014
6. Public Notice of Application, Notice of Open Record Public Hearing, and Public Meeting issued by the City of Mercer Island on March 3, 2014
7. SEPA Mitigated Determination of Nonsignificance (MDNS) issued by the City of Mercer Island on September 30, 2013
8. Email from Kyle R. Campbell, P.E. of Earth Solutions NW, to Alan Boeker, dated March 12, 2014
9. Geotechnical Engineering Study by Keven D. Hoffmann, E.I.T. and Keyle R. Campbell, P.E. dated March 11, 2014
10. Email from Larry Hamlin, Mercedale Park Condominium President, regarding the long plat, to George Steirer, dated March 12, 2013
11. Draft 11-24-2013 Declaration of Covenants, Conditions, and Restrictions
12. Vicinity Map dated November 2013
13. Assessor's Map dated November 22, 2013
14. Beckes Townhomes Preliminary Storm Drainage Report for the City of Mercer Island, dated November 27, 2013
15. Updated Geotechnical Engineering Study Proposed Mercer Island Townhomes 2960 & 2970 76th Avenue Southeast Mercer Island, Washington, by Keven D. Hoffmann, E.I.T., dated April 11, 2014
16. Letter from Michele Lorilla, P.E., Geotechnical Engineer, to Don Cole, Building Official, dated April 16, 2014.

I. SUMMARY

Subdivision is the process of dividing parcels of land into smaller parcels, or "lots." On Mercer Island, the subdivision of land is regulated by Chapter 19.08 of the Mercer Island City Code (MICC), which implements requirements of state subdivision law found primarily at Chapter 58.17 of the Revised Code of Washington (RCW). Under the MICC, division of land into four or fewer lots is accomplished through the "short subdivision" process, which involves administrative decisions made by City staff based on the MICC. Division of land into five or more lots is called a "long subdivision" and is subject to a public hearing and recommendation by the Planning Commission followed by a final decision by the City Council.

Long subdivision approval is a two step process. First, the Planning Commission recommends and the City Council decides whether to approve a "preliminary plat" (which is a graphic and written representation of the proposed subdivision). If the preliminary plat is approved, the property owner has five years within which to obtain permits for and to build (or in some cases, bond) the required plat improvements (utilities, access roads, etc.), and to meet any other applicable code requirements or conditions of the preliminary plat approval. Once these requirements have been met, the property owner may apply to the City Council for "final plat" approval. A final plat must be approved if it meets the requirements of both the preliminary plat approval and all applicable regulations in place at the time of preliminary plat approval. Once approved, the final plat must be recorded with the county. Only after an approved final plat is recorded may the individual lots be sold or built upon. Any subsequent home construction must be consistent with both the MICC and any applicable plat conditions.

The current proposal would divide the subject property into eighteen townhouse lots. The following analysis evaluates the consistency of the proposed long subdivision with requirements of the MICC.

II. FINDINGS OF FACT

Mercer Island City Code (MICC) 19.08.030(A) through (F) provides the criteria for approval of a subdivision. MICC 19.16.010(S) includes long plats in the definition of a subdivision. The following is an analysis of the criteria for approval:

1. MICC 19.08.030(A) provides the proposed subdivision shall comply with arterial, capital facility, and land use elements of the Comprehensive Plan; all other chapters of the development code; the Shoreline Management Act; and other applicable legislation.

A. Proposed subdivisions shall comply with the arterial standards of the comprehensive plan:

City Council Analysis:

The arterial plan is contained within the Transportation Element of the Comprehensive Plan. The functional classifications of existing roads are provided within Figure 1 in the Transportation Element. The subject property gains access from 76th PL SE, which is not classified by the Comprehensive Plan as an arterial. Consequently, the arterial standards specified within the Comprehensive Plan do not apply to this project.

B. Proposed subdivisions shall comply with the Capital Facility standards of the comprehensive plan:

City Council Analysis:

The Capital Facilities Element of the Mercer Island Comprehensive Plan provides the Capital Facility standards for the city. Figure 1 of the Capital Facilities Element shows current and future capital facilities. The subject property is not designated as either a current or future capital facility. Therefore, the Capital Facility standards within the Comprehensive Plan do not apply to the proposal.

C. Proposed subdivisions shall comply with the Land Use Element of the Comprehensive Plan:

City Council Analysis:

Goal 8.2 of the Land Use Element, and goal 2.1 of the Housing Element of the Comprehensive Plan states "Through zoning and land use regulations provide adequate development capacity to accommodate Mercer Island's projected share of the King County population growth over the next 20 years." Additionally, the Land Use Element of the Comprehensive Plan identified the following issue outside the Town Center: "The community needs to accommodate two important planning values – maintaining the existing single family residential character of the Island, while at the same time absorbing a relatively small amount of population and housing growth."

Goal 8.5 of the Land Use Element provides the City should accommodate the required housing growth and "encourage infill development on vacant or under-utilized sites that are outside of critical areas and ensure that the infill is compatible with the surrounding neighborhood." The proposed long plat constitutes infill development that increases density on an under-utilized site. The Growth Management Act ("GMA"), codified at Chapter 36.70A RCW, was enacted to coordinate Washington's future growth with comprehensive land use planning. See *Viking Properties, Inc. v. Holm*, 118 P.3d 322 (2005). The GMA contains thirteen nonprioritized goals that help create a framework to guide local governments in developing comprehensive plans. RCW 36.70A.3201. It does not establish any "bright line" rules. *Viking*, 118 P.3d at 331.

Under the GMA, a projected population growth is divided among cities and unincorporated areas. Accordingly, the City must absorb some of the population growth for King County, per RCW 36.70A.115. To do so, and to meet the Land Use Element of the Comprehensive Plan to maintain the existing single family residential character while absorbing some population and housing growth, the City should encourage infill development on vacant or under-utilized sites. (RCW 36.70A.020(1) and

Comprehensive Plan Land Use Goal 8.5) The benefits of infill include an efficient use of land and public streets and utilities. The City Council finds the proposed development constitutes infill development.

No indicators of wetlands or watercourse have been identified on the subject property. While the proposal site does appear to contain geohazard areas (seismic, erosion, and/or landslide hazards), MICC 19.07.060 allows for alterations within geohazard areas and on steep slopes if certain provisions are met. The applicant has submitted a geotechnical report and a statement of risk (Exhibits 9 and 15) to guide development of the portions of the site that qualify as geohazard areas.

The existing zoning and Comprehensive Plan designation of the property is Multi-Family Residential (MF-2), as adopted by ordinance number 05C-10. The proposed use of this property is Multi-Family residential (Exhibit 1), which is a permitted use in the MF-2 zone and consistent with the adopted Comprehensive Plan Land Use Element. The proposal results in a density of 15.25 dwelling units per acre (18 units / 1.18 acres = 3.26 units/acre), per Exhibit 4, which is consistent with the allowed density of 26 dwelling units per acre for the zone, per MICC 19.03.010(F). The neighboring MF-2 zone, to the north and west, allows for the same density. The neighboring Town Center zone to the east does not have a density limit, only a height limit. Thus, the proposed density and use is consistent with the allowed density for the zone and the Comprehensive Plan.

D. Proposed subdivisions shall comply with all other chapters of the development code.

City Council Analysis:

An evaluation for consistency with other applicable chapters of the development code (MICC Title 19) is included below:

- i. Title 19 of the Mercer Island City Code specifies noticing requirements for the proposed long plat. The following matrix details the noticing timeline and code requirements for the proposed long plat and SEPA review applications:

Action Required by Code	Applicable Code(s) Requiring Action	Description of Action Taken	Date(s) of Action	Exhibit No.
Determination of Completeness	<ul style="list-style-type: none"> • MICC 19.15.020(C) 	Long plat application determined to be complete	02/18/2014	N/A
Public Notice of Application and Open Record Hearing	<u>Notice of Application:</u> <ul style="list-style-type: none"> • MICC 19.08.020(E)(2)(a) • MICC 19.15.020(D)(1-7) <u>Public Notice:</u> <ul style="list-style-type: none"> • MICC 19.15.020(E) <u>Open Record Hearing:</u> <ul style="list-style-type: none"> • MICC 19.15.020(D)(3) 	Sent to all property owners within 300 feet of the subject property, posted on the subject site, and published in the City Weekly Permit Bulletin	03/03/2014	6
	<ul style="list-style-type: none"> • MICC 19.08.020(E)(2)(a) 	Published at least 10 days prior to the public hearing in a newspaper of general circulation within the city	03/05/2014	6
	<u>Notice of Application:</u> <ul style="list-style-type: none"> • MICC 19.15.020(D)(2)(g) 	14 day public comment period provided	03/03/2014 through 5:00 P.M. on	6

			03/17/2014	
	<u>MDNS Likely:</u> • MICC 19.15.010(E) • MICC 19.15.020(D)(1) WAC 197-11-355	Issued prior to associated Design Review Permit (DSR13-015)	09/30/2013	7

- ii. The following written comment was provided to the city during the public comment period, and prior to the staff report being sent to the Planning Commission on March 13, 2014:

Exhibit Number	Party/Parties of Record	Address	Date Received
9	Larry Hamlin, Mercerdale Park Condominium President	mkoffer18@gmail.com	March 12, 2014

- iii. Pursuant to MICC 19.08.020(F)(3), MICC 19.15.010(E), and MICC 19.15.020(F)(1), both an open record public hearing in front of the Planning Commission and a subsequent public meeting with the City Council are required for preliminary long plat applications. The open record public hearing with the Planning Commission was conducted on April 2, 2014 and April 16, 2014. Pursuant to MICC 19.08.020(F)(3), MICC 19.15.010(E), and MICC 19.15.020(F)(1), both an open record public hearing in front of the Planning Commission and a subsequent public meeting with the City Council are required for preliminary long plat applications. At the open record hearing, the Planning Commission reviewed the application for its conformance with the requirements of MICC 19.08.030, the Comprehensive Plan and other applicable development standards.

Public testimony was provided by the following parties during the open record portion of the public hearing on April 2, 2014 or April 16, 2014.

Person(s) Providing Testimony	Address
Charlie Conner	Connor Homes, 846 108 th Ave NE #200, Bellevue, WA 98004
Eric Beckes	2960 76 th Ave SE, Mercer Island, WA, 98040
Steve Calhoun	Pace Engineering, 11255 Kirkland Way #300, Kirkland, WA 98033
Scott Regal	Earth Solutions, 1805 136th PI NE #201, Bellevue, WA 98005
Larry Hamlin	2980 76 th Ave SE, Mercer Island, WA 98040
Alan Boeker	Connor Homes, 846 108 th Ave NE #200, Bellevue, WA 98004

- iv. For townhouse lots MICC 19.03.010(G) states "Except as provided elsewhere in this section, each lot shall have front, side and rear yards not less than the depths or widths following or as approved by the design commission:"
- ... "4. For townhouse lots:
- a. The front yard depth can be reduced to 10 feet when:
 - i. The front yard is adjacent to a perimeter street right-of-way and a driveway is not located in the front yard; or
 - ii. The front yard is oriented to a front, side or rear yard on an adjoining townhouse lot.
 - b. No front yard depth is required when adjacent to a street right-of-way, tract or easement located internally on a development site.

- c. The rear yard depth can be reduced to 10 feet when adjacent to a rear, side, or front yard on an adjoining townhouse lot.
- d. No side yard is required on adjoining townhouse lots.
- e. Required yards can be located in a tract or easement that is within the development site and adjacent to the lot. Nothing in this subsection (G)(4)(e) shall result in the reduction in depth, width, size or location of any of the foregoing required yards.”
- v. On October 28, 2013, the Design Commission approved the application for reduced front yard setbacks (DSR13-015).
- vi. In Exhibit 4.4, the applicant has identified a building pad for each proposed lot in accordance with MICC 19.08.020(D)(2) and MICC 19.09.090(A). The Building Department regulates the demolition of structures. Therefore, prior to final long plat approval, the applicant must apply for all necessary permits and meet the requirements to receive final permit approval in order to meet the building setback requirements for the new property lines within the long subdivision.
- vii. MICC 19.10.020(B)(1) provides that a permit is required for tree removal as a result of construction work. The City Arborist has provided comments to ensure consistency with Chapter 19.10 MICC. These are incorporated as conditions of approval.
- viii. MICC 19.15.010(E) provides that the City Council is the decision authority for final long plat approvals. MICC 19.08.020(F)(5)(a) provides that “once the preliminary plat for a long subdivision has been approved by the city, the applicant has five years to submit a final plat meeting all requirements of this chapter to the city council for approval.” A plat that has not been recorded within five years after its preliminary approval shall expire, becoming null and void. A new application must be submitted to revitalize an expired plat. In order for the applicant to comply with this requirement, it is a condition of approval.
- ix. MICC 19.08.020(F)(4) provides “as a condition of preliminary approval of a project, the City Council in the case of a long subdivision...may require the installation of plat improvements as provided in MICC 19.08.040 which shall be conditions precedent to final approval of the long subdivision.” The City Engineer has reviewed the proposed long subdivision for compliance with MICC 19.08.020 and provided the necessary conditions of approval, which are included in this report.

E. *Proposed subdivisions shall comply with the Shoreline Management Act:*

City Council Analysis:

The proposal is not within 200 feet of a shoreline, and is not considered to be located within “shorelands” as defined by MICC 19.16.010(S). Consequently, the Shoreline Management Act is not applicable per MICC 19.07.110(A)(2) and RCW 90.58.030(2)(f).

F. *Proposed subdivisions shall comply with other applicable legislation:*

City Council Analysis:

The requirements for long subdivision regulations, including RCW 58.17, have been adopted by the City of Mercer Island. An evaluation for consistency with other applicable legislation is included below.

- i. The eighteen lot long plat proposal is subject to review under the State Environmental Policy Act (SEPA) per MICC 19.07.120(J)(1) and WAC 197-11-704(2)(a). After review of the environmental checklist, the optional DNS process, pursuant to WAC 197-11-355, was used. The opportunity to comment on the environmental impacts of the proposal and required SEPA mitigation measures was provided from September 9th to 5:00 pm on September 23rd, 2013. This was concurrent with the comment period for the Notice of Application for the Design Review approval of the

Townhomes (DSR13-015). Staff issued a Mitigated Determination of Nonsignificance, as described by WAC 197-11-350, subject to three mitigation conditions (Exhibit 7). The appeal period ran from September 30, 2013 until 5:00 P.M. on October 14, 2013. No appeal to the SEPA MDNS was submitted.

2. MICC 19.08.030(B) requires that:

- A. *The subdivision shall be reconciled as far as possible with current official plans for acquisition and development of arterial or other public streets, trails, public buildings, utilities, parks, playgrounds, and other public improvements.*

City Council Analysis:

The current official plans for acquisition and development of arterial or other public streets, trails, public buildings, utilities, parks, playgrounds, and other public improvements do not designate any portion of the subject property. This does not apply.

- B. *If the preliminary plat includes a dedication of a public park with an area of less than two acres and the donor has designated that the park be named in honor of a deceased individual of good character, the city shall adopt the designated name.*

City Council Analysis:

The proposed long plat does not propose to include a dedication of a public park. Therefore, this provision does not apply.

3. MICC 19.08.030(C) requires that:

- A. *Where the project may adversely impact the health, safety, and welfare of, or inflict expense or damage upon, residents or property owners within or adjoining the project, other members of the public, the state, the city, or other municipal corporations due to flooding, drainage problems, critical slopes, unstable soils, traffic access, public safety problems, or other causes, the code official shall require the applicant to adequately control such hazards or give adequate security for damages that may result from the project, or both.*

City Council Analysis:

The Mercer Island City Engineer has identified applicable stormwater mitigation measures, which if implemented as conditions of approval, would adequately control any potential flooding or drainage problems. Additional requirements may be imposed at the time of building permit review. The site contains geohazard areas. However, construction on the site will be guided by the recommendations of a geotechnical engineer (Exhibits 9 and 15) as required by MICC 19.07.060. Furthermore, the site has not been identified as having traffic access hazards or other public safety problems.

- B. *If there are soils or drainage problems, the City Engineer may require that a Washington registered civil engineer perform a geotechnical investigation of each lot in the project. Stormwater shall be managed in accordance with the criteria set out in MICC 15.09.030 and shall not increase likely damage to downstream or upstream facilities or properties.*

City Council Analysis:

The applicant has submitted reports by a Geotechnical Engineer (Exhibits 9 and 15) to address potential soils issues. Additional reports may be required at the time of building permit review for individual lots. The Building Official may also require that a Geotechnical Engineer be present during construction to monitor the work and recommend special techniques or mitigating measures.

The City does not have a geotechnical engineer on staff and uses an outside consultant to perform a peer review on submitted geotechnical reports. The applicant submitted a geotechnical reports to the

City (Exhibits 9 and 15). The geotechnical report was sent to the City's consultant for review (Exhibit 16). With clarification that the retaining wall on the North side of the site would be a foundation wall, the City's Building Official concurs with the geotechnical report (Exhibit 15).

Plans for stormwater management are provided within Exhibits 4 and 9. If stormwater measures are implemented, as required by the City Engineer, the stormwater would be managed in accordance with the criteria set out in MICC 15.09.030 and would not increase the likely damage to downstream or upstream facilities or properties.

- C. *Alternative tightline storm drains to Lake Washington shall not cause added impact to the properties, and the applicant shall submit supportive calculations for storm drainage detention.*

City Council Analysis:

The applicant is not proposing to tightline storm drains to Lake Washington. The applicant will be utilizing a detention vault and a storm drain easement that would convey stormwater into the existing storm water conveyance system (Exhibit 4).

- 4. MICC 19.08.030(D) requires for streets, roads and rights-of-way that:

- A. *The width and location of rights-of-way for major, secondary, and collector arterial streets shall be as set forth in the comprehensive arterial plan.*

City Council Analysis:

The applicant is neither proposing to alter an existing arterial, nor construct an extension of an existing arterial. This provision does not apply.

- B. *Public rights-of-way shall comply with the requirements set out in MICC 19.09.030.*

City Council Analysis:

The construction and design standards for arterial and local access streets are defined by MICC 19.09.030. The subject property is accessed from 76th PL SE, which is a public right-of-way, but is not classified as an arterial. The applicant is proposing to improve the City right-of-way as it is not currently improved to City standards (Exhibit 4). Three parking stalls and a sidewalk are required to be installed as a mitigation condition of the SEPA Threshold determination (SEP13-032).

- C. *Private access roads shall meet the criteria set out in MICC 19.09.040.*

City Council Analysis:

The proposal will result in the construction of one access tract within the proposed subdivision for ingress and egress. MICC 19.09.040(B) requires that private access roads serving three or more single family residences be at least 20 feet in width. The applicant is proposing that the access tract be 20 feet wide with a 20 foot paved surface including the hammerhead at the end of the tract (Exhibit 4). Since the road is longer than 150 feet, a turnaround is provided (Exhibit 1.1). Lastly, the gradient of the proposed road shall not exceed 15 percent (Exhibit 4.6).

- D. *Streets of the proposed subdivision shall connect with existing improved public streets, or with existing improved private access roads subject to easements of way in favor of the land to be subdivided.*

City Council Analysis:

The applicant is proposing a new private access road tract, which will connect with 76TH PL SE. Currently, a portion of this is un-improved right of way, and the applicant will improve this portion to city standards.

5. MICC 19.08.030(E) requires for residential lots in new subdivisions that:

- A. *The area, width, and depth of each residential lot shall conform to the requirements for the zone in which the lot is located. Any lot which is located in two or more zones shall conform to the zoning requirements determined by the criteria set out in MICC 19.01.040(G)(2).*

City Council Analysis:

MICC 19.01.040(G)(2) provides the guidelines for determining which zoning designation applies when a boundary between zones divides a lot into two or more pieces. A review of the current adopted zoning map finds that the subject parcel is located entirely with the MF-2 zone. Per MICC 19.03.010(F)(4)(c), the minimum lot area for the underlying MF-2 zone is 1,000 square feet. The "Lot Table" on Exhibit 4.1 provides that the smallest lots (lots 6 – 8) are 1,344 square feet. MICC 19.03.010(F)(4)(d) provides the lot width and depth standards for the zone, specified in 19.03.010(F)(3), shall not apply.

Setbacks, Rights-of-Way, and Width

Per MICC 19.09.090(A), building pads must be identified. MICC 19.09.090(A)(3) provides that "no cross-section dimension of a building pad shall be less than 20 feet in width." Exhibit 4.4 provides that the narrowest cross section of any lot is 24.8 feet, exclusive of setbacks, rights-of-way, and critical area unless allowed by MICC 19.09.090(A)(2).

Critical Areas - Watercourses and Wetlands

No information has been provided to show the potential evidence of a watercourse or wetland. The City's maps do not show the presence of a possible watercourse or wetland. Additionally, the applicant has submitted a information by a qualified professional stating that the site does not contain wetland type plants, but does have standing water (Exhibit 8). Per MICC 19.16.010, wetlands are regulated based on size, hydrology, and the prevalence of vegetation under normal conditions.

Critical Areas - Geologic Hazard Areas

City maps show that the subject property may contain the following geologic hazardous areas: erosion hazard areas, potential landslide hazard areas, and seismic hazard areas. The following is an analysis of geologic hazard areas on the subject property as they relate to the proposed building pads.

Landslide Hazards (including Steep Slopes)

Landslide hazard areas are defined by MICC 19.16.010(L) as:

Those areas subject to landslides based on a combination of geologic, topographic, and hydrologic factors, including:

1. *Areas of historic failures;*
2. *Areas with all three of the following characteristics:*
 - a. *Slopes steeper than 15 percent; and*
 - b. *Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and*
 - c. *Springs or ground water seepage;*
3. *Areas that have shown evidence of past movement or that are underlain or covered by mass wastage debris from past movements;*
4. *Areas potentially unstable because of rapid stream incision and stream bank erosion; or*
5. *Steep Slope. Any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run.*

MICC 19.09.090(A)(2) allows for the placement of building pads within landslide hazard areas under certain circumstances. MICC 19.09.090(A)(2) provides:

...building pads may be located within landslide hazard areas when all of the following are met: (a) a qualified professional determines that the criteria of MICC 19.07.060(D), Site Development, is satisfied;

(b) building pads are sited to minimize impacts to the extent reasonably feasible; and (c) building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.

The complete criteria for locating building pads within landslide hazard areas are shown in italics below. The City Council Analysis follows each requirement:

(a) A qualified professional determines that the criteria of MICC 19.07.060(D), Site Development, are satisfied. MICC 19.07.060(D) requires the qualified professional to demonstrate:

- 1. Development Conditions. Alterations of geologic hazard areas may occur if the code official concludes that such alterations:
 - a. Will not adversely impact other critical areas;*
 - b. Will not adversely impact (e.g., landslides, earth movement, increase surface water flows, etc.) the subject property or adjacent properties;*
 - c. Will mitigate impacts to the geologic hazard area consistent with best available science to the maximum extent reasonably possible such that the site is determined to be safe; and*
 - d. Include the landscaping of all disturbed areas outside of building footprints and installation of all impervious surfaces prior to final inspection.**

On page 5 of the Geotechnical Report submitted on March 11, 2014 (Exhibit 9), a statement is provided by the engineer that verifies that the proposed development will meet requirements MICC 19.07.060(D) and 19.09.090(A)(2).

- 2. Statement of Risk. Alteration within geologic hazard areas may occur if the development conditions listed above are satisfied and the geotechnical professional provides a statement of risk with supporting documentation indicating that one of the following conditions can be met:
 - a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe;*
 - b. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area;*
 - c. The alteration is so minor as not to pose a threat to the public health, safety and welfare; or*
 - d. An evaluation of site specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area.**

The applicant has provided a Statement of Risk to the City, which was prepared by their Geotechnical Engineer (page 7 of Exhibit 9). The Statement of Risk indicates that "Based on our understanding of the proposed development and in our opinion, provided our geotechnical recommendations are incorporated into final designs and maintained throughout construction activities, the development has been designed so that the risk to the subject lots and adjacent properties is mitigated, and as such, the site is determined to be safe. In addition, construction practices are proposed (retaining walls, stabilizing elements) that would render the development as safe as if it were not located in a geologic hazard area."

Consequently, the proposal would meet the requirements of MICC 19.07.060(D)(2)(b)

- 3. Development Limitations. Within a landslide hazard area, the code official may restrict alterations to the minimum extent necessary for the construction and maintenance of structures and related access where such action is deemed necessary to mitigate the hazard associated with development.*

The Code Official retains the right to restrict alterations as specified within MICC 19.07.060(D)(3).

4. *Seasonal Limitations. Land clearing, grading, filling, and foundation work within geologic hazard areas are not permitted between October 1 and April 1. The code official may grant a waiver to this seasonal development limitation if the applicant provides a geotechnical report of the site and the proposed construction activities that concludes erosion and sedimentation impacts can be effectively controlled on-site consistent with adopted storm water standards and the proposed construction work will not subject people or property, including areas off-site, to an increased risk of the hazard. As a condition of the waiver, the code official may require erosion control measures, restoration plans, and/or an indemnification/release agreement. Peer review of the geotechnical report may be required in accordance with subsection C of this section. If site activities result in erosion impacts or threaten water quality standards, the city may suspend further work on the site and/or require remedial action; and*

The seasonal development limitation described in MICC 19.07.060(D)(4) applies to the proposal unless a waiver is granted.

- (b) *Building pads are sited to minimize impacts to the extent reasonably feasible; and*

Proposed building pads have been sited to minimize impacts to critical areas while preserving as many perimeter trees on site.

- (c) *Building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.*

Per MICC 19.16.010, the definition of a "steep slope" is "Any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run." According to Exhibit 4.2, small portions of the site would contain steep slopes. As required by MICC 19.09.090(A)(2), building pads may not be located on steep slopes unless a qualified professional shows that the slopes are comprised of soil types determined to not be landslide prone. Page 5 of Exhibit 8 provides that once the building pads have been constructed, the building pads will not be located on steep slopes or within 10 feet from the top of a steep slope. Exhibit 8 indicate that although the western steep slope is stable, it is located within a landslide hazard area. Therefore, the building pad must either (1) be removed from the steep slope or (2) the applicant shall provide additional information from a geotechnical engineer that demonstrates that the soils comprising the steep slopes are not landslide prone. The applicant has provided Exhibit 9 and 15, which provides the second condition is true.

Erosion Hazards

Erosion hazard areas are defined by MICC 19.16.010(E) as "those areas greater than 15 percent slope and subject to a severe risk of erosion due to wind, rain, water, slope and other natural agents including those soil types and/or areas identified by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "severe" or "very severe" rill and inter-rill erosion hazard." By this definition and as discussed in Exhibit 9, the site may have erosion hazard areas. Erosion risk will have to be mitigated as discussed in Exhibits 8.

Seismic Hazards

Seismic hazard areas are defined by MICC 19.16.010(S) as "areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting." Pages 6 through 14 of the Geotechnical report (Exhibit 8) describes how the subject property mitigates the risk of a seismic hazard, as discussed above.

The City Council finds that all proposed lots, as illustrated in Exhibit 4, would meet or exceed the minimum lot area requirements, and all lots meet the minimum building pad requirements in MICC 19.09.090(A).

- B. Each side line of a lot shall be approximately perpendicular or radial to the center line of the street on which the lot fronts.*

City Council Analysis:

The side lot lines of all proposed lots are either perpendicular or radial to the center line of the street on which the lot fronts (Exhibit 4). This requirement is met.

- 6. MICC 19.08.030(F) requires for special conditions:

- A. Subdivisions abutting an arterial street as shown on the comprehensive arterial plan shall be oriented to require the rear or side portion of the lots to abut the arterial and provide for internal access streets.*

City Council Analysis:

The subject property gains access from 76th PI SE, which is not designated by the Mercer Island Comprehensive Plan as an arterial street. Therefore, proposed lots within the subdivision are not required to be situated so that either a side or rear portion of the lot abuts 76th PI SE. Furthermore, the proposed lots are not required to gain access from an internal street.

- B. Where Critical Areas meeting the criteria set out in Chapter 19.07 MICC are present within the subdivision, the code official or city council may require additional restrictions on the lots.*

City Council Analysis:

As discussed above, City maps indicate the potential presence of geohazard areas (seismic, erosion, and/or landslide hazards). However, the location of building pads on these lots is permitted by MICC 19.09.090(A) and future development of the specified lots is allowed subject to MICC 19.07.060. Development of these lots is permitted by MICC 19.07.060 as guided by the submitted geotechnical report (Exhibits 18). Additionally, Exhibit 8 indicates that there are no features on the subject property that meet the definition of a wetland as defined by MICC 19.16.010(W). As all proposed alterations within critical areas are permitted by the MICC, the Code Official is not recommending additional restrictions beyond what is required by the Mercer Island City Code.

- 7. MICC 19.08.020(F)(1) requires that all preliminary approvals or denials of subdivisions shall be accompanied by written findings of fact demonstrating that:

- A. The project does or does not make appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.*

City Council Analysis:

Reviews by the City Engineer, the City Arborist, the Building Official, the Code Official, and the Fire Code Official have been completed to ensure appropriate provisions for fire protection, ingress/egress access, stormwater, potable water supply, sanitary sewer, and safe/buildable areas; and find that the public health, safety, and general welfare would be protected if the conditions of approval are met. Development of the subject property shall be guided by the technical reports submitted by the applicant. Further measures are required by the SEPA MDNS (Exhibit 7), which will mitigate potential environmental impacts.

A review for consistency with the Land Use and Capital Facility Elements of the Comprehensive plan finds that there are no identified needs in the area for additional parks and recreation, playgrounds, schools and school grounds. The Facilities Improvement Plan within the City's Pedestrian and Bicycle Plan has not identified any future needed improvements on 76th Avenue SE, or 76th PI SE, adjacent to the site.

76th PI SE, adjacent to the subject property, lacks sidewalks and other improvements. However, the applicant is proposing a six foot wide sidewalk in front of the property, and to the existing public trail to the south, thus providing space for students to walk to and from school and those waiting for the bus (Exhibit 1.1).

According to King County, the closest public transit stop is approximately 600 feet from the site near the intersection of 84th Avenue SE, SE 32nd St, and 78th Ave SE. The City does not determine the location of new transit stops for King County Metro.

The City Council finds that the proposal makes appropriate provisions for the public health, safety, and general welfare

B. *The public use and interest will or will not be served by approval of the project.*

City Council Analysis:

The City finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of the city. The proposed subdivision would comply with this goal and help to achieve the state mandated population growth targets (RCW 36.70A.215), which have been adopted in the City's Comprehensive Plan, in a manner consistent with the zoning adopted for the site. Therefore, the public use and interest will be served by approval of the project due to compliance with the Comprehensive Plan, growth targets, and coordinated growth.

C. *The project does or does not conform to applicable zoning and land use regulations.*

City Council Analysis:

As discussed above, the project would conform to all applicable zoning and land use regulations including, but not limited to, setbacks, impervious surface coverage, gross floor area, and critical areas.

III. CONCLUSIONS OF LAW

Based on the above Findings of Facts, the following Conclusions of Law have been made:

1. The proposed subdivision is consistent with, and therefore, would comply with the arterial, capital facility, and land use elements of the Comprehensive Plan. Additionally, the proposed long plat would be consistent with, and therefore, comply with all other chapters of the development code, the Shoreline Management Act, and other applicable regulations, subject to the conditions of approval.
2. The use of this property would be multi-family residential, which is a permitted use in the underlying zone. The multi-family residential proposal in the underlying zone is consistent with the adopted current and official Comprehensive Plan land use element, and plans for arterial streets, trails, public facilities, utilities, parks and playgrounds, subject to the conditions of approval.

3. The public health and welfare will be served by the approval of the project because it will provide additional housing to meet the City's growth management targets, and provide improved drainage along the adjacent right-of-way. The residential proposal does not create adverse impacts to health, safety or welfare or inflict damage to adjacent properties or the public interests for flooding, drainage, slopes, unstable soils, traffic, public safety or other causes, subject to the conditions of approval.
4. The proposed long plat is consistent with the requirement for streets, roads, and rights-of-way if the requirements of the City of Mercer Island City Engineer are met for this long plat.
5. Each proposed lot meets the minimum area required by the zone in which the lots are located, and complies with all applicable zoning regulations.
6. Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and the public use and interest will be served by the platting of such subdivision and dedication.

IV. CITY COUNCIL APPROVAL

Based upon the above noted Findings of Fact and Conclusions of Law, long plat application SUB13-014 for an eighteen lot long plat, as depicted in Exhibit 4, is hereby granted preliminary approval, subject to the conditions of approval noted below.

V. CONDITIONS OF APPROVAL

The following conditions shall be binding on the "Applicant," which shall include owner or owners of the property, heirs, assign and successors.

General

1. The final plat shall be designed substantially in conformance with the preliminary plat of record submitted as part of this long plat application, Exhibits 3, 4, 7, and 9, and as required to be amended by the Conditions of Approval.
2. The proposed and future development of this property shall comply with the zoning district, or as amended at the time of development.
3. The removal of native vegetation is to be minimized and limited to active construction areas.
4. The existing structures on site shall be demolished prior to issuance of final approval of this long plat.
5. The applicant has five years to submit a final plat meeting all requirements of the Conditions of Approval. A plat that has not been recorded within five years after its preliminary approval shall expire. A new application is required to revitalize an expired preliminary plat.
6. This long plat is subject to the mitigation conditions included within the SEPA Mitigated Determination of Nonsignificance issued for project number SEP13-032 on September 30, 2013.
7. Per MICC 19.07.060(D)(1)(d), include the landscaping of all disturbed areas outside of building footprints and installation of all impervious surfaces prior to final inspection of applicable permits.

Arborist

8. A Tree Permit is required before any work begins (MICC 19.10.020).
9. A tree protection inspection is required *before any plat work begins* (including demolition) (MICC 19.10.080.A.3). Final tree removal will be determined at this inspection when limits of disturbance have been clearly marked in the field.
10. At time of site development, tree removal is limited to those trees identified on the plat plan that accommodate site development infrastructure improvements (MICC 19.10.080.A.3). The city is not approving all the infrastructure improvements, including, but not limited to the eastern retaining walls and storm drain, as they do not appear to be meeting the requirement of reasonable best efforts to protect the trees during construction. Trees that must be removed at a later date will be considered at time of building permit submittal. The number of replacement trees required, to mitigate any trees removed due to plat improvements, shall be determined by the City Arborist. Any additional removals must be approved by the City Arborist prior to their removal.
11. Submitted plans for the plat and building permit applications must show tree protection at the drip lines, to scale, on the civil drawings. Per the City Tree Ordinance, MICC 19.10.040.B, *reasonable best efforts* must be taken to avoid taking a protected tree during development of the lot. If there is required work within protected drip lines the city shall require mitigation methods so as to not damage roots within that drip line.

Engineering

12. Easements for shared access, utilities, and storm drainage facilities shall be depicted on the face of the final plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final plat. The easement shall indicate whether it is public or private, existing or proposed.
13. Prior to commencement of construction on the site, the applicant shall obtain a right of way use permit with a plan that includes, but is not limited to traffic management with certified flaggers, construction worker parking and construction vehicle haul routes and quantities.
14. All damage to adjacent properties or public rights-of-way resulting from construction (e.g., siltation, mud, water, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the permits issued by the City, or the City requirement for corrective action shall be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.
15. Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and the requirements of the City Engineer.
16. All utilities serving the plat shall be under grounded (MICC 19.09.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances.
17. Long plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include:
 - A. Plat access road - Comply with the Fire Code Official Requirements and standards contained in MICC 19.09.040. Provide detail design for the access road.

- B. Public street improvements (76th Pl. SE) – Comply with the Fire Code Official requirements, standards contained in MICC 19.09.030 and as directed by the City Engineer. The minimum street width shall be 26 feet for two lanes with a minimum 3” asphalt over 2.5” crushed surfacing top course and 5” base course or as otherwise directed by the City Engineer. Provide street lighting to sufficiently illuminate the street and sidewalk.
- C. Sidewalks – Provide a 6 foot wide sidewalk along the 76th Pl. SE frontage to connect to the existing sidewalk on 76th Ave. SE to the northwest and existing Mercerdale Hillside trail/stairs to the southeast.
- D. Monuments – Provide monuments in cases at the intersections of 76th Ave. SE/76th Pl. SE and 76th Pl. SE/Road Tract F.
- E. Temporary Erosion Control measurements.
- F. Grading Plan.
- G. Water main and appurtenances
 - i. Show the existing water mains (locations, sizes, and materials) along 76th Ave. SE and 76th Pl. SE.
 - ii. Fire hydrants – Show the locations of existing and new hydrants.
 - iii. Water main – Extend an 8” ductile iron main from the City water main in 76th Ave. SE to serve the plat in a manner that provides both domestic water and fire suppression needs acceptable to the City Engineer and Fire Code Official. The design shall minimize the use of bends, use reasonable best efforts to protect regulated trees, and minimize utility crossings. This will require a pressure reducing station.
 - iv. Show the locations and sizes of the proposed water meters and water services for all lots. The proposed water meters shall be located within the public right of way or proposed public utility easement.
 - v. Show the approximate locations of the driveways for each lot, so the water meters will not be located within the driveway areas.
 - vi. Abandon all existing water service taps at the city water mains. The location of the existing water service taps shall be located and shown on the plan.
- H. Sanitary sewer and appurtenances
 - i. Extend an 8” private sewer to serve the plat. Individual services shall be either 4” or 6”. All sewer lines within the plat shall be private.
 - ii. Show the sanitary sewer stub outs.
- I. Stormwater
 - i. Show the storm drainage stub outs for all lots.
 - ii. Provide treatment of runoff from the street and any other pollution generating impervious surfaces (PGIS) in accordance with 2005 Department of Ecology's Stormwater Management Manual. Treatment devices shall be separate for runoff from private property and public right of way.
 - iii. Provide on-site detention system in accordance with the 2005 Department of Ecology's Stormwater Management Manual as amended by MICC 15.09. The pre-developed condition must be modeled as "2nd growth forest". The drainage report, detention system calculations and drainage plan shall be prepared by a civil engineer licensed by the State of Washington. The facilities shall be separate for runoff from private property and public right of way.

- iv. If the applicant contemplates the use of infiltration or other low impact development techniques for management of stormwater runoff from some of the lots, a minimum of one soil log for each proposed infiltration trench location is required. The soil report and infiltration system design shall be in accordance with the 2005 Department of Ecology's Stormwater Management Manual. If infiltration is not deemed feasible by the City Engineer based on the soil investigation, then the plat detention system must be designed to serve these lots.
- v. A Department of Ecology Construction General Permit is required for this project.

J. Right of way

- All existing improvements in the vicinity of the proposed work shall be restored to the satisfaction of the City Engineer. Restoration of pavement on 76th Ave. SE damaged by construction activities may require up to a full width grind and overlay of the roadway. The actual limits and method of restoration shall be determined by the City engineer prior to final plat approval.

K. Dry utilities

- Show the dry (power, gas, etc) utility corridor on the plan. Dry utilities shall not be located within the public utility easements except to the extent allowed by the City Engineer.

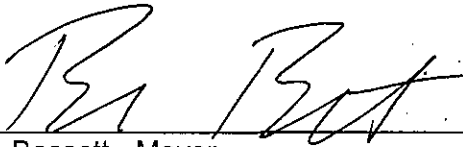
L. Easements

- Provide an exclusive 15 foot wide public water easement centered on the proposed water main in Road Tract F. Dry and private utilities shall not be located within the easement except to the extent allowed by the City Engineer.

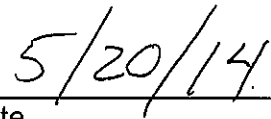
- 18. All long plat improvements shall be completed prior to final approval and recording of the long plat documents or bonded and completed prior to issuance of building permits when allowed by the City Engineer. An accurately prepared as-built drawing that shows all utilities and long plat improvements shall be submitted to the City upon completion of the work. Provide two paper copies and one PDF file. Submit using Mercer Island's datum and tie the plat to at least two monuments.
- 19. The final plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC.
- 20. A City of Mercer Island title block for approval signatures (Planner and City Engineer) shall be provided on the final plat along with the designated Long plat number.
- 21. The following notes shall be placed on the final plat:
 - A. Maintenance and repair of joint use side sewers (sewer lines from the building to the City sewer main), shared roads, access easements, storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection.) In the event that maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this Long plat shall have the right to bring action in Superior Court to require any maintenance or repair and to recover the costs incurred in making or effecting repairs to improvements.
 - B. Maintenance and replacement of landscape improvements in 76th Pl. SE constructed by said subdivision shall be the responsibility of the owners of each lot of the subdivision and shall be described in the Covenants, Conditions, and Restrictions (CC&Rs). In the event that maintenance and replacement of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall

have the right to perform the necessary work and shall have the right to charge the owner of each lot an equal share of the total costs incurred.

- C. The monitoring, cleaning, maintenance and repair of storm drainage systems in accordance with City Ordinance No. 95C-118 and MICC 15.09 is required for all lot owners within this plat to control stormwater runoff and control erosion and flooding downstream. All costs related to stormwater runoff control shall be borne by the owners of each lot in equal share. This obligation shall be recorded separately with each individual lot sale and shall travel with the land.
- D. All staging for construction shall occur on site and shall not be located in the public right-of-way.
- E. Prior to the issuance of a building permit, each application shall be accompanied with a temporary erosion and sedimentation control plan, clearing and grading plan, and an access and utility plan showing the location of existing trees.
- F. No permanent landscaping, structures, or fences shall be placed on or within public utility, storm drainage, or pedestrian path easements without the written approval of the City Engineer.
- G. If in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating or replacing said facilities.
- H. Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment license agreement from the City prior to the work occurring (MICC 19.06.060).

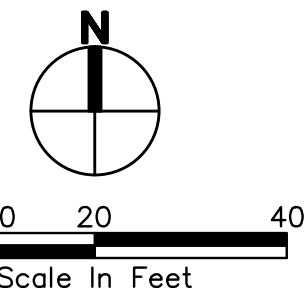


Bruce Bassett - Mayor
City of Mercer Island



Date

SW 1/4 OF THE NE 1/4 SEC. 12, TWP. 24N, RGE. 4E, W.M.



LEGAL DESCRIPTION

LEGAL DESCRIPTION HOUSE # 2960
 (PER LAND AMERICA TRANSNATION TITLE COMPANY, ORDER NO. RR-20125694)
 TAX PARCEL NO. 531510-0986
 LOT 4, EXCEPT THE NORTH 122.33 FEET THEREOF,
 TOGETHER WITH THAT PORTION OF LOT 5 LYING WEST OF A LINE PARALLEL WITH
 AND 175 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 12,
 TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.,
 AND THAT PORTION OF THE NORTH 109.66 FEET OF SAID LOT 5 LYING EAST OF
 SAID LINE, ALL IN BLOCK 11, MCGILVRA'S ISLAND ADDITION, AS PER PLAT
 RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY,
 SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS SCHEDULE B:
 (PER LAND AMERICA TRANSNATION TITLE COMPANY, ORDER NO. RR-20125694)
 ITEM 5)
 EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: ROAD AND UTILITIES
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDING NO.: 3702899

ITEM 6)
 EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 GRANTEE: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION
 PURPOSE: SEWER
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDING NO.: 4655722

LEGAL DESCRIPTION HOUSE # 2970
 TAX PARCEL NO. 531510-0995
 (PER LAND AMERICA TRANSNATION TITLE INS. CO., ORDER NO. 20125737)
 THAT PORTION OF LOT 5 IN BLOCK 11 OF MCGILVRA'S ISLAND ADDITION,
 AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF
 KING COUNTY, LYING EASTERLY OF A LINE PARALLEL WITH AND 175 FEET
 EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 12 TOWNSHIP
 24 NORTH OF RANGE 4 EAST W.M.,
 EXCEPT THE NORTH 109.66 FEET THEREOF;
 SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS SCHEDULE B:
 (PER LAND AMERICA TRANSNATION TITLE INS. CO., ORDER NO. 20125737)
 ITEM 4)
 EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: ROAD AND UTILITIES
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDING NO.: 3529513

ITEM 5)
 EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
 PURPOSE: SEWER
 AREA AFFECTED: A PORTION OF SAID PREMISES
 RECORDING NO.: 4655722

BEARING MERIDIAN

PER THE PLAT OF MCGILVRA'S ISLAND ADDITION
 AS RECORDED IN VOL. 16, OF PLATS, PAGE 58, RECORDS OF
 KING COUNTY, WA.

VERTICAL DATUM

(VISITED 05-05-2005)
 CITY OF MERCER ISLAND DATUM.
 FOUND 4" X 4" CONC. MON WITH LEAD & BRASS TACK
 S.W. 1/4 OF THE N.E. 1/4 OF SEC. 12-24-04.
 ELEVATION ON TACK = 215.10'
 LOCATED AT INTERSECTION OF SE 32ND ST. & 76TH AVE SE.
 VERTICAL REFERENCE PER RECORD NUMBER 20010627000503.

SURVEYOR'S NOTES

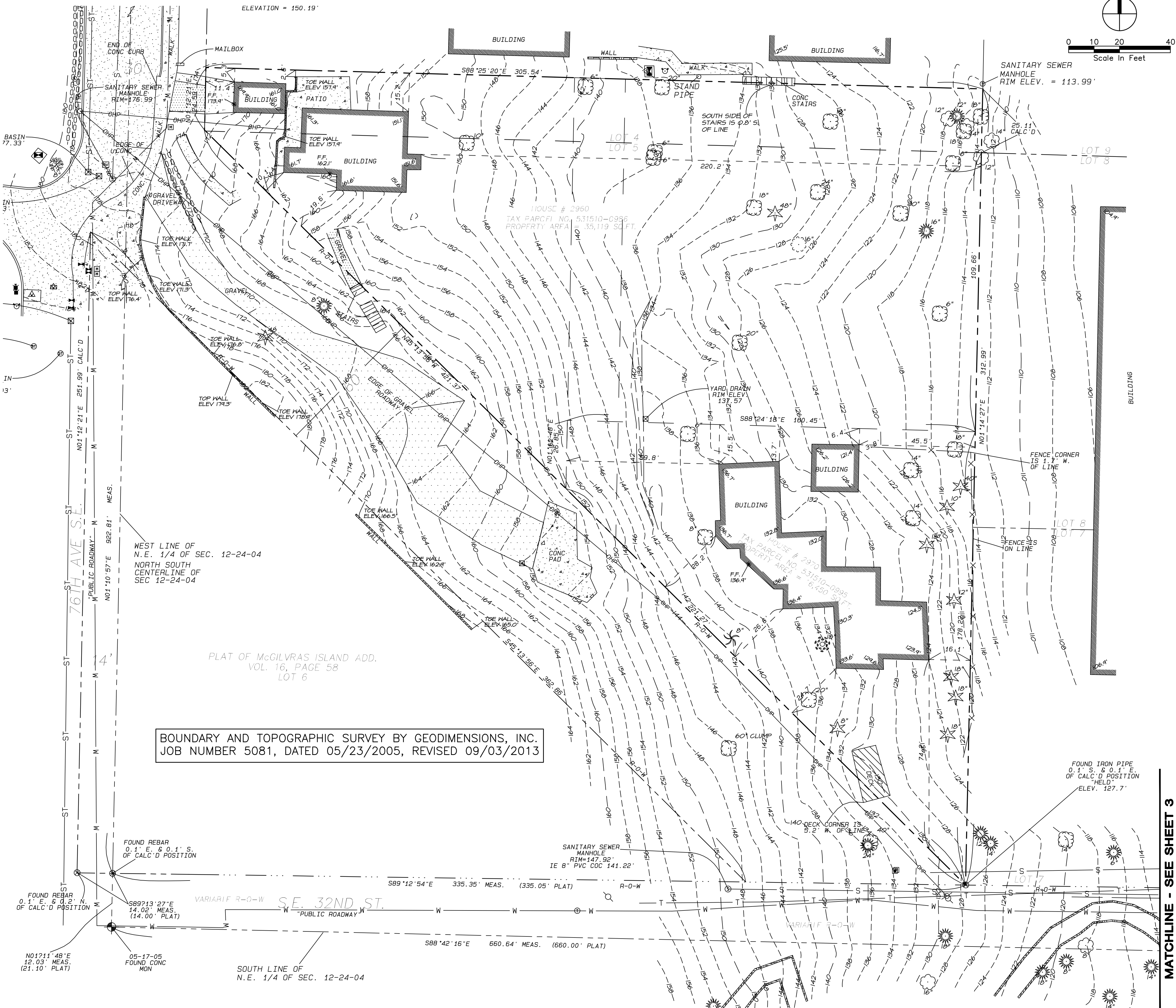
- 1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2005
 AND MAY OF 2013.
 THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH
 AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD.
 WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE
 ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2) SUBJECT PROPERTY TAX PARCEL NO.'S. 5315100986 AND 5315100995.

METHOD OF SURVEY

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE
 MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND
 REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS KING COUNTY AND
 STATE STANDARDS SET BY WAC 332-130-090.

LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> ⊕ FOUND MONUMENT AS NOTED ⊙ FOUND BAR & CAP AS NOTED ⊗ FOUND PIPE AS NOTED ⊕ FOUND PK NAIL AS NOTED ⊕ SANITARY SEWER MANHOLE ⊕ CATCH BASIN ⊕ FIRE HYDRANT * FINISHED FLOOR ELEVATION ⊕ SPOT ELEVATION ⊕ GAS VALVE ⊕ UTILITY POLE ⊕ VAULT "PURPOSE UNKNOWN" ⊕ ELECTRIC TRANSFORMER ON CONC PAD ⊕ ELECTRIC HAND HOLE ⊕ WATER METER ⊕ WATER VAULT ⊕ TRAFFIC SIGNAL HAND HOLE ⊕ STORM DRAIN MANHOLE ⊕ FIRE DEPARTMENT CONNECTION ⊕ WATER VALVE ⊕ IRRIGATION CONTROL BOX ⊕ SIGN ⊕ LIGHT STANDARD ⊕ ELECTRIC VAULT ⊕ FLAG POLE ⊕ LIGHT HAND HOLE ⊕ TV HAND HOLE ⊕ DRINKING FOUNTAIN () PLAT CONC CONCRETE R-O-W RIGHT-OF-WAY WOOD SURFACE ASPHALT SURFACE | <ul style="list-style-type: none"> WALL AS NOTED CONCRETE SURFACE STAIRS GRAVEL SURFACE BURIED WATER LINE BURIED TELEPHONE LINE SEWER LINE TOP/TOE OF SLOPE BUILDING LINE CENTERLINE OF ROAD WIRE FENCE FLOWING WATER EDGE OF ROCKERY OVERHEAD WIRES STORM LINE MADRONA TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. SPINE TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. CEDAR TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. DECIDUOUS TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. CONIFER TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. MAPLE TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. ALDER TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. OAK TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. FIR TREE (NOT SHOWN TO SCALE)
TRUNK DIA SHOWN IN INCHES. |
|--|--|



FILE NAME: P:\P13363\CONNER HOMES\CAD\PRELIMINARY PLAT\13363-SRV.DWG
 SAVE TIME: 7/5/2014 3:24:00 PM
 PLOT TIME: 7/5/2014 3:42:52 PM
 USER NAME: NICK JAMES
 XREF FILES: PACE34X22

PACE
 An Engineering Services Company
 11255 Kirkland Way, Suite 300
 Kirkland, WA 98033
 p. 425.827.2014 f. 425.827.5043
 Civil | Structural | Planning | Survey
 paceengr.com

AROLD F. PETERSON
 STATE OF WASHINGTON
 REGISTERED
 PROFESSIONAL ENGINEER
 2/5/14

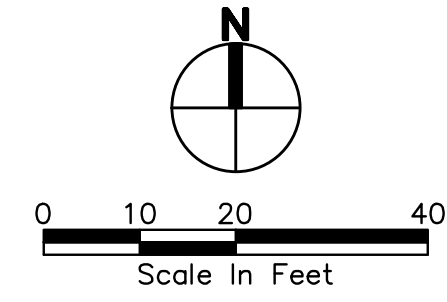
CONNER HOMES

BECKES PROPERTY
 MERCER ISLAND
 BOUNDARY AND TOPOGRAPHIC SURVEY (ONSITE)

SCALE: 1"=20'	DATE: 2/5/2014
DESIGNED BY: HP	CHECKED BY: HP
JOB NUMBER 13363.00	
DWG NAME: P13363-SRV	
SHEET <u>2</u> OF <u>11</u>	

MATCHLINE - SEE SHEET 3

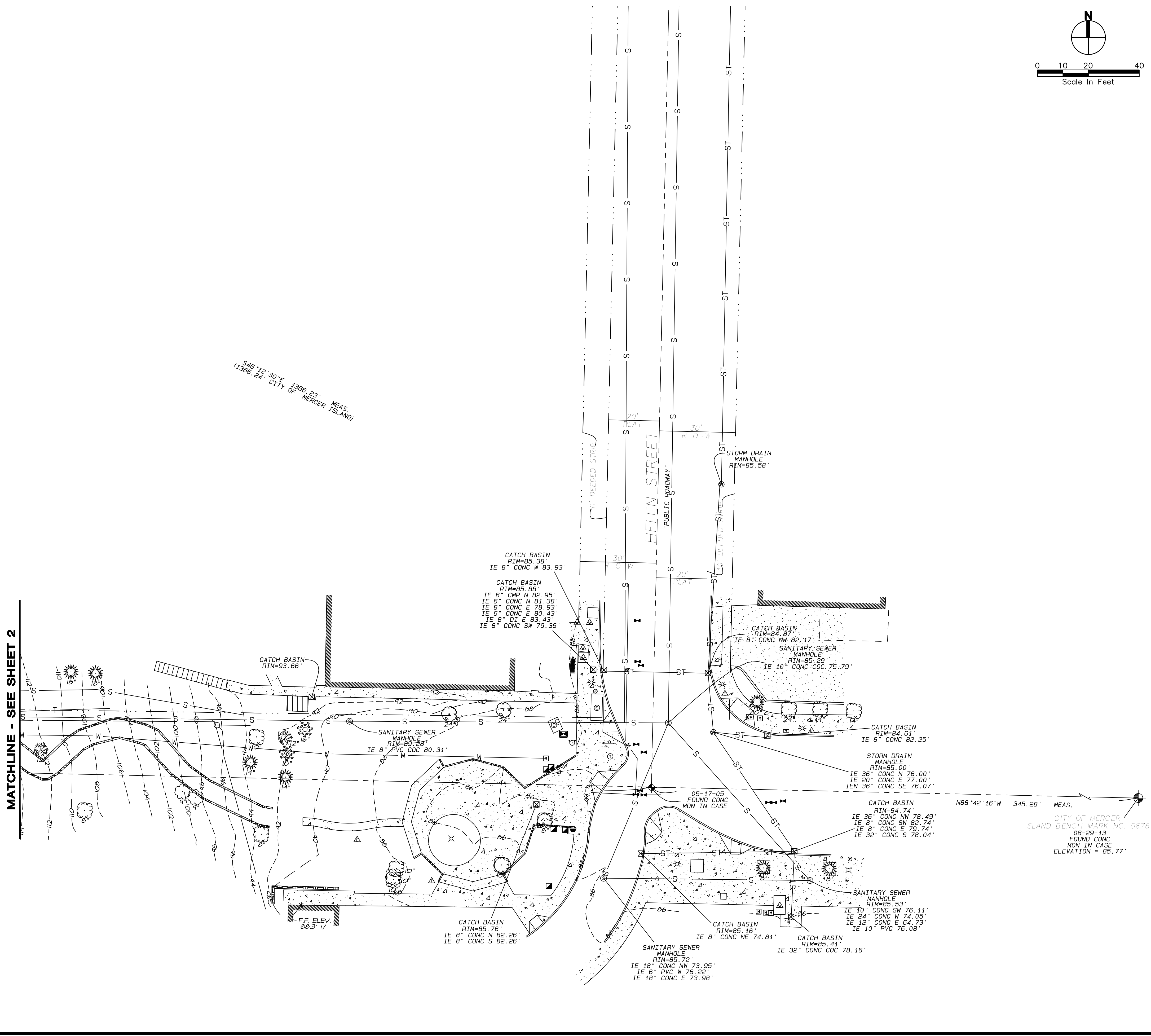
PRELIMINARY PLAT



S46°12'30"E 1366.23' MEAS.
(1366.24' CITY OF MERCER ISLAND)

MATCHLINE - SEE SHEET 2

FILE NAME: P:\P13363\CONNER HOMES\CAD\SHEETS\PRELIMINARY\PLAT\13363-SRV.DWG
DATE: 2/5/2014 5:52 PM
USER: NICK JAMES
XREF FILES: PACE34X22



LEGAL DESCRIPTION

LEGAL DESCRIPTION: HOUSE # 2960
(PER LAND AMERICA TRANSNATION TITLE COMPANY, ORDER NO. RR-20125694)
TAX PARCEL NO. 531510-0986

LOT 4, EXCEPT THE NORTH 122.33 FEET THEREOF, TOGETHER WITH THAT PORTION OF LOT 5 LYING WEST OF A LINE PARALLEL WITH AND 175 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., AND THAT PORTION OF THE NORTH 109.66 FEET OF SAID LOT 5 LYING EAST OF SAID LINE, ALL IN BLOCK 11, MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS SCHEDULE B:
(PER LAND AMERICA TRANSNATION TITLE COMPANY, ORDER NO. RR-20125694)

ITEM 5)
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD AND UTILITIES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO. 3702899

ITEM 6)
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: MERCER ISLAND SEWER DISTRICT, A MUNICIPAL CORPORATION
PURPOSE: SEWER
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO.: 4655722

LEGAL DESCRIPTION: HOUSE # 2970
TAX PARCEL NO. 531510-0995
(PER LAND AMERICA TRANSNATION TITLE INS. CO., ORDER NO. 20125737)

THAT PORTION OF LOT 5 IN BLOCK 11 OF MCGILVRA'S ISLAND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, LYING EASTERLY OF A LINE PARALLEL WITH AND 175 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SECTION 12 TOWNSHIP 24 NORTH OF RANGE 4 EAST W.M., EXCEPT THE NORTH 109.66 FEET THEREOF, SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS SCHEDULE B:
(PER LAND AMERICA TRANSNATION TITLE INS. CO., ORDER NO. 20125737)

ITEM 4)
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: ROAD AND UTILITIES
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO. 3529513

ITEM 5)
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: SEWER
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO. 4655722

BEARING MERIDIAN

PER THE PLAT OF MCGILVRA'S ISLAND ADDITION AS RECORDED IN VOL. 16, OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WA.

VERTICAL DATUM

(VISITED 05-05-2005)
CITY OF MERCER ISLAND DATUM.
FOUND 4" X 4" CONC. MON WITH LEAD & BRASS TACK
S.W. 1/4 OF THE N.E. 1/4 OF SEC. 12-24-04.
ELEVATION ON TACK = 215.10'
LOCATED AT INTERSECTION OF SE 32ND ST. & 76TH AVE SE.
VERTICAL REFERENCE PER RECORD NUMBER 20010627000903.

SURVEYOR'S NOTES

1) THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2005 AND MAY OF 2013.
THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVIENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.

2) SUBJECT PROPERTY TAX PARCEL NO'S. 5315100986 AND 5315100995.

METHOD OF SURVEY

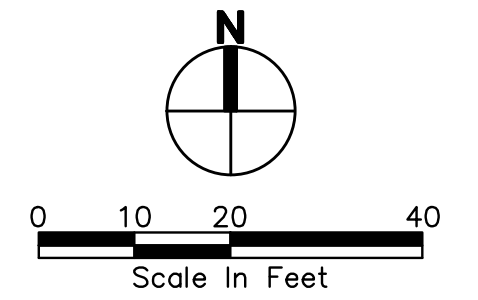
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS KING COUNTY AND STATE STANDARDS SET BY WAC 332-130-090.

LEGEND




<ul style="list-style-type: none"> ⊕ FOUND MONUMENT AS NOTED ⊙ FOUND BAR & CAP AS NOTED ⊖ FOUND PIPE AS NOTED ⊗ FOUND PK NAIL AS NOTED ⊕ SANITARY SEWER MANHOLE ⊕ CATCH BASIN ⊕ FIRE HYDRANT ⊕ FINISHED FLOOR ELEVATION ⊕ SPOT ELEVATION ⊕ GAS VALVE ⊕ UTILITY POLE ⊕ VAULT "PURPOSE UNKNOW" ⊕ ELECTRIC TRANSFORMER ON CONC PAD ⊕ ELECTRIC HAND HOLE ⊕ WATER METER ⊕ WATER VAULT ⊕ TRAFFIC SIGNAL HAND HOLE ⊕ STORM DRAIN MANHOLE ⊕ FIRE DEPARTMENT CONNECTION ⊕ WATER VALVE ⊕ IRRIGATION CONTROL BOX ⊕ SIGN ⊕ LIGHT STANDARD ⊕ ELECTRIC VAULT ⊕ FLAG POLE ⊕ LIGHT HAND HOLE ⊕ TV HAND HOLE ⊕ DRINKING FOUNTAIN ⊕ WOOD SURFACE ⊕ ASPHALT SURFACE 	<ul style="list-style-type: none"> ⊕ WALL AS NOTED ⊕ CONCRETE SURFACE ⊕ STAIRS ⊕ GRAVEL SURFACE — BURIED WATER LINE — BURIED TELEPHONE LINE — SEWER LINE — TOP/TOE OF SLOPE — BUILDING LINE — CENTERLINE OF ROAD — WIRE FENCE — FLOWING WATER — EDGE OF ROCKERY — OVERHEAD WIRES — STORM LINE ⊕ MADRONA TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ⊕ PINE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ⊕ CEDAR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ⊕ DECIDUOUS TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ⊕ CONIFER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ⊕ MAPLE TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ⊕ ALDER TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ⊕ OAK TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES. ⊕ FIR TREE (NOT SHOWN TO SCALE) TRUNK DIA SHOWN IN INCHES.
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PRELIMINARY PLAT

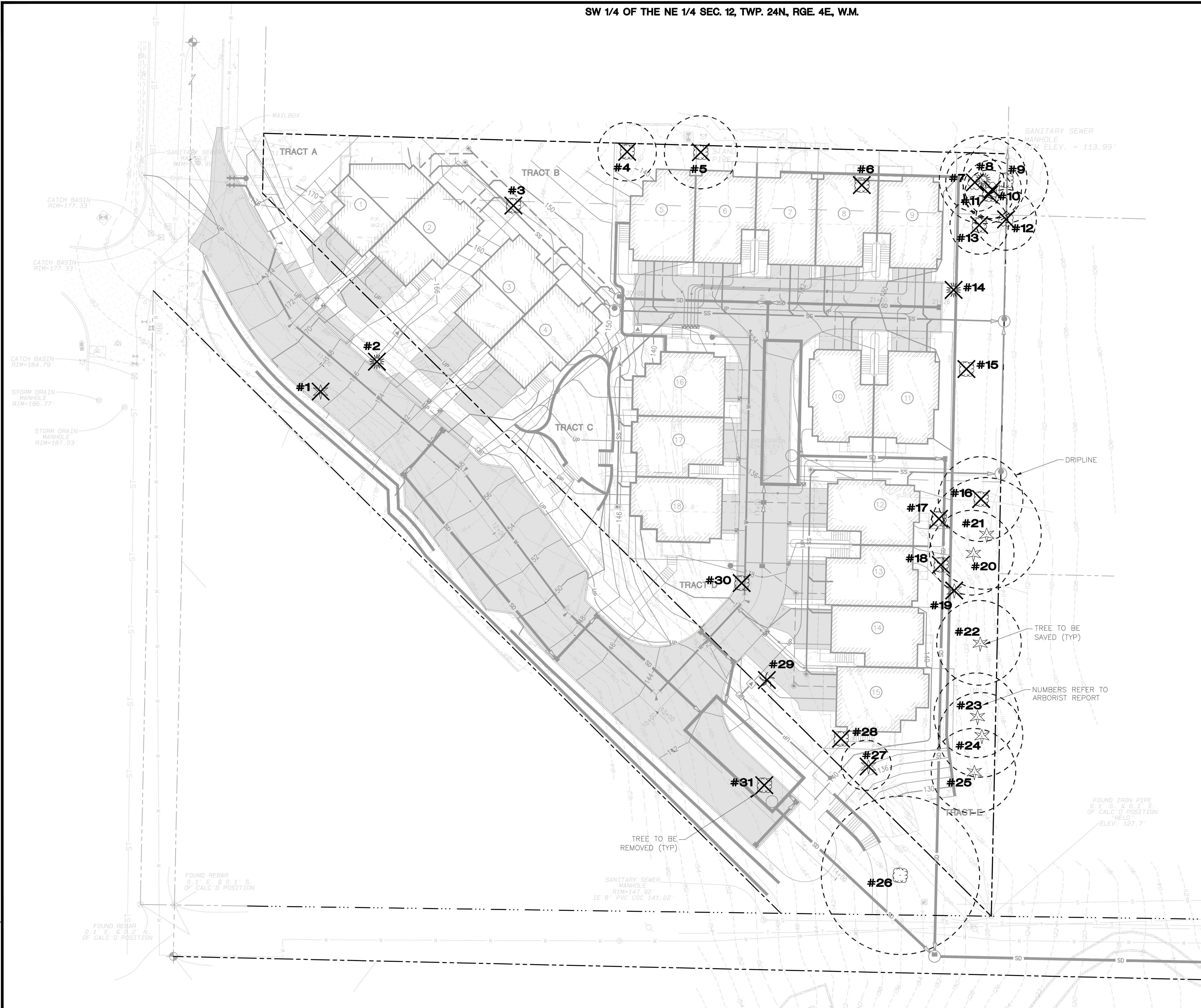
	DATE
	REVISION
	SYM
<p>11255 Kirkland Way, Suite 300 Kirkland, WA 98033 p. 425.827.2014 f. 425.827.5043 Civil Structural Planning Survey paceengr.com</p>	
<p>2/5/14</p>	
<p>BECKES PROPERTY</p> <p>MERCER ISLAND</p> <p>BOUNDARY AND TOPOGRAPHIC SURVEY (OFFSITE)</p>	
SCALE: 1"=20'	DATE: 2/5/2014
DESIGNED BY: HP	CHECKED BY: HP
JOB NUMBER 13363.00	
DWG NAME: P13363-SRV	
SHEET 3	OF 11



LEGEND

-  TREE TO BE SAVED
-  TREE TO BE REMOVED
-  DRIPLINE

TREE RETENTION				
TREE #	SPECIES	TRUNK DIA.	SIGNIFICANCE	STATUS
1	DOUGLAS FIR	48"	SIGNIFICANT	REMOVE
2	BIG LEAF MAPLE	8"	SIGNIFICANT	REMOVE
3	BLACK COTTONWOOD	10"	SIGNIFICANT	REMOVE
4	WILLOW	6"	NOT SIGNIFICANT	REMOVE
5	WILLOW	20"	SIGNIFICANT	REMOVE
6	BLACK COTTONWOOD	18"	SIGNIFICANT	REMOVE
7	RED ALDER	12"	SIGNIFICANT	REMOVE
8	BIG LEAF MAPLE	12"	SIGNIFICANT	RETAIN
9	CASCARA	18"	SIGNIFICANT	RETAIN
10	RED ALDER	4"	NOT SIGNIFICANT	REMOVE
11	RED ALDER	8"	SIGNIFICANT	REMOVE
12	RED ALDER	12"	SIGNIFICANT	REMOVE
13	RED ALDER	16"	SIGNIFICANT	REMOVE
14	BIG LEAF MAPLE	16"	SIGNIFICANT	REMOVE
15	UNIDENTIFIABLE - DEAD	6"	NOT SIGNIFICANT	REMOVE
16	RED ALDER	18"	SIGNIFICANT	REMOVE
17	WH/Th	14"	SIGNIFICANT	REMOVE
18	DOUGLAS FIR	14"	SIGNIFICANT	REMOVE
19	WESTERN HEMLOCK	18"	SIGNIFICANT	REMOVE
20	DOUGLAS FIR	10"	SIGNIFICANT	RETAIN
21	DOUGLAS FIR	40"	SIGNIFICANT	RETAIN
22	DOUGLAS FIR	12"	SIGNIFICANT	RETAIN
23	DOUGLAS FIR	18"	SIGNIFICANT	RETAIN
24	DOUGLAS FIR	18"	SIGNIFICANT	RETAIN
25	DOUGLAS FIR	18"	SIGNIFICANT	RETAIN
26	BIG LEAF MAPLE	40"	SIGNIFICANT	RETAIN
27	DOEDORA CEDAR	8"	SIGNIFICANT	REMOVE
28	GARRY OAK	20"	SIGNIFICANT	REMOVE
29	AUSTRIAN BLACK PINE	8"	SIGNIFICANT	REMOVE
30	JAPANESE CHERRY	8"	SIGNIFICANT	REMOVE
31	BIG LEAF MAPLE	60"	SIGNIFICANT	REMOVE



FILE NAME: P:\P13363\CONNER HOMES\CAD\SHEETS\PRELIMINARY PLAT\P13363-TR.DWG
 SAVE TIME: 2/5/2014 5:24:59 PM
 PLOT TIME: 2/5/2014 5:52:32 PM
 USER NAME: NICK JAMES
 XREF FILES: PACE36X22

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 Civil | Structural | Planning | Survey
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AROLD F. PETERSON
 STATE OF WASHINGTON
 REGISTERED
 PROFESSIONAL ENGINEER
 2884
 2/5/14

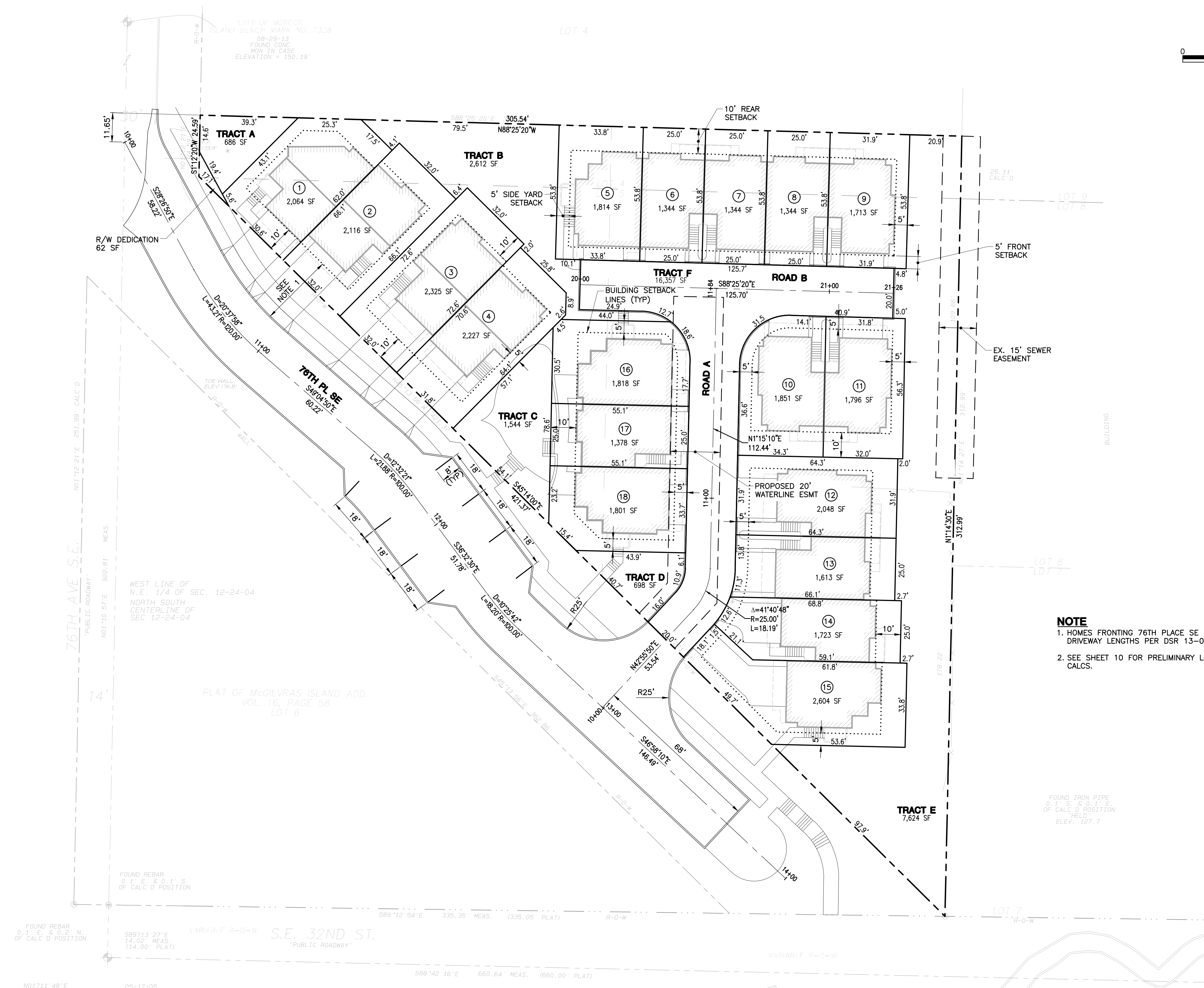
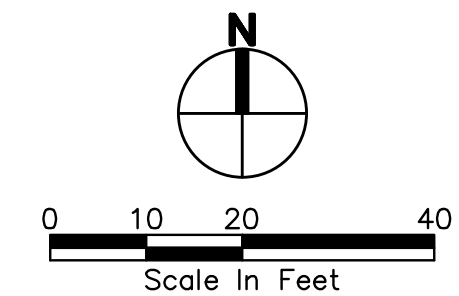
CONNER HOMES

BECKES PROPERTY
 MERCER ISLAND
 TREE RETENTION PLAN

SCALE: N/A	DATE: 2/5/2014
DESIGNED BY: HP	CHECKED BY: HP
JOB NUMBER 13363.00	
DWG NAME: P13363-TR	
SHEET <u>4</u> OF <u>11</u>	

PRELIMINARY PLAT

SW 1/4 OF THE NE 1/4 SEC. 12, TWP. 24N, RGE. 4E, W.M.



NOTE
 1. HOMES FRONTING 76TH PLACE SE HAVE MODIFIED DRIVEWAY LENGTHS PER DSR 13-015.
 2. SEE SHEET 10 FOR PRELIMINARY LOT CLOSURE CALCS.

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 SAVE TIME: 5/5/2014 5:52 PM
 PLOT TIME: 5/5/2014 5:52 PM
 USER NAME: NICK JAMES
 XREF FILES: PACE34X22

NO.	DATE	SYMBOL	REVISION

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 STATE OF WASHINGTON
 2884
 REGISTERED
 PROFESSIONAL ENGINEER
 2/5/14

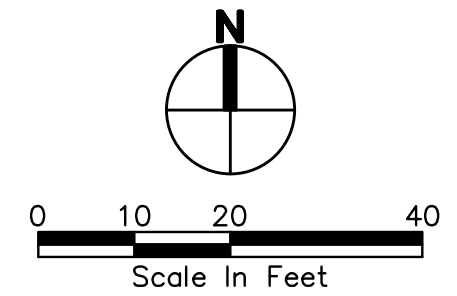
CONNER HOMES

BECKES PROPERTY
 MERCER ISLAND
 DIMENSIONAL SITE PLAN

SCALE: 1"=20'	DATE: 2/5/2014
DESIGNED BY: HP	CHECKED BY: HP
JOB NUMBER 13363.00	
DWG NAME: P13363-SL	
SHEET 5 OF 11	

PRELIMINARY PLAT

SW 1/4 OF THE NE 1/4 SEC. 12, TWP. 24N, RGE. 4E, W.M.



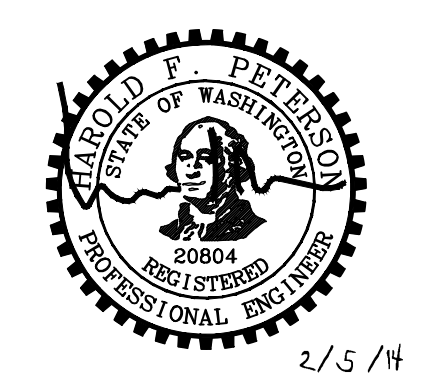
NOTES
 GF = GARAGE FLOOR
 BF = BOTTOM FLOOR

SOLDIER PILE WALL, SEE DBM SHORING WALL PLAN, SHEET 1 OF 1. NO EXCAVATION REQ'D.

MATCHLINE - SEE SHEET 7

FILE NAME: P:\P13363\CONNER HOMES\CAD\SHEETS\PRELIMINARY PLAT\P13363-DR.DWG
 SAVE TIME: 2/5/2014 5:36:00 PM
 PLOT TIME: 2/5/2014 5:52:00 PM
 USER NAME: NICK JAMES
 XREF FILES: PACE34X22

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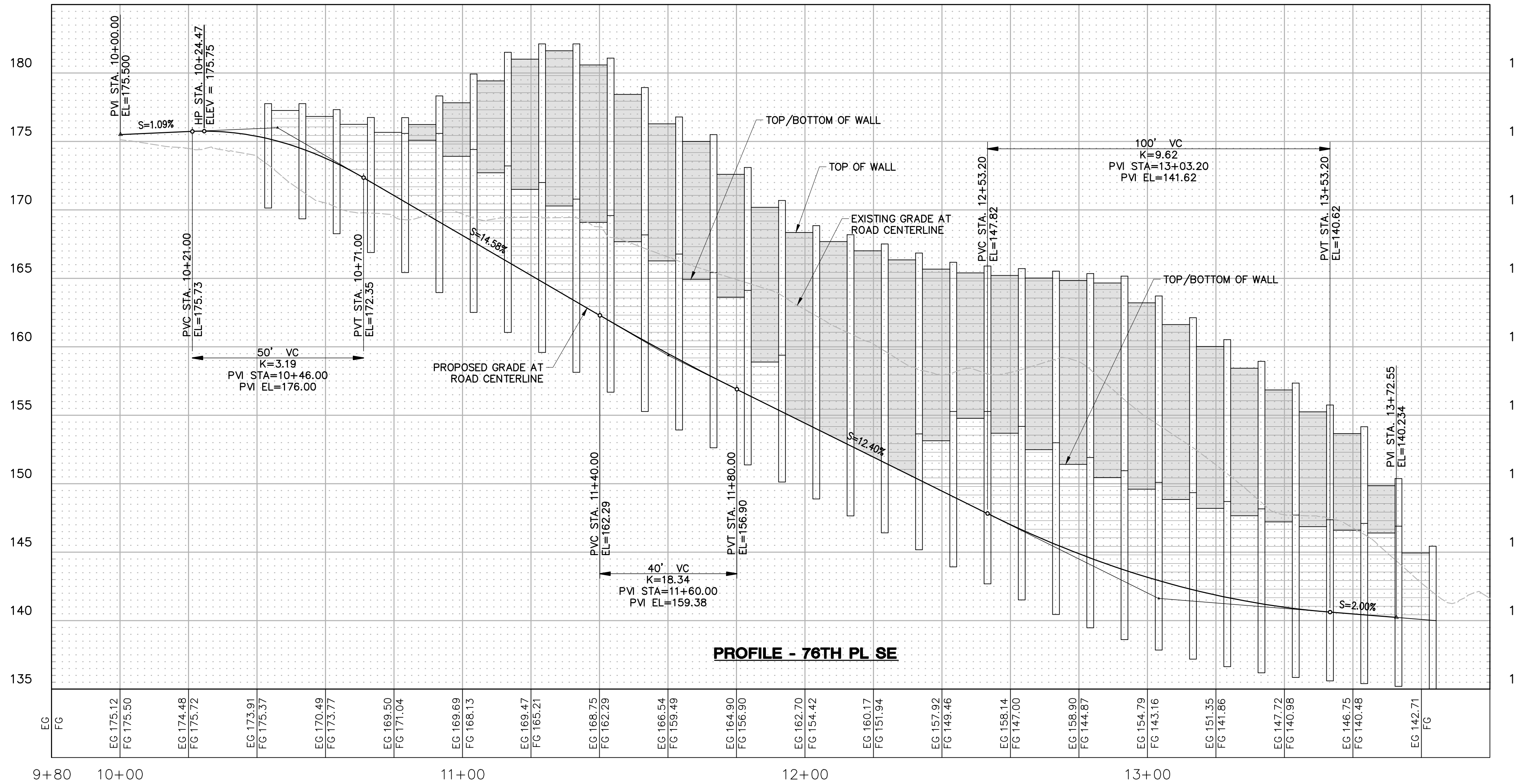
CONNER HOMES

BECKES PROPERTY
 MERCER ISLAND
 PRELIMINARY GRADING AND DRAINAGE PLAN (ONSITE)

SCALE: AS SHOWN	DATE: 2/5/2014
DESIGNED BY: HP	CHECKED BY: HP
JOB NUMBER 13363.00	
DWG NAME: P13363-DR	
SHEET 6 OF 11	

PRELIMINARY PLAT

SW 1/4 OF THE NE 1/4 SEC. 12, TWP. 24N, RGE. 4E, W.M.



180
175
170
165
160
155
150
145
140
135

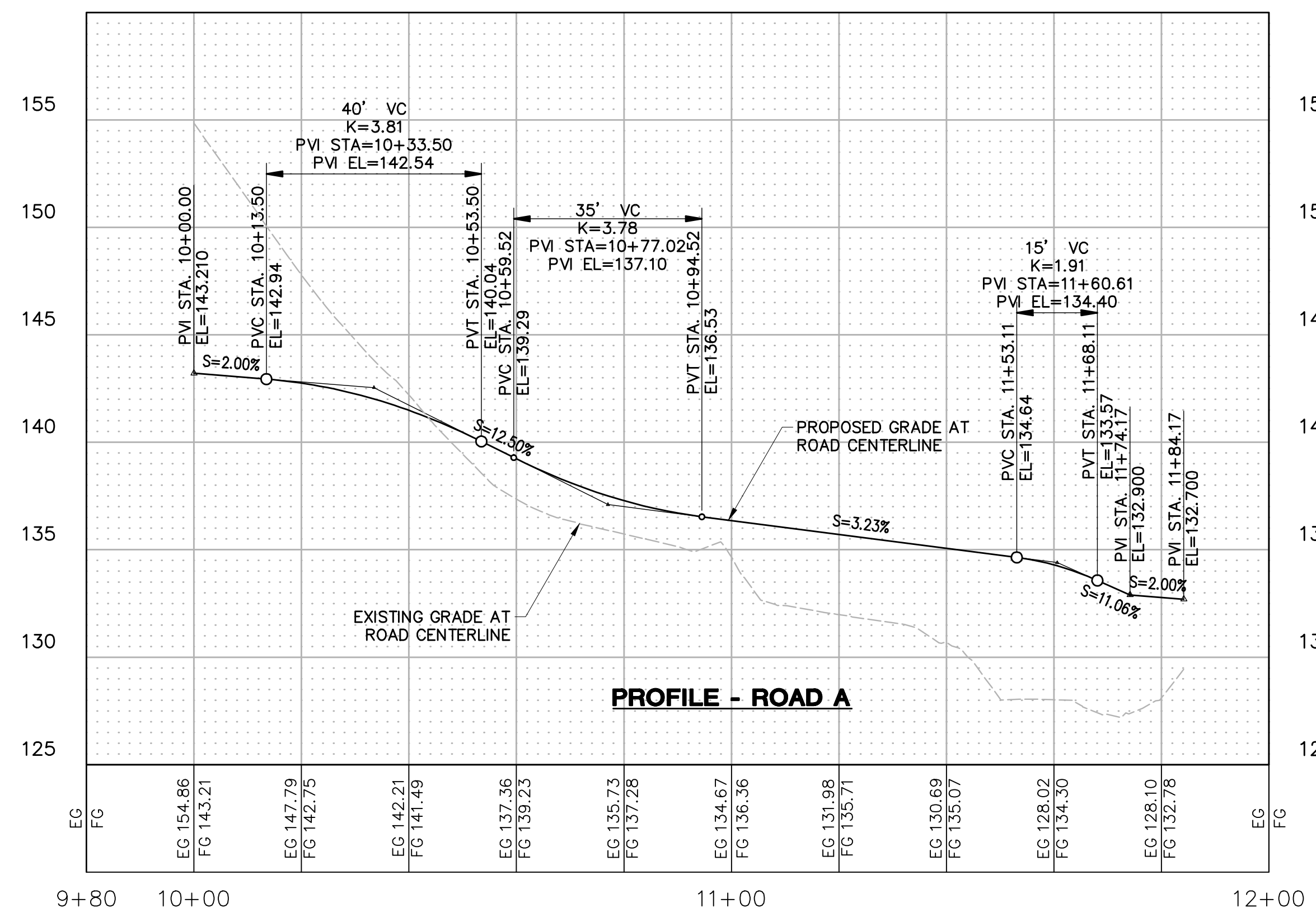
9+80 10+00

11+00

12+00

13+00

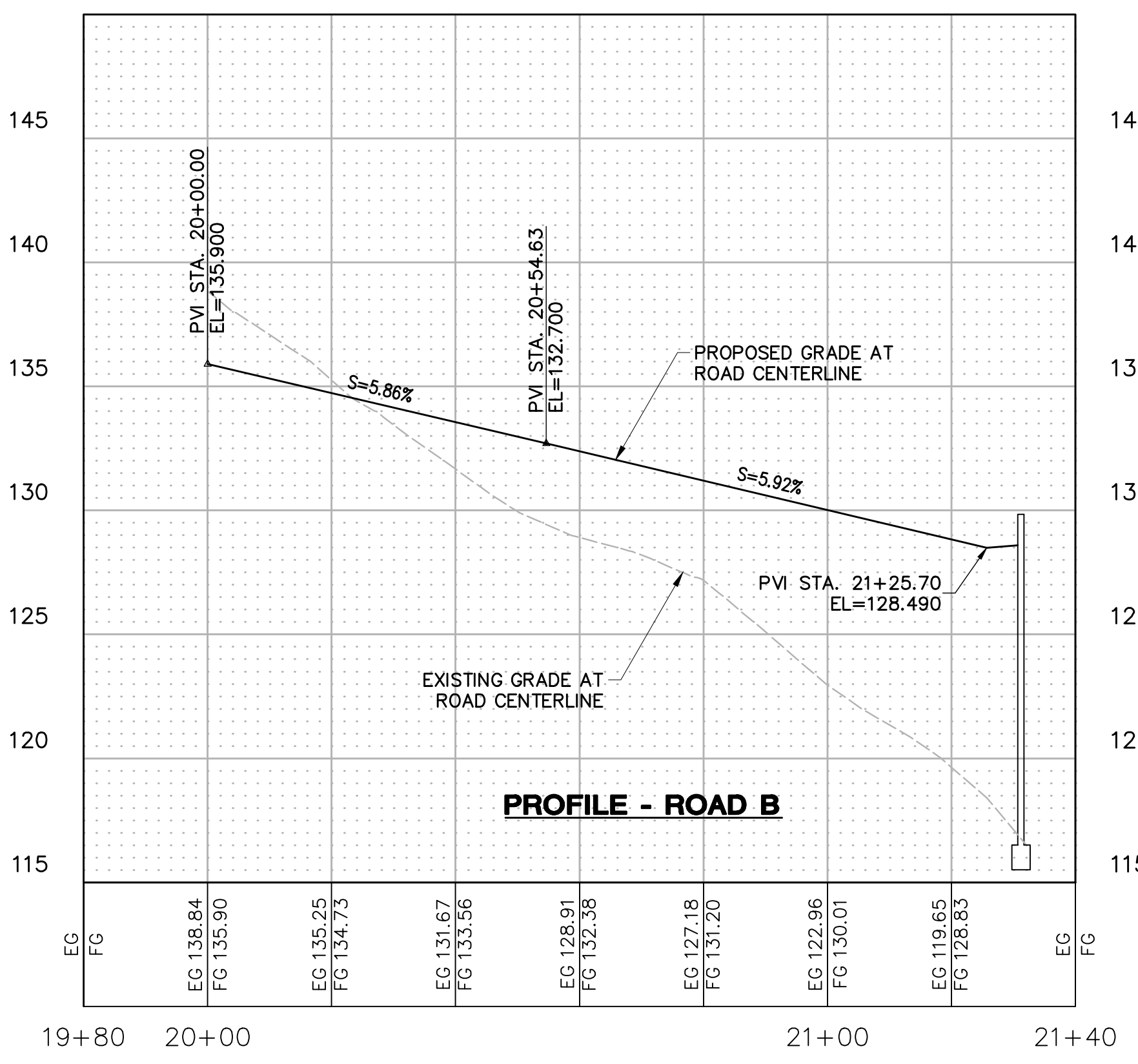
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 USER NAME: NICK JAMES
 XREF FILES: 11362-SRV; 1MBUSA_2025SITE2010H.



9+80 10+00

11+00

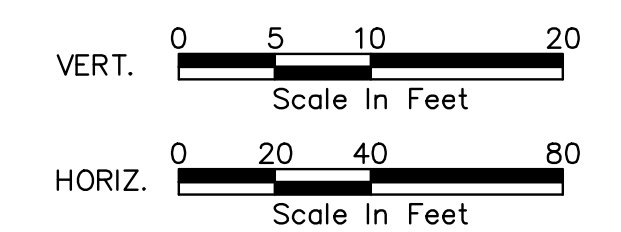
12+00



19+80 20+00

21+00

21+40



PRELIMINARY PLAT

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 paceengr.com

AROLD F. PETERSON
 STATE OF WASHINGTON
 2884
 REGISTERED
 PROFESSIONAL ENGINEER
 2/5/14

CONNER HOMES

BECKES PROPERTY
 MERCER ISLAND
 PRELIMINARY ROAD PROFILES

SCALE: AS SHOWN	DATE: 2/5/2014
DESIGNED BY: HP	CHECKED BY: HP
JOB NUMBER 13363.00	
DWG NAME: P13363-PR	
SHEET 8 OF 11	

SW 1/4 OF THE NE 1/4 SEC. 12, TWP. 24N, RGE. 4E, W.M.

Metes and Bounds Report
Project Name: CONNER HOMES BECKES PROPERTY MERCER ISLAND
Report Date: 1/20/2014 3:05:12 PM
Metes and Bounds description of parcel 1
Beginning at a point whose Northing is 215698.289 and whose Easting is 1293877.071;

Metes and Bounds description of parcel 2
Beginning at a point whose Northing is 215701.180 and whose Easting is 1293968.044;

Metes and Bounds description of parcel 3
Beginning at a point whose Northing is 215654.238 and whose Easting is 1293921.481;

Metes and Bounds description of parcel 4
Beginning at a point whose Northing is 215663.620 and whose Easting is 1294012.226;

Metes and Bounds description of parcel 5
Beginning at a point whose Northing is 215729.996 and whose Easting is 1294043.173;

Metes and Bounds description of parcel 6
Beginning at a point whose Northing is 215676.266 and whose Easting is 1294041.693;

Metes and Bounds description of parcel 7
Beginning at a point whose Northing is 215675.578 and whose Easting is 1294066.683;

Metes and Bounds description of parcel 8
Beginning at a point whose Northing is 215674.890 and whose Easting is 1294091.674;

Metes and Bounds description of parcel 9
Beginning at a point whose Northing is 215674.201 and whose Easting is 1294116.664;

Metes and Bounds description of parcel 10
Beginning at a point whose Northing is 215654.200 and whose Easting is 1294116.450;

Metes and Bounds description of parcel 11
Beginning at a point whose Northing is 215597.739 and whose Easting is 1294115.226;

Metes and Bounds description of parcel 12
Beginning at a point whose Northing is 215566.618 and whose Easting is 1294080.276;

Metes and Bounds description of parcel 13
Beginning at a point whose Northing is 215552.781 and whose Easting is 1294079.974;

Metes and Bounds description of parcel 14

Beginning at a point whose Northing is 215530.822 and whose Easting is 1294071.603;

Metes and Bounds description of parcel 15
Beginning at a point whose Northing is 215529.706 and whose Easting is 1294070.608;

Metes and Bounds description of parcel 16
Beginning at a point whose Northing is 215652.954 and whose Easting is 1294010.175;

Metes and Bounds description of parcel 17
Beginning at a point whose Northing is 215618.085 and whose Easting is 1294061.460;

APPROVALS

CITY OF MERCER ISLAND ENGINEERING

EXAMINED AND APPROVED THIS ____ DAY OF ____, 2014

CITY ENGINEER

PLANNING

EXAMINED AND APPROVED THIS ____ DAY OF ____, 2014

PRINCIPAL PLANNER

CITY COUNCIL

EXAMINED AND APPROVED THIS ____ DAY OF ____, 2014

MAYOR ATTEST: CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF ____, 2014

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL. THIS ____ DAY OF ____, 2014

FINANCE DIVISION

MANAGER, FINANCE DIVISION DEPUTY

PRELIMINARY PLAT

Table with 10 columns and 10 rows for revision tracking, including columns for DATE, REVISION, and SYM.

PACE Engineering Services Company logo and contact information: 11755 Kirkland Way, Suite 300, Kirkland, WA 98033.

Professional Engineer seal for Harold F. Peterson, State of Washington, No. 20804, Registered Professional Engineer.

CONNER HOMES logo and vertical text: BECKES PROPERTY, MERCER ISLAND, PRELIMINARY LOT CLOSURE CALC & PLAT SIGNATURE PAGE.

Approval signature lines for Mayor, City Engineer, Planning, Principal Planner, City Council, and Finance Division. Includes a table for SCALE (AS SHOWN), DATE (2/5/2014), DESIGNED BY (HP), CHECKED BY (HP), JOB NUMBER (13363.00), DWG NAME (P13363-LC), and SHEET (10 OF 11).

FILE NAME: P:\P1313363_CONNER HOMES\CAD\SHEETS\PRELIMINARY PLAT\P13363-LC.DWG
SAVE TIME: 2/5/2014 2:53 PM
PLOT TIME: 2/5/2014 2:53 PM
USER NAME: NICK JAMES
XREF FILES: 11362-SRV; IMBUSA_2025SITE2010H.

**CITY OF MERCER ISLAND
RESOLUTION NO. 1512**

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF MERCER ISLAND, WASHINGTON GRANTING FINAL PLAT APPROVAL TO THE TRELLIS LONG PLAT SUB15-021.

WHEREAS, the City Council has received recommendation to approve the final Trellis Long Plat consisting of eighteen (18) townhouse lots; and

WHEREAS, the City Council has reviewed said final Plat and finds that it conforms to all terms of the preliminary plat approval and applicable land use laws and regulations; and

WHEREAS, the City Council desires to grant final approval to the Trellis Long Plat, SUB15-021;

NOW, THEREFORE, BE IT RESOLVED that the Mercer Island City Council hereby grants approval of the final Trellis Long Plat, referenced as application number SUB15-021, and depicted on Exhibit 1 of AB 5160, and authorizes the Mayor to sign said final Plat on behalf of the City Council.

PASSED by the City Council of the City of Mercer Island at its Regular Meeting on the ____ day of March, 2016.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

ATTEST:

Karin Roberts, Deputy City Clerk

Approved as to Form:

Kari L. Sand, City Attorney



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND, WA**

**AB 5161
March 7, 2016
Regular Business**

**REVIEW OF THE PROPOSED COVAL FINAL
LONG PLAT (SUB13-009)**

Proposed Council Action:

Review the Coval final long plat and make a decision regarding final long plat approval.

DEPARTMENT OF

Development Services Group (Shana Restall)

COUNCIL LIAISON

n/a

EXHIBITS

1. Proposed final Coval long plat received by the City of Mercer Island Development Services on January 5, 2016
2. Preliminary conditions of approval compliance matrix
3. Findings of Fact and Conclusions of Law approving the preliminary Coval long plat issued on July 21, 2014
4. Preliminary Coval long plat approved by the City Council on July 21, 2014
5. Proposed Resolution No. 1513

APPROVED BY CITY MANAGER

AMOUNT OF EXPENDITURE	\$	n/a
AMOUNT BUDGETED	\$	n/a
APPROPRIATION REQUIRED	\$	n/a

SUMMARY

PROPOSAL

The applicant is requesting final approval of the Coval long plat, located at 3051 84th Avenue SE (King County Parcel No. 122404-9010) to subdivide one existing parcel into sixteen building (16) lots and open space and utilities tracts. The proposed long plat contains a private dead-end tract to access the lots. One building permit has been issued for construction of a single-family residence on proposed Lot 8.

The proposed plat was granted preliminary approval by City Council on July 21, 2014. The Council placed a series of conditions of approval on the preliminary plat to be met prior to granting of final plat approval. Staff has determined that the conditions of preliminary approval have been met, and the final plat has been brought forward to the City Council for consideration for final approval (Exhibit 1). Staff has determined that the proposed final plat's configuration is in substantial conformance with that of the preliminary plat (Exhibit 4).

GENERAL SUBDIVISION PROCESS

Subdivision is the process of dividing larger parcels of land into smaller parcels, or "lots." On Mercer Island, the subdivision of land is regulated by chapter 19.08 of the Mercer Island City Code (MICC), which implements requirements of state subdivision law found primarily within chapter 58.17 of the Revised Code of Washington (RCW). Division of land into five or more lots, such as with the Coval proposal, is called a "long subdivision" or "long plat" (MICC 19.16.010). The City Council is the decision authority for long plats within the City of Mercer Island.

Long subdivision approval is a two-step process involving review and approval or denial of both a preliminary and final long plat. According to RCW 58.17.020(4), a “preliminary plat” is “a neat and approximate drawing of a proposed subdivision...,” and is “the basis for the approval or disapproval of the general layout of a subdivision.” Preliminary long plats are processed as discretionary actions pursuant to MICC 19.15.010(E), and are subject to the noticing and public hearing requirements contained within MICC 19.15.020. Discretionary actions are “based on standards that require substantial discretion and may be actions of broad public interest [MICC 19.15.010(D)(3)].”

The Planning Commission holds an open record public hearing on the preliminary long plat and drafts a recommendation, which is forwarded to the City Council. The City Council decides during a public meeting whether to adopt or reject the recommendation by either approving or denying the preliminary plat [MICC 19.15.010(E)]. If the preliminary long plat is approved by the City Council, the property owner has five years within which to obtain permits for and to build or bond for the required plat improvements (utilities, access roads, etc.), and to meet any other applicable code requirements or conditions of the preliminary plat approval [MICC 19.08.020(F)(5)(a)].

Upon completion of all conditions of preliminary plat approval including installation of or bonding for required plat improvements, the applicant may apply for a “final plat.” A “final plat” is “the final drawing of the subdivision and dedication prepared for filing for record with the county auditor... [RCW 58.17.020(5)].” Although final long plats are classified by MICC 19.15.010(E) as discretionary actions, they are exempt from certain noticing requirements [MICC 19.15.020(D)(7)(g)] and do not require an additional open public hearing [MICC 19.15.020(F)(1)]. A final plat is routed to the City Engineer, City Arborist, Fire Marshal, and Principal Planner for review. If there are additional legal documents associated with the plat, such as Covenants, Conditions, and Restrictions, the plat is also routed to the City Attorney’s office.

APPLICATION REVIEW AND NOTIFICATION

The following table summarizes the noticing and hearing requirements for the Coval long plat and details how the requirements were met:

	Action Required by Code	Applicable Code(s) Requiring Action	Description of Action Taken	Date(s) of Action
PRELIMINARY PLAT	Determination of Preliminary Plat Completeness	<ul style="list-style-type: none"> MICC 19.15.020(C) 	Preliminary long plat application determined to be complete	11/8/13
	Public Notice of Application and Open Record Hearing - Mailing	Notice of Application: <ul style="list-style-type: none"> MICC 19.08.020(E)(2)(a) MICC 19.15.020(D)(1-2) Public Notice: <ul style="list-style-type: none"> MICC 19.15.020(E) Open Record Hearing: <ul style="list-style-type: none"> MICC 19.15.020(D)(3) 	Sent to all property owners within 300 feet of the subject property, posted on the subject site, and published in the City Weekly Permit Bulletin	11/18/13
	Public Notice of Application and Open Record Hearing - Newspaper	<ul style="list-style-type: none"> MICC 19.08.020(E)(2)(a) 	Published at least 10 days prior to the public hearing in a newspaper of general circulation within the city	11/27/13
	Public Comment Period	Notice of Application: <ul style="list-style-type: none"> MICC 19.15.020(D)(2)(g) 	Greater than a 14 day public comment period provided	11/18/13 through 12/11/13; 12/23/13 through 1/13/14; and 4/22/14 through 6/18/14

	SEPA Threshold Determination (MDNS)	MDNS: <ul style="list-style-type: none"> MICC 19.15.010(E) MICC 19.15.020(D)(1) WAC 197-11-355 	MDNS issued subject to conditions	12/23/13
	Planning Commission – Open Record Public Hearing	<ul style="list-style-type: none"> MICC 19.08.020(F)(3)(a-b) MICC 19.15.010(E) MICC 19.15.010(F) 	The Planning Commission held an open record public hearing and recommended approval of the preliminary long plat.	1/15/13 continued to 1/29/13 and reopened on 06/18/14
	City Council – Public Meeting	<ul style="list-style-type: none"> MICC 19.08.020(F)(3)(c) MICC 19-15.010(E) 	The City Council held a public meeting to review the preliminary long plat.	04/21/14 and 07/21/14
	Preliminary Approval Granted	<ul style="list-style-type: none"> MICC 19.08.020(F)(3)(c) MICC 19.15.010(E) 	The City Council adopted the Planning Commission’s recommendation by approving the preliminary long plat.	07/21/14
FINAL PLAT	Determination of Final Plat Completeness	<ul style="list-style-type: none"> MICC 19.15.020(C) 	The last revision of the final plat incorporating all necessary corrections was received.	01/05/16
	Public Notice of Application	<ul style="list-style-type: none"> MICC 19.15.020(D)(7)(g) 	A notice of application is not required for a final plat if it is either SEPA exempt or review under SEPA has been completed.	N/A
	Public Comment Period	<ul style="list-style-type: none"> MICC 19.15.020(D)(7)(g) 	As the application is exempt from a notice of application, a public comment period is not required.	N/A
	Public Notice of Open Record Hearing	<ul style="list-style-type: none"> MICC 19.15.020(F)(1) 	The City held an open record public hearing on the preliminary plat on 01/15/2014, it was continued to 01/29/2014 and reopened on 06/18/2014. Only one open record public hearing shall be required. Since a second public hearing is not required, a public notice of open record hearing is not required.	N/A
	City Council – Public Meeting	<ul style="list-style-type: none"> MICC 19.15.010(E) 	The City Council is the decision authority on final plats and considers a recommendation from the Code Official.	03/7/2016

CITY COUNCIL FINAL PLAT JURISDICTION

RCW 58.17.170 limits the discretion of the City Council in considering final plats by narrowing the Council’s scope of review. RCW 58.17.170(1) mandates the following:

When the legislative body of the city, town or county finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat. (Emphasis added).

Therefore, in reviewing a final plat, the purview of the City Council is limited to consideration of whether the proposal meets the requirements of the following:

1. Preliminary plat conditions;

2. Applicable state laws; and
3. Local ordinances adopted under chapter 58.17 RCW and in effect at the time of preliminary plat approval (i.e. MICC 19.08.050).

If the City Council finds that the final plat satisfies all conditions of preliminary approval, applicable state law, and MICC 19.08.050, it shall approve the final plat. Once approved, the final plat must be recorded with King County.

RECOMMENDATION

Principal Planner

MOVE TO: Pass Resolution No. 1513 granting final approval to the Coval long plat.

COVAL LONG PLAT

BEING A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY. MAINTENANCE AND REPAIR OR REPLACEMENT OF ALL ROADWAY DRAINAGE AND ASSOCIATED IMPROVEMENTS SHALL BE ACCOMPLISHED BY THOSE LOTS SERVED THEREBY IN EQUAL SHARES. PUBLIC UTILITIES SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OR NEW INSTALLATIONS OF THEIR FACILITIES AND SHALL RESTORE PREMISES TO THE CONDITION EXISTING AT THE TIME OF SAID WORK.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF MERCER ISLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF MERCER ISLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS, AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

MI 84TH LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PINBALL VENTURES INC

BY: WES GIESBRECHT

ITS: _____

ACKNOWLEDGMENT

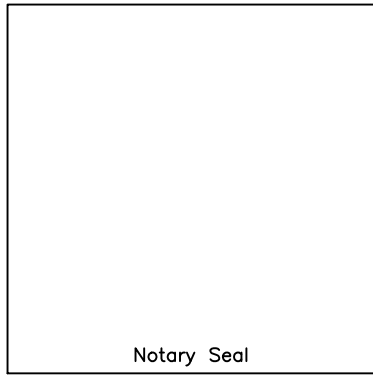
STATE OF WASHINGTON }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF MI 84TH, LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, PINBALL VENTURES, THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME

MY APPOINTMENT EXPIRES



APPROVALS

CITY OF MERCER ISLAND ENGINEERING

EXAMINED AND APPROVED THIS _____ DAY OF _____ 201__.

CITY ENGINEER

CITY OF MERCER ISLAND COUNCIL

EXAMINED AND APPROVED THIS _____ DAY OF _____ 201__.

MAYOR

ATTEST:
CLERK

KING COUNTY DEPARTMENT OF ASSESSMENTS:

EXAMINED AND APPROVED THIS _____ DAY OF _____ 201__.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS 122404-9010

KING COUNTY FINANCE DIVISION CERTIFICATE

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

THIS _____ DAY OF _____ 201__.

FINANCE DIVISION

MANAGER, FINANCE DIVISION

DEPUTY

SHEET INDEX:

- SHEET 1 LEGAL DESCRIPTION, APPROVAL & SIGNATURES
- SHEET 2 VICINITY MAP / SURVEY CONTROL
- SHEET 3 PLAT MAP- LOT LAYOUT WEST PORTION
- SHEET 4 PLAT MAP- LOT LAYOUT EAST PORTION
- SHEET 5 PRIVATE EASEMENTS
- SHEET 6 PRIVATE EASEMENTS
- SHEET 7 PUBLIC EASEMENT
- SHEET 8 PUBLIC EASEMENT

HOLD HARMLESS (MICC19.01.060):

THE OWNER OF PROPERTY FOR WHICH PLAT PROPOSAL IS SUBMITTED, EXCEPT A PUBLIC RIGHT-OF-WAY OR THE SITE OF A PERMANENT PUBLIC FACILITY, SHALL FILE AN AGREEMENT APPROVED BY THE CITY AND RECORDED WITH THE KING COUNTY RECORDS AND ELECTIONS DIVISION PRIOR TO THE ISSUANCE OF ANY DEVELOPMENT PERMIT. SAID AGREEMENT SHALL BE IN A FORM APPROVED BY THE CITY ATTORNEY, SHALL HOLD HARMLESS AND INDEMNIFY THE CITY AND ITS EMPLOYEES FROM AND AGAINST ANY LIABILITY FOR DAMAGES TO PERSONS OR PROPERTY AS THE RESULT OF CONSTRUCTION OR OTHER ACTION UNDERTAKEN BY THE APPLICANT ON THE SUBJECT PROPERTY, AND SHALL RUN WITH THE LAND FOR A PERIOD OF AT LEAST THREE YEARS FROM COMPLETION OF THE WORK AND BE BINDING ON THE APPLICANT AND HIS/HER SUCCESSORS AND ASSIGNS.

MAINTENANCE AND REPAIR OF SIDE SEWERS:

SEWER LINES FROM THE BUILDING TO THE CITY SEWER MAIN, SHARED ROADS, ACCESS EASEMENTS, STORM DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT SERVED (WITH THE EXCEPTION THAT OWNERS OF ANY LOT WHICH IS LOWER IN ELEVATION SHALL NOT BE RESPONSIBLE FOR THAT PORTION OF A PRIVATE SIDE SEWER ABOVE THEIR CONNECTION.) IN THE EVENT THAT MAINTENANCE AND REPAIR OF ANY FACILITIES ENUMERATED ABOVE ARE NOT PERFORMED TO THE SATISFACTION OF THE CITY ENGINEER, AFTER A TIMELY DEMAND HAS BEEN MADE FOR SUCH ACTION, THE CITY OR HIS AGENT SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES AND PERFORM THE NECESSARY MAINTENANCE AND REPAIR TO PROTECT THE SAFETY AND GENERAL WELFARE OF THE PUBLIC AND SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF EACH LOT AN EQUAL SHARE OF THE TOTAL MAINTENANCE AND REPAIR COSTS. THE CITY OR THE OWNER OF ANY LOT WITHIN THIS LONG PLAT SHALL HAVE THE RIGHT TO BRING ACTION IN SUPERIOR COURT TO REQUIRE ANY MAINTENANCE OR REPAIR AND TO RECOVER THE COSTS INCURRED IN MAKING OR EFFECTING REPAIRS TO IMPROVEMENTS.

CITY ORDINANCE NO. 95C-118 AND MICC 15.09.070:

THE MONITORING, CLEANING, MAINTENANCE AND REPAIR OF STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH CITY ORDINANCE NO. 95C-18 AND 15.09 IS REQUIRED FOR ALL LOT OWNERS WITHIN THIS PLAT TO CONTROL STORMWATER RUNOFF AND CONTROL EROSION AND FLOODING DOWNSTREAM. ALL COSTS RELATED TO STORMWATER RUNOFF CONTROL SHALL BE BORNE BY THE OWNERS OF EACH LOT IN EQUAL SHARE. THIS OBLIGATION SHALL BE RECORDED SEPARATELY WITH EACH INDIVIDUAL LOT SALE AND SHALL TRAVEL WITH THE LAND.

CONDITIONS OF APPROVAL

NUMBERING SYSTEM IS CONSISTENT WITH CONDITIONS OF APPROVAL AND MISSING ITEMS WERE DEEMED INAPPLICABLE TO BE SHOWN ON THE FACE OF THE FINAL PLAT

1. THE FINAL PLAT SHALL BE DESIGNED SUBSTANTIALLY IN CONFORMANCE WITH THE PRELIMINARY PLAT OF RECORD SUBMITTED AS PART OF THIS LONG PLAT APPLICATION, EXHIBIT 162, AND AS REQUIRED TO BE AMENDED BY THE CONDITIONS OF APPROVAL.
2. THE PROPOSED AND FUTURE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH THE ZONING DISTRICT, OR AS AMENDED AT THE TIME OF DEVELOPMENT.
3. THE REMOVAL OF NATIVE VEGETATION IS TO BE MINIMIZED AND LIMITED TO ACTIVE CONSTRUCTION AREAS.
5. THE APPLICANT HAS FIVE YEARS TO SUBMIT A FINAL PLAT MEETING ALL REQUIREMENTS OF THE CONDITIONS OF APPROVAL. A PLAT THAT HAS NOT BEEN RECORDED WITHIN FIVE YEARS AFTER ITS PRELIMINARY APPROVAL SHALL EXPIRE. A NEW APPLICATION IS REQUIRED TO REVITALIZE AN EXPIRED PRELIMINARY PLAT.
6. THIS LONG PLAT IS SUBJECT TO THE MITIGATION CONDITIONS INCLUDED WITHIN THE SEPA MITIGATED DETERMINATION OF NON SIGNIFICANCE ISSUED FOR PROJECT NUMBER SEP13-031 ON DECEMBER 23, 2013.
7. NOISE IMPACTS SHALL BE MINIMIZED. THE APPLICANT SHOULD CONDUCT THE MOST DISRUPTIVE AND NOISIEST ELEMENTS OF SITE DEVELOPMENT AND CONSTRUCTION DURING THOSE TIMES WHEN ADJACENT RESIDENTS ARE LESS LIKELY TO BE HOME, WHICH IS GENERALLY BETWEEN 8:00 A.M. AND 5:00 P.M. ON WEEKDAYS (MONDAY THROUGH FRIDAY).
8. PER MICC 19.07.060(D)(1)(D), INCLUDE THE LANDSCAPING OF ALL DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINTS AND INSTALLATION OF ALL IMPERVIOUS SURFACES PRIOR TO FINAL INSPECTION OF APPLICABLE PERMITS.
11. TREE CONSERVATION EASEMENT PROVISIONS AND CONDITIONS CAN BE FOUND IN DOCUMENTS TITLED AS TREE CONSERVATION EASEMENT (WEST EDGE) RECORDED UNDER RECORDING NUMBER _____ AND DOCUMENT TITLE AS TREE CONSERVATION EASEMENT (NORTH EDGE) RECORDED UNDER RECORDING NUMBER _____, RECORDS OF KING COUNTY, WASHINGTON.
12. SEE ABOVE NOTE 11 ANSWERING TO CONDITIONS OF THE TREE PRESERVATION EASEMENT.
13. ALL DISTURBED AREAS WITHIN GEOHAZARD AREAS THAT ARE OUTSIDE OF BUILDING FOOTPRINTS AND IMPERVIOUS SURFACES SHALL BE LANDSCAPED.
15. THERE WILL BE A MINIMUM SIDE YARD SETBACK OF 10 FEET ALONG THE NORTHERN BOUNDARY OF THE COVAL PLAT. THIS APPLIES TO LOTS 3, 10, AND 11.
16. MAINTENANCE AND REPAIR OF THE PROPOSED RAINGARDENS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

PLAT NOTES

1. ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE "DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS" AS RECORDED UNDER KING COUNTY RECORDING NUMBER _____ (THE "DECLARATION"). THE DECLARATION SETS FORTH THE RESPECTIVE OBLIGATIONS OF HOMEOWNERS' ASSOCIATION AND THE LOT OWNERS TO MAINTAIN AND REPAIR VARIOUS AREAS WITHIN THIS PLAT.
2. HOMEOWNERS WITHIN THIS PLAT ARE REQUIRED TO OBTAIN A TREE PERMIT FROM THE CITY PURSUANT TO THE CRITERIA FOR REMOVAL FOUND IN MICC 19.10.040(B)(TREES ON PRIVATE PROPERTY) PRIOR TO REMOVING ANY TREE FROM THE HOMEOWNER'S LOT THAT HAS BEEN IDENTIFIED FOR RETENTION AT ISSUANCE OF A BUILDING PERMIT AND NOT ONLY FOR TREES LOCATED WITHIN A CRITICAL TREE AREA, AS OTHERWISE REQUIRED BY MICC CHAPTER 19.10.
3. TREES PRESERVED THROUGHOUT CONSTRUCTION OF THIS PLAT AND HOME CONSTRUCTION WILL BE REQUIRED TO BE RETAINED IN PERPETUITY UNLESS PROVEN TO BE HAZARDOUS AND APPLICANTS WILL USE BEST EFFORT DESIGN PRACTICES TO AVOID DISTURBANCE OF THE ROOT PLATES OF A SIGNIFICANT TREE OR TREES.
4. A 10.00 FOOT BUILDING SETBACK ALONG THE NORTH LINE OF LOTS 3, 10 AND 11 AS ILLUSTRATED ON SHEET 3 AND 4 OF THIS PLAT IS HEREBY ESTABLISHED UPON RECORDING OF THIS PLAT.
5. THIS PLAT IS SUBJECT TO A PERMANENT PUBLIC EASEMENT FOR WATER MAIN HELD BY THE CITY OF MERCER ISLAND AND THEIR SUCCESSORS AND ASSIGNS, AS ILLUSTRATED ON PAGES 7 AND 8 OF THIS PLAT AND AS RECORDED UNDER KING COUNTY RECORDING NUMBER _____.
6. RESPONSIBILITY FOR MAINTENANCE OF THE TREE CONSERVATION EASEMENT AREAS IS OUTLINED IN THE DECLARATION AS NOTED IN ABOVE PLAT NOTE 1.
7. THIS PLAT IS SUBJECT TO A PERMANENT PUBLIC EASEMENT FOR PUBLIC WATER MAINS AND SEWER MAINS HELD BY THE CITY OF MERCER ISLAND AS ILLUSTRATED ON PAGES 7 AND 8 OF THIS PLAT AND AS RECORDED UNDER KING COUNTY RECORDING NUMBER _____.
8. A 20.00 FOOT WIDE PRIVATE UTILITY EASEMENT ALONG THE NORTH LINE OF LOT 1 IS HEREBY GRANTED TO LOTS 2 AND 3 AS ILLUSTRATED ON SHEET 5 UPON RECORDING OF THIS PLAT.
9. A 15.00 FOOT WIDE PRIVATE UTILITY EASEMENT ALONG THE NORTH LINE OF LOT 2 IS HEREBY GRANTED TO LOT 3 AS ILLUSTRATED ON SHEET 5 UPON RECORDING OF THIS PLAT.

PLAT NOTES CONTINUED ON SHEET 6 OF 8

RECORDER'S CERTIFICATE:

RECORDER'S FILE NO. _____
FILED FOR RECORD THIS _____ DAY OF _____, 201__
AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT
THE REQUEST OF LANKTREE LAND SURVEYING, INC.

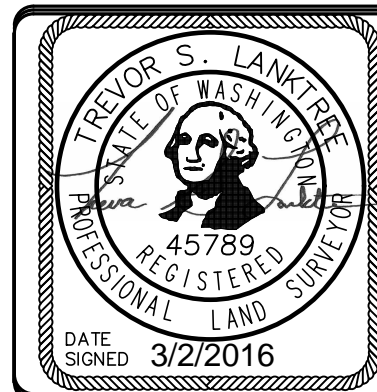
COUNTY RECORDER

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M. AS REQUIRED BY STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS SHALL BE SET AND LOT CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Trevor S. Lanktree
TREVOR S. LANKTREE, PLS
CERTIFICATE NO. 45789

3/2/2016



LANKTREE LAND SURVEYING, INC.
421 "B" STREET N.E., AUBURN, WA 98002
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

PORTION OF SE1/4 OF NE1/4, SEC. 12, T24N, R4E, W.M.

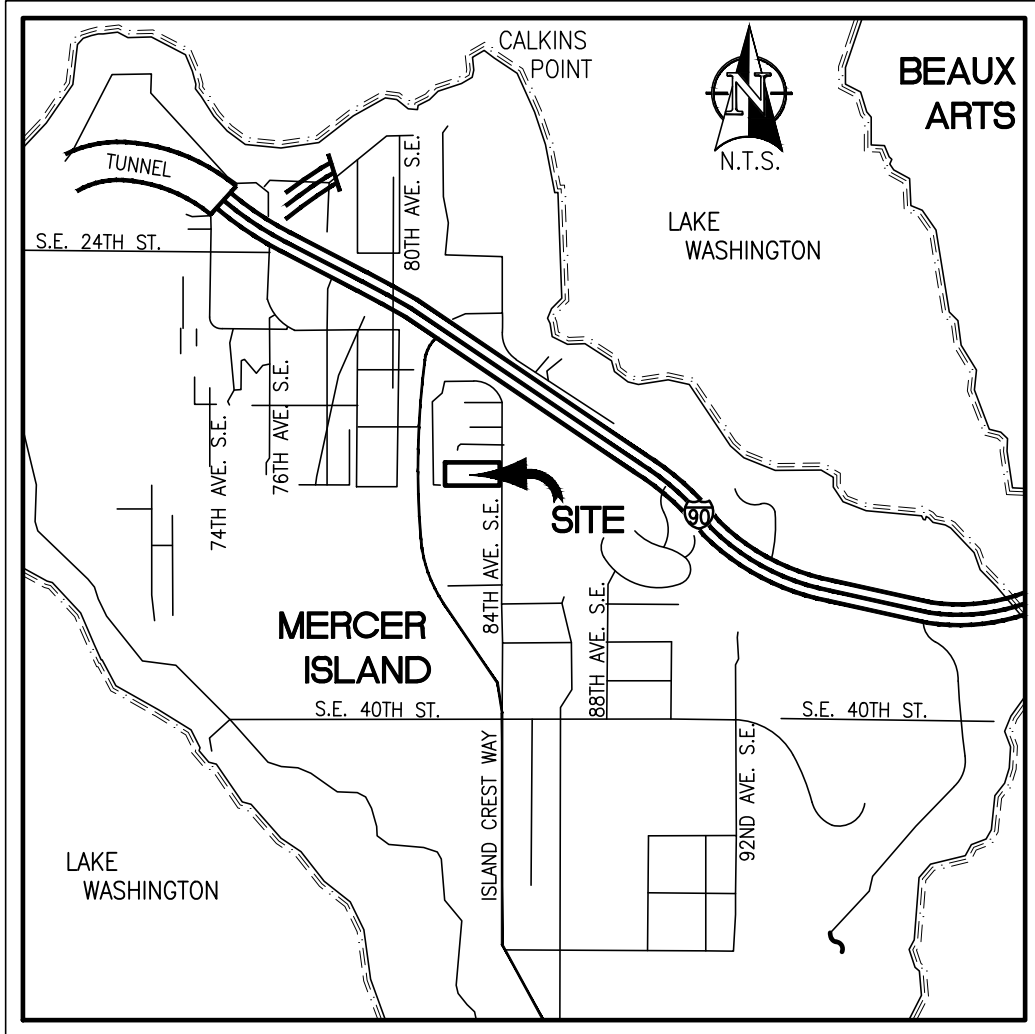
JOB NO. 1718

1 OF 8

File:P:\1718 M I 84 Coval Property\Survey\Drawings\1718P1.01.dwg Date/Time:3/1/2016 1:40 PM Scale:1" = .2154' TLANK_000 Xref:---

COVAL LONG PLAT

BEING A PORTION OF THE SE1/4 OF THE NE1/4 OF
SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
CITY OF MERCER ISLAND, KING COUNTY, WASHINGTON



VICINITY MAP

CONTACT INFORMATION

APPLICANT: MI 84TH LIMITED PARTNERSHIP
P.O. BOX 791
MERCER ISLAND, WA 98040
CONTACT: WES GIESBRECHT

OWNER: MI 84TH LIMITED PARTNERSHIP
P.O. BOX 791
MERCER ISLAND, WA 98040
CONTACT: WES GIESBRECHT

ENGINEER: PACLAND
11400 S.E. 8TH STREET, SUITE 345
BELLEVUE, WASHINGTON 98004
PHONE: 425-453-9501
CONTACT: TYSON WENTZ, P.E.
TWENTZ@PACLAND.COM
PAUL MANZER, P.E.

SURVEYOR: LANKTREE LAND SURVEYING, INC.
ATTN: TREVOR LANKTREE, PLS
421 "B" STREET N.E.
AUBURN, WASHINGTON 98002
OFFICE NUMBER: 253-653-6423

SURVEY INFORMATION

LEGAL DESCRIPTION: (PER CHICAGO TITLE INSURANCE COMPANY
GUARANTEE/CERTIFICATE NO. 0049018-06, DATED AUGUST 28, 2015 AT 8:00 A.M.)

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE
MERIDIAN, IN KING COUNTY, WASHINGTON.

DATE OF SURVEY:
APRIL 17, 2015

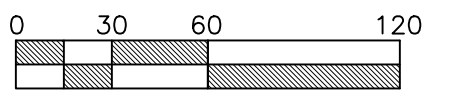
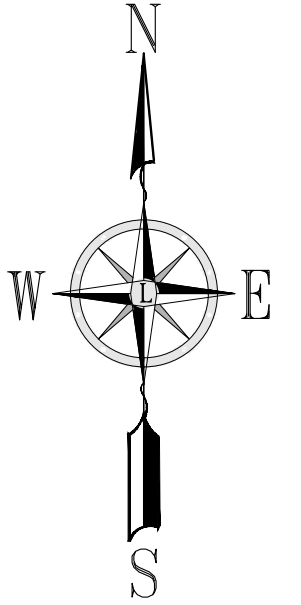
TAX PARCEL NUMBER
122404-9010

ADDRESS
3051 84TH AVENUE, MERCER ISLAND, WA, 98040-3016

ZONING:
R-9.6

AREA
221,847± S.F.

BASIS OF BEARINGS (NAD83(91))
BASIS OF BEARINGS FOR THIS SURVEY IS NAD83(91) PER MONUMENTS FOUND AND
SHOWN WITHIN 84TH ON THIS SURVEY.



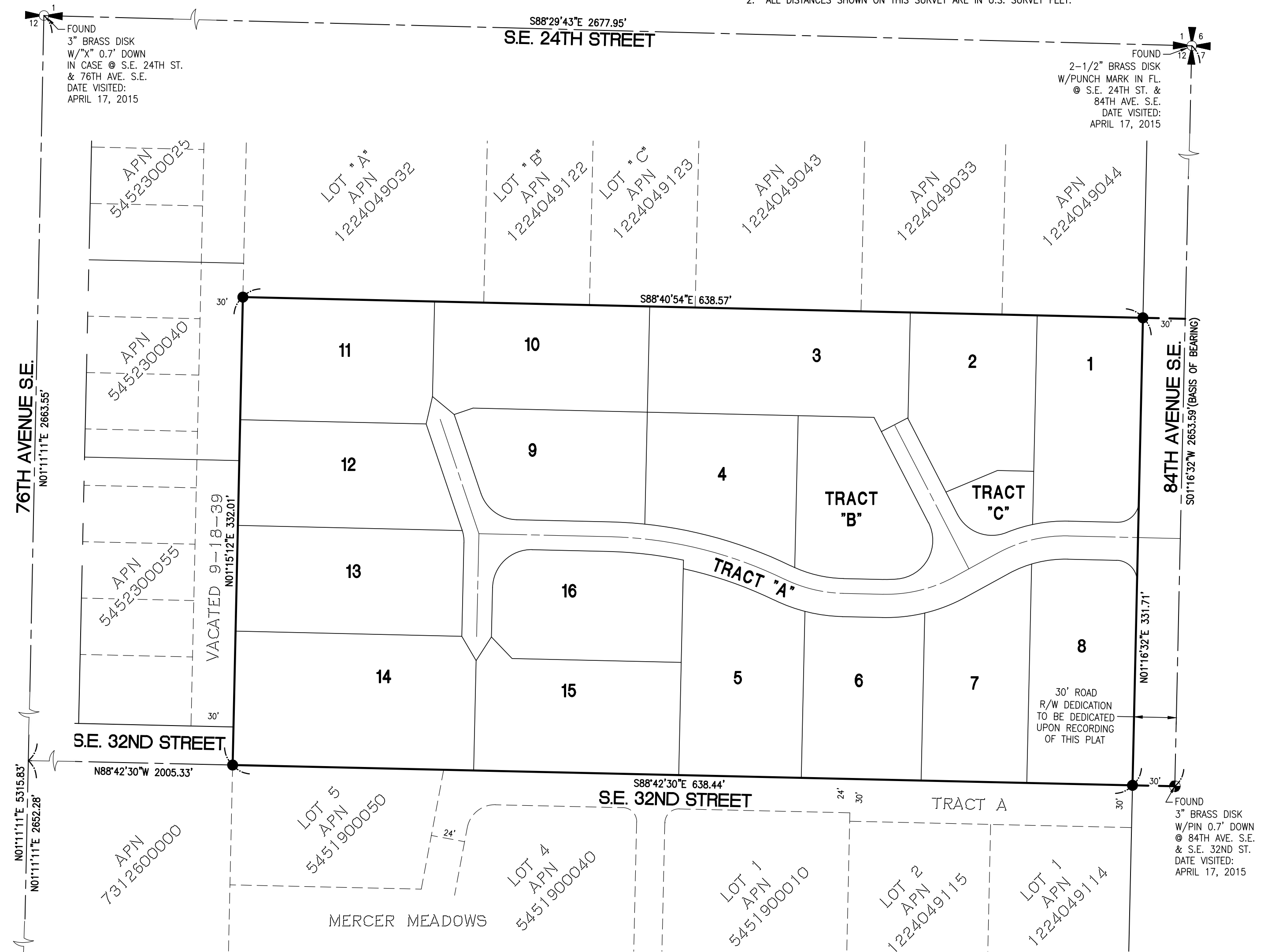
SCALE: 1"=60'

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A FOCUS 30 ROBOTIC TOTAL STATION AND A SPECTRA
PRECISION RANGER 3 DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TOPCON
GR5 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR,
DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES
AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR
LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SURVEYOR'S NOTES:

1. SURVEY WAS PERFORMED IN APRIL 2015 AND ALL CONTROL MONUMENTS SHOWN AS
FOUND WERE VISITED AT THIS TIME.
2. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN U.S. SURVEY FEET.



FOUND
3" BRASS DISK
W/"X" 0.7" DOWN
IN CASE @ S.E. 24TH ST.
& 76TH AVE. S.E.
DATE VISITED:
APRIL 17, 2015

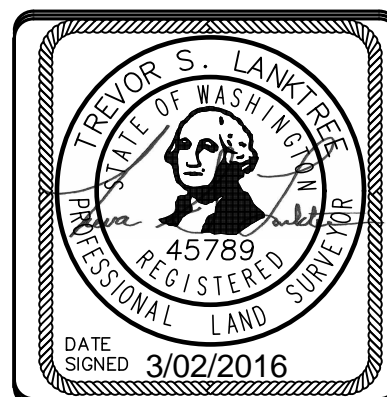
FOUND
2-1/2" BRASS DISK
W/PUNCH MARK IN FL.
@ S.E. 24TH ST. &
84TH AVE. S.E.
DATE VISITED:
APRIL 17, 2015

FOUND
BROKEN CONCRETE
W/LEAD & TACK
0.7" DOWN IN CASE
@ 76TH AVE. S.E. &
S.E. 40TH ST.
DATE VISITED:
APRIL 17, 2015

FOUND
3" BRASS DISK
W/PIN 0.7" DOWN
@ 84TH AVE. S.E.
& S.E. 32ND ST.
DATE VISITED:
APRIL 17, 2015

SURVEY CONTROL

JOB NO. 1718



**LANKTREE
LAND SURVEYING, INC.**
421 "B" STREET N.E., AUBURN, WA 98002
PHONE: (253) 653-6423
FAX: (253) 793-1616
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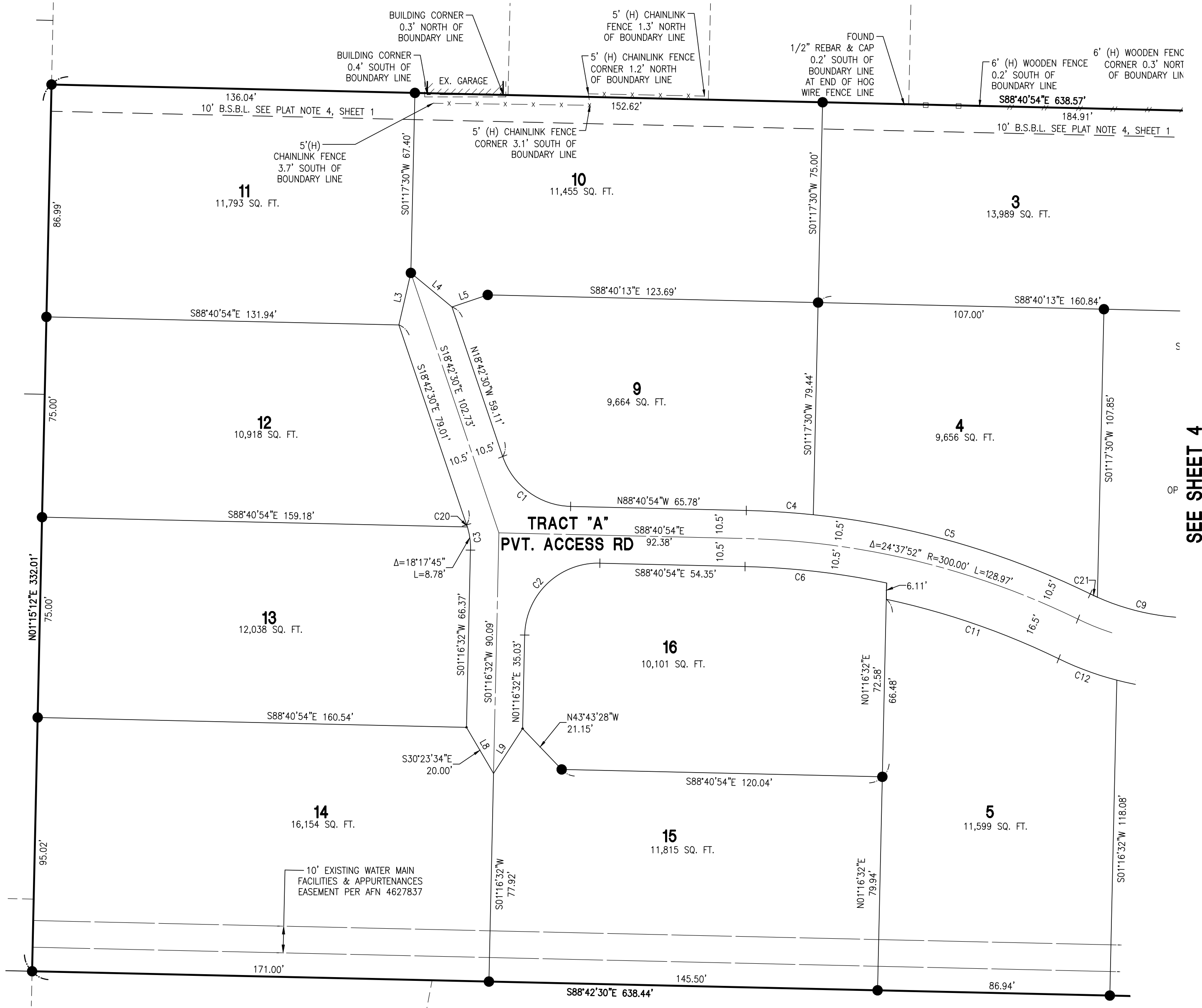
**PORTION OF SE1/4 OF NE1/4,
SEC. 12, T24N, R4E, W.M.**

2
OF
8

File:P:\1718 M I 84 Coval Property\Survey\Drawings\1718P101.dwg Date/Time:3/1/2016 1:40 PM Scale:1" = .2154' TLANK_000 Xref:-----

COVAL LONG PLAT

BEING A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 12,
TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF
MERCER ISLAND, KING COUNTY, WASHINGTON



SEE SHEET 4

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	69°58'24"	27.50'	33.58'
C2	90°02'34"	27.50'	43.22'
C3	19°59'02"	27.50'	9.59'
C4	4°38'18"	310.50'	25.14'
C5	19°59'34"	310.50'	108.35'
C6	10°34'34"	289.50'	53.44'
C7	112°19'32"	27.50'	53.91'
C8	84°47'26"	27.50'	40.70'
C9	24°39'28"	89.50'	38.52'
C10	13°23'17"	110.50'	25.82'
C11	13°49'39"	283.50'	68.42'
C12	11°25'42"	116.50'	23.24'
C13	13°13'46"	116.50'	26.90'
C14	30°00'00"	116.50'	61.00'
C16	12°11'54"	83.50'	17.78'
C17	17°49'42"	83.50'	25.98'
C18	89°57'26"	15.00'	23.55'
C19	90°02'34"	15.00'	23.57'
C20	1°41'17"	27.50'	0.81'
C21	1°53'47"	89.50'	2.96'
C22	10°01'58"	110.50'	19.35'

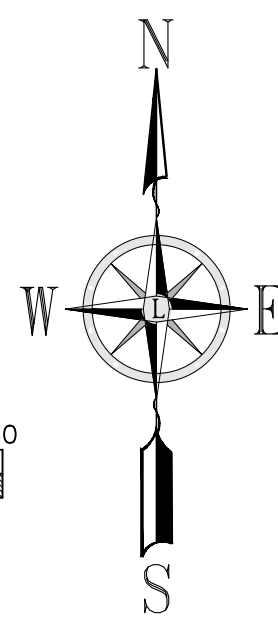
LINE TABLE

LINE	DIST	BEARING
L1	39.67'	S67°19'04"W
L2	25.69'	N88°43'28"W
L3	20.00'	S12°57'36"W
L4	20.00'	N50°22'35"W
L5	14.10'	N71°17'30"E
L7	21.00'	S62°41'17"W
L8	20.00'	S30°23'34"E
L9	20.00'	N32°56'38"E

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

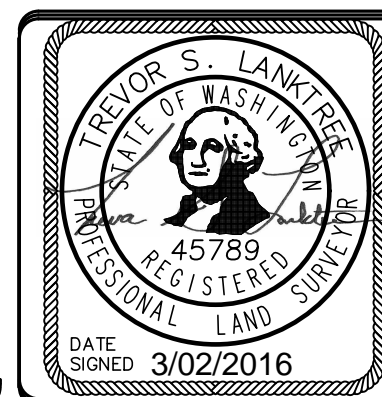
- FOUND MONUMENT (AS NOTED)
- SET REBAR/CAP (LS#45789)
- FOUND CORNER (AS NOTED)
- (C) CALCULATED
- △ MAG/WASHER OR LEAD/TACK (AS NOTED)
- - - CHAIN LINK FENCE
- - - WOOD FENCE
- - - HOGWIRE FENCE
- ✦ SECTION CORNER (AS NOTED)
- ⊕ QUARTER SECTION CORNER (AS NOTED)



SCALE: 1"=30'

LOT LAYOUT-WEST PORTION

JOB NO. 1718



LANKTREE LAND SURVEYING, INC.
 421 "B" STREET N.E., AUBURN, WA 98002
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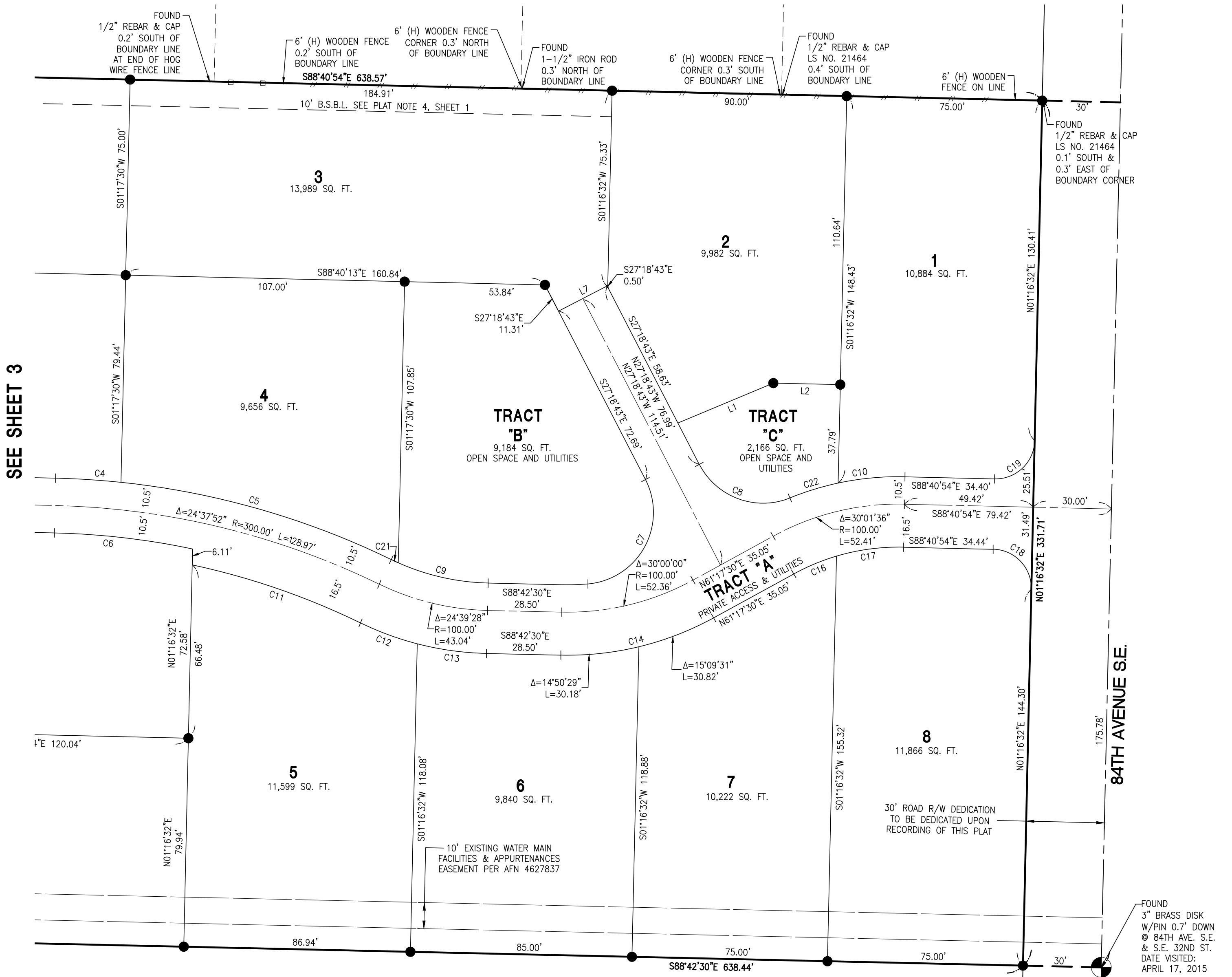
**PORTION OF SE1/4 OF NE1/4,
SEC. 12, T24N, R4E, W.M.**

3
OF
8

File:P:\1718 M I 84 Coval Property Survey\Drawings\1718PL02.dwg Date/Time:3/1/2016 1:40 PM Scale:1" = .2154' TLANK_000 Xref:-----

COVAL LONG PLAT

BEING A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 12,
TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF
MERCER ISLAND, KING COUNTY, WASHINGTON



SEE SHEET 3

CURVE TABLE

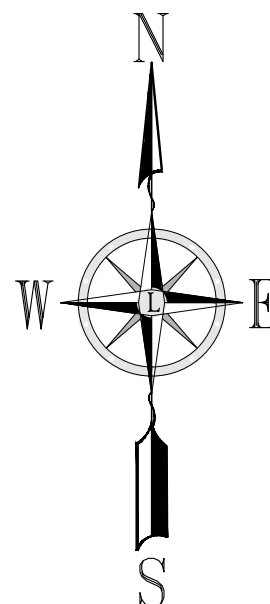
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C7	112°19'32"	27.50'	53.91'
C8	84°47'26"	27.50'	40.70'
C9	24°39'28"	89.50'	38.52'
C10	13°23'17"	110.50'	25.82'
C11	13°49'39"	283.50'	68.42'
C12	11°25'42"	116.50'	23.24'
C13	13°13'46"	116.50'	26.90'
C14	30°00'00"	116.50'	61.00'
C16	12°11'54"	83.50'	17.78'
C17	17°49'42"	83.50'	25.98'
C18	89°57'26"	15.00'	23.55'
C19	90°02'34"	15.00'	23.57'
C20	1°41'17"	27.50'	0.81'
C21	1°53'47"	89.50'	2.96'
C22	10°01'58"	110.50'	19.35'

TRACT NOTES

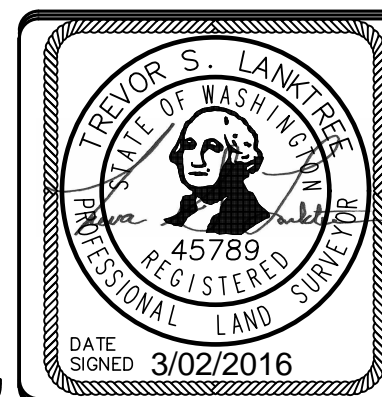
- TRACT A IS A PRIVATE ACCESS AND UTILITY TRACT HEREBY CONVEYED TO THE SUMMERWELL HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT.
- TRACTS B AND C ARE OPEN SPACE AND UTILITY TRACTS HEREBY CONVEYED TO THE SUMMERWELL HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS PLAT.

LINE TABLE

LINE	DIST	BEARING
L1	39.67'	S67°19'04"W
L2	25.69'	N88°43'28"W
L3	20.00'	S12°57'36"W
L4	20.00'	N50°22'35"W
L5	14.10'	N71°17'30"E
L7	21.00'	S62°41'17"W
L8	20.00'	S30°23'34"E
L9	20.00'	N32°56'38"E



LOT LAYOUT-EAST PORTION



LANKTREE LAND SURVEYING, INC.
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**PORTION OF SE1/4 OF NE1/4,
SEC. 12, T24N, R4E, W.M.**

* SIDELINES OF THE LOTS HAVE BEEN MARKED WITH CURB PINS AT THE PROJECTION OF THE PROPERTY LINE WHERE IT INTERSECTS WITH THE CURB

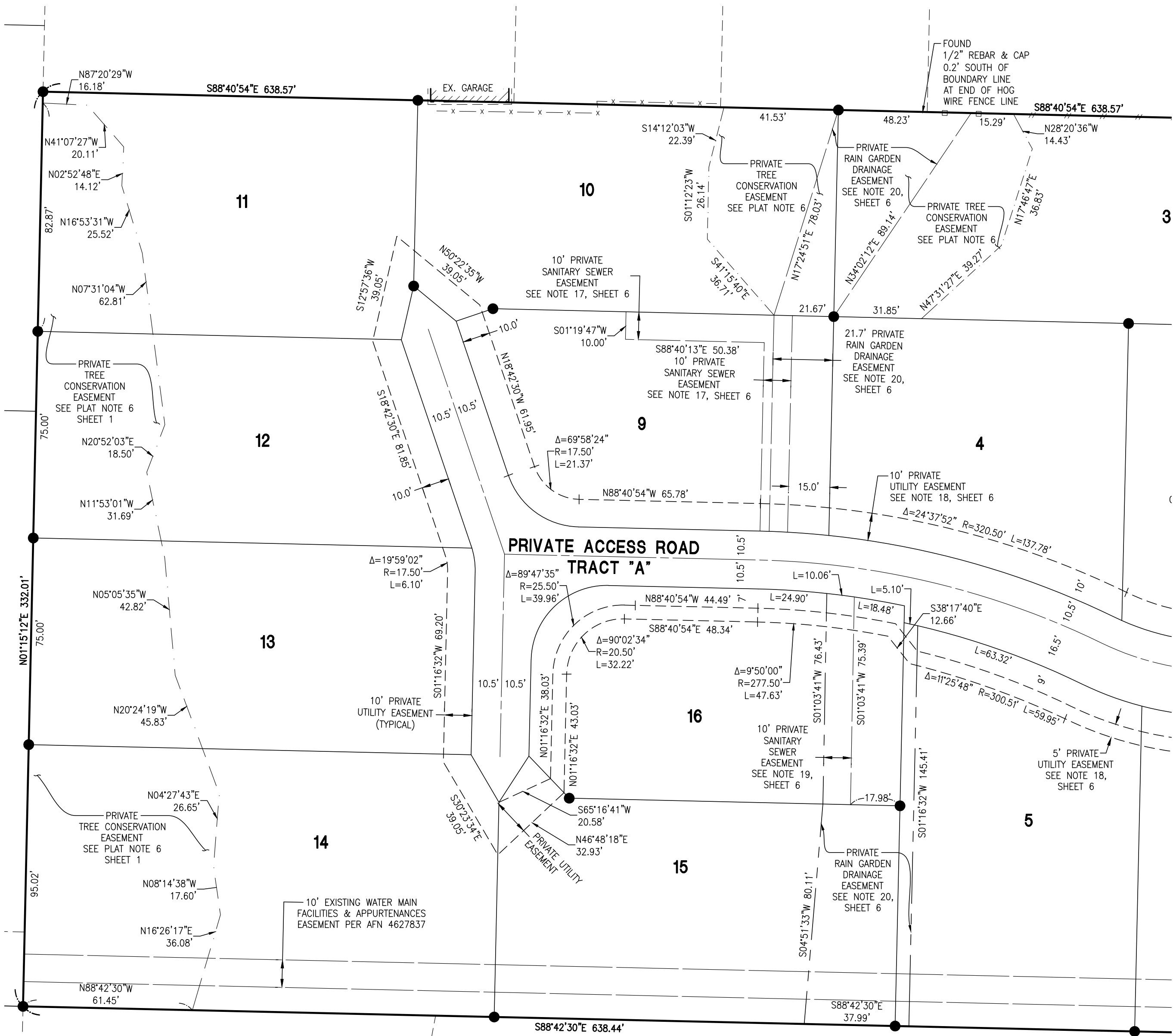
LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
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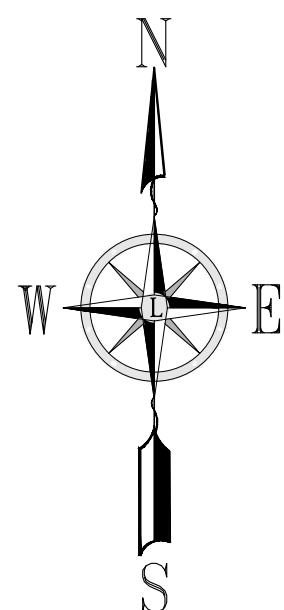
JOB NO. 1718

COVAL LONG PLAT

BEING A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 12,
TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF
MERCER ISLAND, KING COUNTY, WASHINGTON



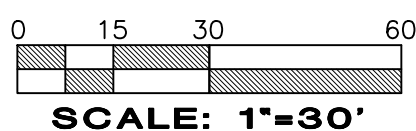
SEE SHEET 6



LEGEND

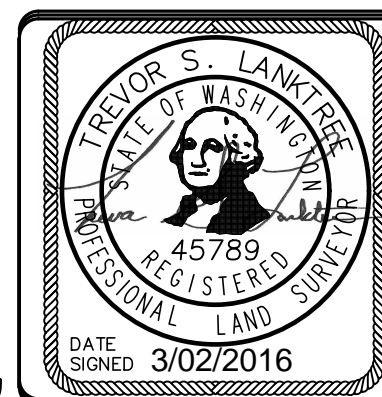
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PRIVATE EASEMENTS

JOB NO. 1718



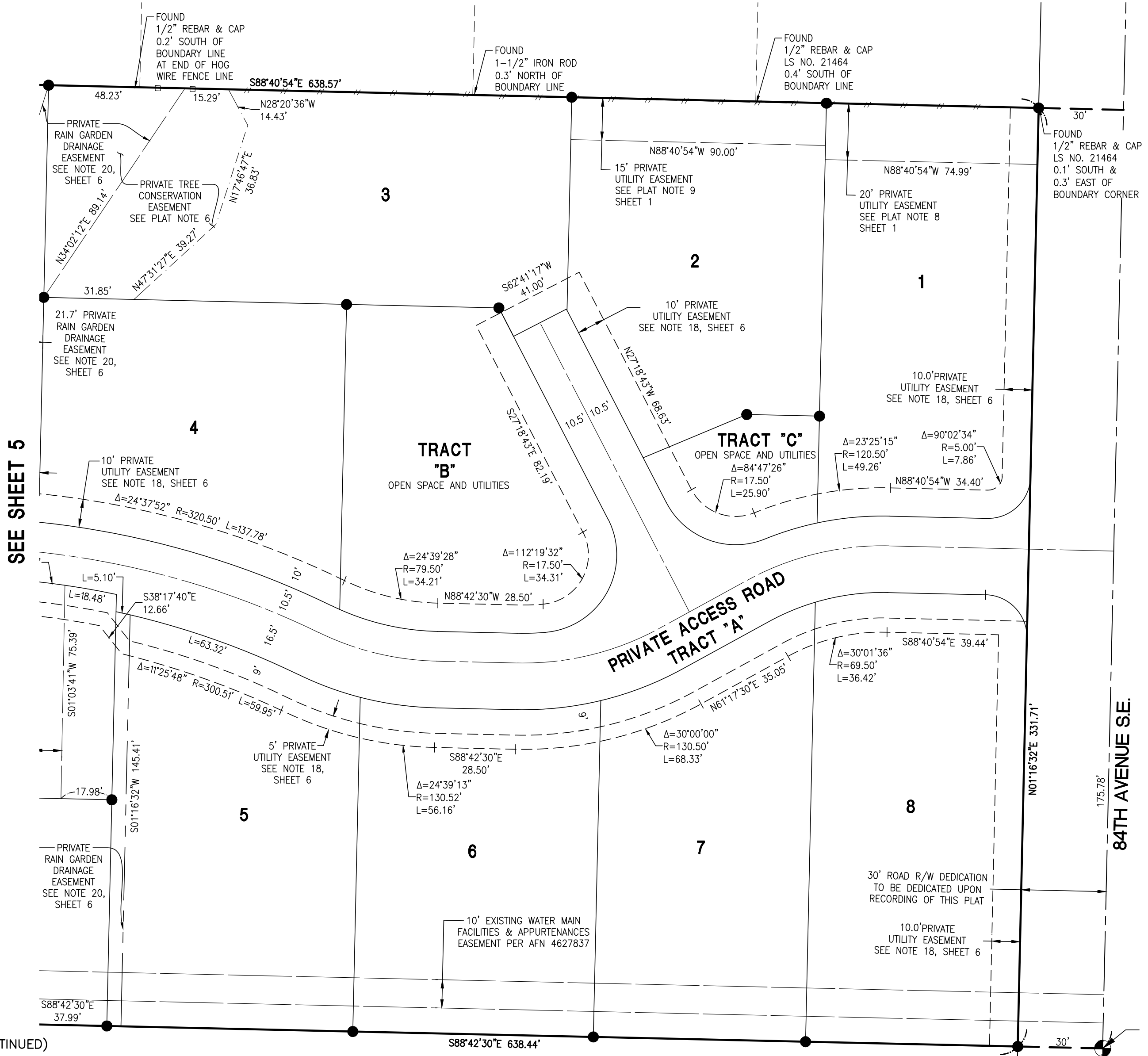
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**PORTION OF SE1/4 OF NE1/4,
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COVAL LONG PLAT

BEING A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 12,
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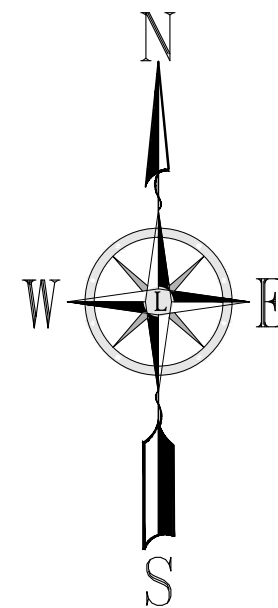
PLAT NOTES (CONTINUED)

10. MAINTENANCE AND REPAIR OF ANY JOINT USE SIDE SEWERS (SEWER LINES FROM THE BUILDING TO THE CITY SEWER MAIN), AND STORM DRAINAGE FACILITIES, OTHER THAN THOSE IDENTIFIED IN THE DECLARATION FOR MAINTENANCE BY THE HOMEOWNERS' ASSOCIATION, SHALL BE THE RESPONSIBILITY OF THE OWNERS OF EACH LOT SERVED (WITH THE EXCEPTION THAT OWNERS OF ANY LOT WHICH IS LOWER IN ELEVATION SHALL NOT BE RESPONSIBLE FOR THAT PORTION OF A PRIVATE SIDE SEWER ABOVE THEIR CONNECTION.) IN THE EVENT THAT MAINTENANCE AND REPAIR OF ANY FACILITIES ENUMERATED ABOVE ARE NOT PERFORMED TO THE SATISFACTION OF THE CITY ENGINEER, AFTER A TIMELY DEMAND HAS BEEN MADE FOR SUCH ACTION, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES AND PERFORM THE NECESSARY MAINTENANCE AND REPAIR TO PROTECT THE SAFETY AND GENERAL WELFARE OF THE PUBLIC AND SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF EACH LOT AN EQUAL SHARE OF THE TOTAL MAINTENANCE AND REPAIR COSTS. THE CITY OR THE OWNER OF ANY LOT WITHIN THIS LONG PLAT SHALL HAVE THE RIGHT TO BRING ACTION IN SUPERIOR COURT TO REQUIRE ANY MAINTENANCE OR REPAIR AND TO RECOVER THE COSTS INCURRED IN MAKING OR EFFECTING REPAIRS TO IMPROVEMENTS.
11. THE MONITORING, CLEANING, MAINTENANCE AND REPAIR OF STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH CITY ORDINANCE NO. 95C-118 AND MICC 15.09 IS REQUIRED FOR ALL LOT OWNERS WITHIN THIS PLAT TO CONTROL STORMWATER RUNOFF AND CONTROL EROSION AND FLOODING DOWNSTREAM. ALL COSTS RELATED TO STORMWATER RUNOFF CONTROL SHALL BE BORNE BY THE OWNERS OF EACH LOT IN EQUAL SHARE. THIS OBLIGATION SHALL BE RECORDED SEPARATELY WITH EACH INDIVIDUAL LOT SALE AND SHALL TRAVEL WITH THE LAND.
12. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EACH APPLICATION SHALL BE ACCOMPANIED WITH A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN, CLEARING AND GRADING PLAN, AND AN ACCESS AND UTILITY PLAN SHOWING THE LOCATION OF EXISTING TREES.
13. NO PERMANENT LANDSCAPING, STRUCTURES, OR FENCES SHALL BE PLACED ON OR WITHIN PUBLIC UTILITY, STORM DRAINAGE, OR PEDESTRIAN PATH EASEMENTS WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
14. IF IN THE OPINION OF THE CITY ENGINEER, UTILITIES OR STORM DRAINAGE FACILITIES REQUIRE MAINTENANCE, REPAIR OR REPLACEMENT, THE CITY OR ITS AGENT SHALL HAVE THE RIGHT TO ENTER THOSE LOTS ADJOINING THE FACILITY FOR THE PURPOSE OF MAINTAINING, REPAIRING, RELOCATING OR REPLACING SAID FACILITIES.
15. INSTALLATION OF LANDSCAPING AND/OR STRUCTURES INCLUDING TREES, SHRUBS, ROCKS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED ENCROACHMENT LICENSE AGREEMENT FROM THE CITY PRIOR TO THE WORK OCCURRING (MICC 19.06.060).
16. THIS PLAT IS SUBJECT TO A PERMANENT EASEMENT FOR PUBLIC PEDESTRIAN ACCESS HELD BY THE CITY OF MERCER ISLAND ON BEHALF OF THE PUBLIC AS ILLUSTRATED ON SHEETS 7 AND 8 OF THIS PLAT AND AS RECORDED UNDER KING COUNTY RECORDING NUMBER _____.
17. AN EASEMENT FOR SEWER LINES LOCATED ON LOT 9 IS HEREBY GRANTED TO AND SHALL BE FOR THE BENEFIT OF LOT 10 AS ILLUSTRATED ON SHEET 5 UPON RECORDING OF THIS PLAT. THERE CURRENTLY EXISTS A ROCK RETAINING WALL STRUCTURE WITHIN SAID EASEMENT THAT SHALL BE ALLOWED TO REMAIN AS CONSTRUCTED AND DEPICTED ON THE APPROVED ENGINEERING DRAWINGS PREPARED BY PACLAND IN THE DESIGN OF THIS PLAT. DURING THE COURSE OF MAINTENANCE OF THE SEWER LINE WITHIN SAID EASEMENT, LOT 10 SHALL BE RESPONSIBLE TO REBUILD OR REPLACE RETAINING WALL ALONG THE COMMON BOUNDARY OF LOTS 9 AND 10 AND WITHIN LOT 9, IF DAMAGED DURING THE COURSE OF MAINTENANCE OF THE SEWER LINE.
18. A PRIVATE UTILITY EASEMENT ADJACENT TO OR ALONG TRACT "A" ON SHEETS 5 AND 6 IS HEREBY GRANTED TO AND SHALL BE FOR THE BENEFIT OF LOT OWNERS WITHIN THIS PLAT AND PROVISIONS FOR THIS EASEMENT AS SET FORTH DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS REFERRED TO IN PLAT NOTE 1.
19. AN EASEMENT FOR SEWER LINES LOCATED ON LOT 16 IS HEREBY GRANTED TO AND SHALL BE FOR THE BENEFIT OF LOT 15 AS ILLUSTRATED ON SHEET 5 UPON RECORDING OF THIS PLAT.
20. THIS PLAT IS SUBJECT TO A PERMANENT PRIVATE RAIN GARDEN DRAINAGE EASEMENT AS ILLUSTRATED ON SHEETS 5 AND 6 OF THIS PLAT AND AS RECORDED UNDER KING COUNTY RECORDING NUMBER _____.

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

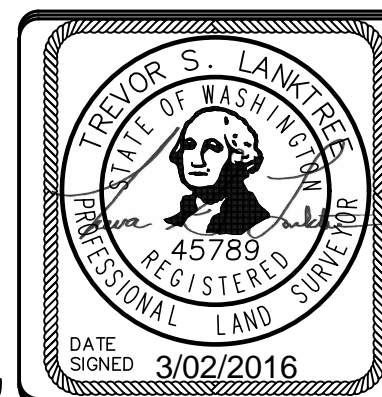
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0 15 30 60
SCALE: 1"=30'

PRIVATE EASEMENTS

JOB NO. 1718



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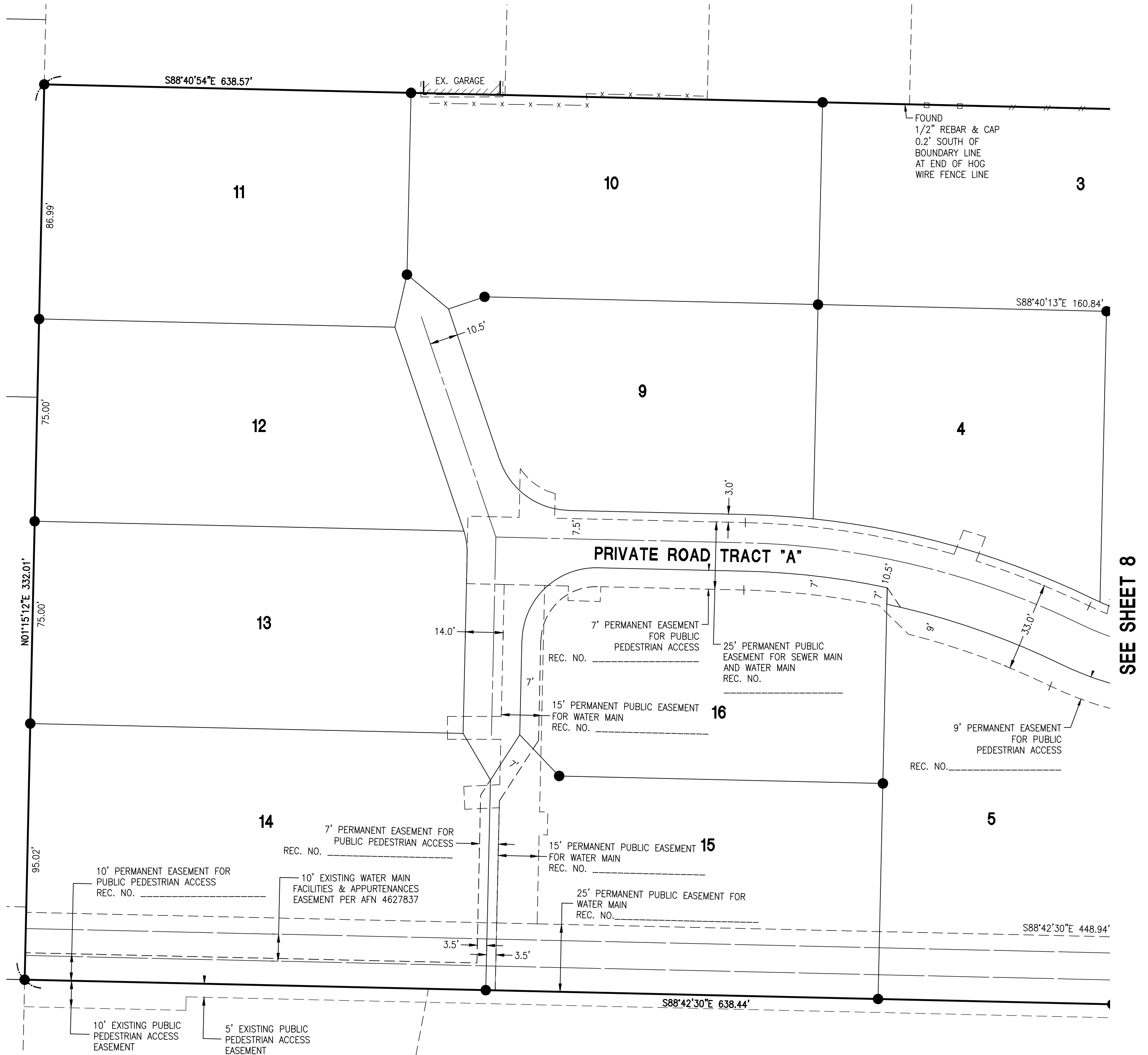
**PORTION OF SE1/4 OF NE1/4,
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6
OF
8

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COVAL LONG PLAT

BEING A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 12,
TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF
MERCER ISLAND, KING COUNTY, WASHINGTON



SEE SHEET 8

SPECIAL EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE/CERTIFICATE NO. 0049018-06, DATED AUGUST 28, 2015 AT 8:00 A.M.)

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: KING COUNTY WATER DISTRICT NO. 93
PURPOSE: WATER MAIN FACILITIES AND APPURTENANCES THERETO
RECORDING DATE: OCTOBER 18, 1955
RECORDING NO.: 4627837
AFFECTS: PORTIONS OF SAID PREMISES AS DESCRIBED IN DOCUMENT
(PLOTTED ON PLAT)

2. AFFIDAVIT IN SUPPORT OF ACCESSORY DWELLING UNIT PERMIT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDING DATE: SEPTEMBER 21, 1995
RECORDING NO.: 9509210511
(REQUIRES NOTIFICATION TO PROSPECTIVE PURCHASERS OF THE LIMITATIONS OF MERCER ISLAND'S ACCESSORY DWELLING UNIT ORDINANCE. ALSO REQUIRES THAT THE KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS BE NOTIFIED IF THE ACCESSORY DWELLING UNIT IS REMOVED FROM THE SITE.)

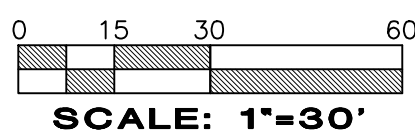
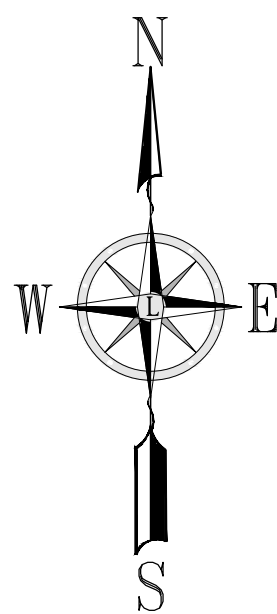
3. TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NO. 7712060812.

4. AN EASEMENT FOR UNDERGROUND GAS AND ELECTRIC FACILITIES TO PUGET SOUND ENERGY FILED UNDER REC. NO. 2015101600399.
(BLANKET OVER FACILITIES, AS CONSTRUCTED)

LEGEND

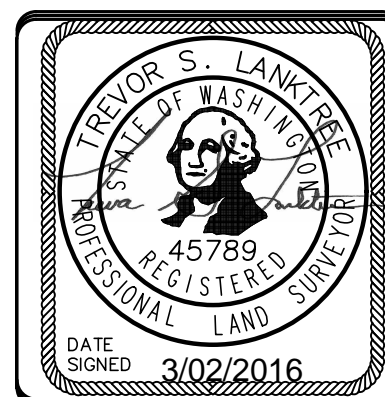
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JOB NO. 1718



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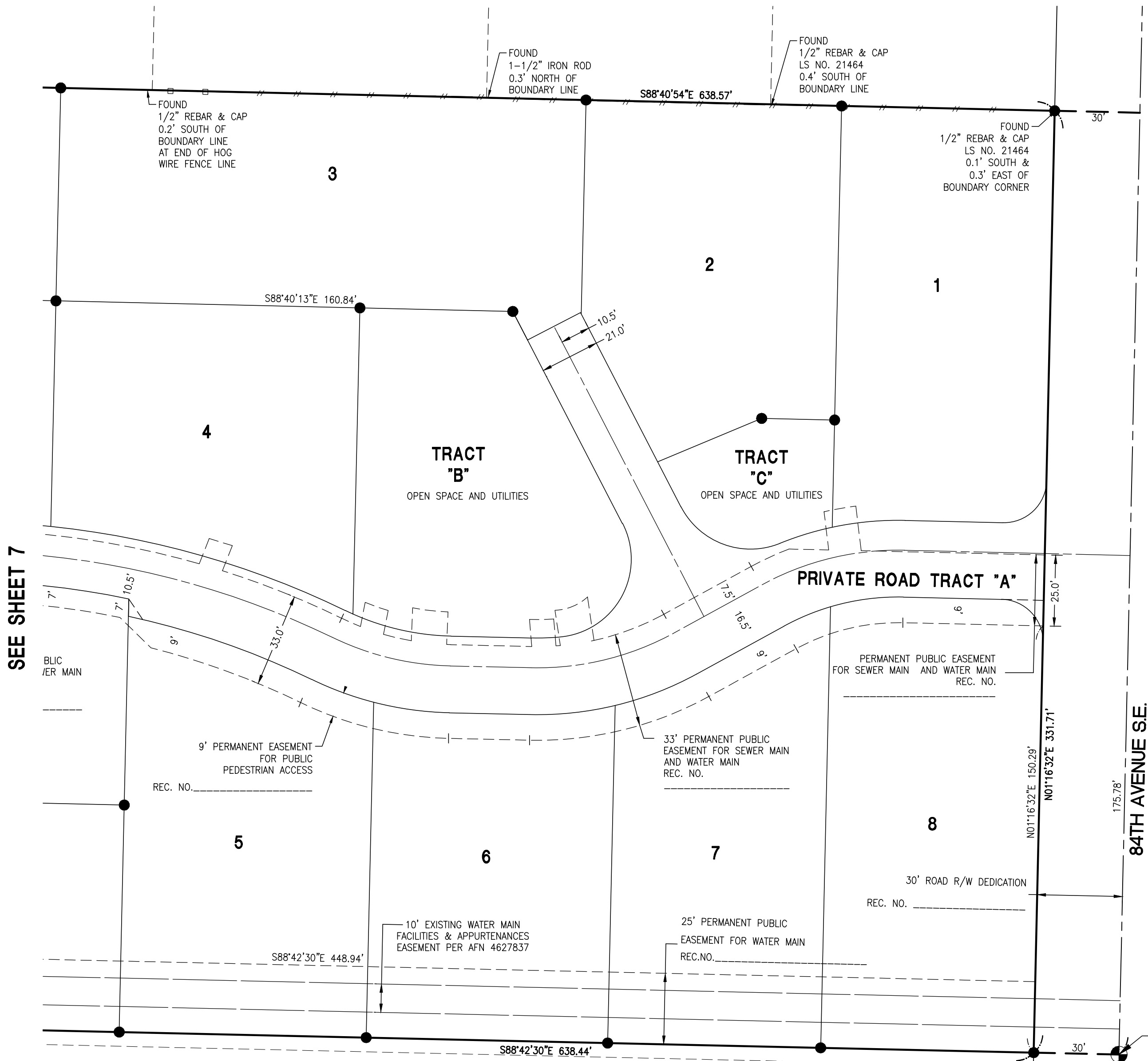
**PORTION OF SE1/4 OF NE1/4,
SEC. 12, T24N, R4E, W.M.**

7
OF
8

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COVAL LONG PLAT

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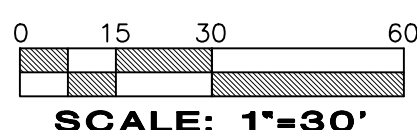
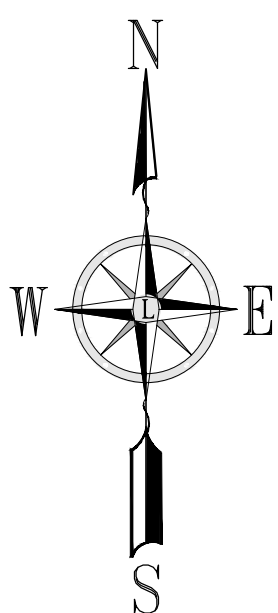


SEE SHEET 7

LEGEND

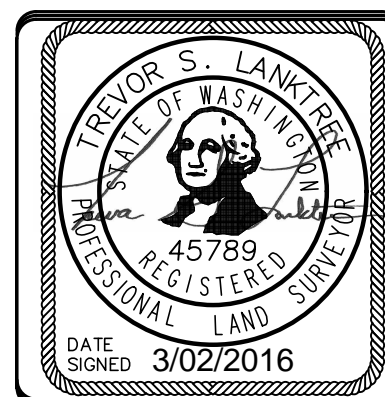
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- FOUND CORNER (AS NOTED)
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- SET HUB & TACK ON LINE
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**PORTION OF SE1/4 OF NE1/4,
SEC. 12, T24N, R4E, W.M.**

Coval Long Plat Compliance Matrix

Date: 3/2/2016
 Permit No: SUB13-009
 Reviewer: Shana Restall



Comment No.	Preliminary Plat Condition	City Response: 3/2/2016	Applicant Response: 3/2/2016
A. General Conditions			
1	The final plat shall be designed substantially in conformance with the preliminary plat of record submitted as part of this long plat application, Exhibits 162, and as required to be amended by the Conditions of Approval.	The final plat was design substantially in conformance with the preliminary plat. The applicant has added "Tract C" to the final plat to accommodate the stormwater detention vault. Lot 2 will still have adequate area, width, and depth to meet zoning standards.	The final plat conforms substantially with the preliminary plat. The lot layout, access and easements are in substantially the same location. Additionally, the vegetation around the perimeter of the plat was not disturbed for the most part. As such, some of the proposed plantings were not installed. To install the plantings as approved would have required significant disturbance to these areas that was beyond the approved clearing limits.
2	The proposed and future development of this property shall comply with the zoning district, or as amended at the time of development.	The buildings designed for the site comply with the current zoning requirements for the R-9.6 zone.	The project will comply with the zoning district.
3	The removal of native vegetation is to be minimized and limited to active construction areas.	Vegetation removal was limited to active construction areas and minimized.	The removal of native vegetation has been minimized.
4	The existing structures and impervious surface coverage on site shall be demolished prior to issuance of final approval of this long plat.	The existing structures were demolished under permit numbers 1501-297 and 1502077.	All existing structures and impervious surfaces have been removed.
5	The applicant has five years to submit a final plat meeting all requirements of the Conditions of Approval. A plat that has not been recorded within five years after its preliminary approval shall expire. A new application is required to revitalize an expired preliminary plat.	The preliminary long plat was approved by City Council on July 21, 2014. Pursuant to MICC 19.08.020(F)(5)(a), the applicant has five years to submit the final plat. Therefore, the deadline for submittal is July 21, 2019. The applicant filed the final plat prior to the deadline.	The final plat has been submitted.
6	This long plat is subject to the mitigation conditions included within the SEPA Mitigated Determination of Nonsignificance issued for project number SEP13-031 on December 23, 2013.		
6a - MDNS Mitigation Condition #1	The applicant shall provide a five foot wide pedestrian path from 84th Avenue SE westerly adjacent to the plat access road and then south between lots 9 and 10 to the south property line. The path shall be paved along the access road then gravel to the south property line. Provide a minimum seven foot wide pedestrian easement centered on the path and then ten feet along south property line of lot 10. Minor modification of the location and width of the path and easement may be allowed at the discretion of the City Engineer.	The easement has been provided and is shown on sheets 7 and 8 of the final plat.	Final Plat Sheet 1 of 8 acknowledges the MDNS conditions. The easements in MDNS Condition #1 are shown on Final Plat Sheets 7 and 8.
6b - MDNS Mitigation Condition #2	The applicant shall dedicate 30 feet of right-of-way along 84th Avenue SE abutting the site.	The 30 foot dedication is shown on sheet 2 of the final plat.	The 30 foot dedication is shown on Final Plat Sheet 2 of 8.



Coval Long Plat Compliance Matrix

Date: 3/2/2016
 Permit No: SUB13-009
 Reviewer: Shana Restall

Comment No.	Preliminary Plat Condition	City Response: 3/2/2016	Applicant Response: 3/2/2016
6c - MDNS Mitigation Condition #3	The applicant shall provide an 8.5 foot wide unobstructed gravel shoulder along 84th Avenue SE abutting the site as directed by the City Engineer.	This has been installed as directed by the City Engineer.	This improvement has been installed.
6d - MDNS Mitigation Condition #4	The applicant shall inspect the condition of the existing drainage pipe on proposed lot 7 and replace to City standards if needed, as determined by the City Engineer.	This pipe has been replaced.	The pipe has been replaced consistent with City standards.
6e - MDNS Mitigation Condition #5	The applicant shall construct a stormwater conveyance system across the site to continue the unimpeded flow of stormwater from the existing storm drainage system discharging onto lot 7 across the site to the north property line of proposed lot 16 in a manner consistent with City standards.	This improvement has been constructed as part of site development permit number 1408-201. The details are on sheets L-1, L-2, and L-3 of the site development plans. The rain gardens are also shown on sheet 5 of the final plat and are referenced in plat note 20.	This improvement has been installed and is shown on the final plat (Sheet 5 of 8 and Note 20).
6f - MDNS Mitigation Condition #6	The applicant shall provide a 25 foot wide utility easement, in a form and manner approved by the City Attorney, along the south side of plat over the existing eight inch water main.	The easement is shown on sheets 7 and 8 of the final plat.	This easement is shown on Final Plat Sheet 7 of 8.
6g - MDNS Mitigation Condition #7	Development on steep slopes (any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run) shall be limited to the minimum extent necessary for the construction and maintenance of structures and related access. Alterations to steep slopes on site shall comply with the requirements of the submitted geotechnical reports.	The applicant shall be held to this ongoing condition.	Acknowledged.
6h - MDNS Mitigation Condition #8	Site development and subsequent residential construction are subject to the provisions of WAC 173-60 and MICC 8.24.020(Q). Mitigation measures, including, but not limited to, baffling construction equipment, shielding areas of the site, and limiting certain activities to hours when most residents are not home, may be required to limit noise impacts from construction equipment.	The applicant shall be held to this ongoing condition.	Acknowledged.
6i - MDNS Mitigation Condition #9	Mass site grading will not be permitted for this project. In order to maximize tree retention, an initial grading permit may include grading related to site development (installation of utilities and other required improvements). Subsequent grading specific to individual building sites will be considered at the time of building permit review for each building site.	Grading for site development was permitted under permit 1504-049 and only allowed for grading associated with plat improvements. Grading specific to each lot will be considered at the time of building permit review.	Acknowledged.
7	Noise impacts shall be minimized. The applicant should conduct the most disruptive and noisiest elements of site development and construction during those times when adjacent residents are less likely to be home, which is generally between 8:00 A.M. and 5:00 P.M. on weekdays (Monday through Friday).	The applicant shall be held to this ongoing condition. Most work has been conducted between 8:00 AM and 5:00 PM.	Acknowledged. Other than a few instances, most of the work was done between 8:00 am and 5:00 pm.

Coval Long Plat Compliance Matrix

Date: 3/2/2016
 Permit No: SUB13-009
 Reviewer: Shana Restall



Comment No.	Preliminary Plat Condition	City Response: 3/2/2016	Applicant Response: 3/2/2016
8	Per MICC 19.07.060(0)(1)(d), include the landscaping of all disturbed areas outside of building footprints and installation of all impervious surfaces prior to final inspection of applicable permits.	Landscaping will be provided for all disturbed areas outside of building footprints prior to the final inspections of building permits. Installation of all impervious surfaces will also be complete at this time.	This condition will be met.
9	Prior to commencement of construction on the site, the applicant shall submit a plan, that includes, but is not limited to traffic management with certified flaggers, parking on site and haul routes related to construction activity, and hours of certain construction activities if the construction activity would affect pedestrian traffic on 84th Ave SE.	This plan was submitted prior to commencement of construction as part of right-of-way permit number 1502-165.	All traffic plans were met and complied with.
10	At the time of Final plat recording, the applicant shall contribute \$50,000 to the City's Street fund to be used toward the pedestrian path improvement along 84th Ave. SE (SE 39th St. to Upper Luther Burbank Park) as identified in the 6-Year Transportation Improvement Program.	The applicant shall provide this contribution prior to recording of the final plat, as required.	This will be done prior to recording .
11	The final plat shall contain a note, or other permanent restriction, with terms acceptable to the applicant and the City Attorney, that requires the homeowner to obtain a tree permit from the City pursuant to the criteria for removal found in MICC 19.10.040(B)(Trees on Private Property) prior to removing any tree from the homeowner's lot that has been identified for retention at issuance of a building permit and not only for trees located within a critical tree area, as otherwise required by MICC Chapter 19.10.	See plat note 2 on sheet 1 of the final plat.	See Final Plat Note 2.
12	Language shall be placed on the face of the final plat governing the maintenance of proposed conservation easements.	See conditions of approval 11 and 12 on sheet 1 of the final plat.	Acknowledged in Final Plat Conditions of Approval 11. on Sheet 1 of 8.
13	All disturbed areas within geohazard areas that are outside of building footprints and impervious surfaces shall be landscaped.	This will be required prior to issuance of the first of either a Temporary Certificate of Occupancy or Certificate of Occupancy for each building permit.	This condition will be met during home construction.
14	The applicant shall extend the existing pipe along 84th Avenue SE to connect to the existing pipe at SE 30th Place as shown in Exhibit 208 (Exhibit A of Appendix A).	This was completed as part of site development.	See previously provided As Built drawings.
15	There will be a minimum side yard setback of 10 feet along the northern boundary of the Coval plat. This applies to Lots 3, 10, and 11.	The applicant has included this as plat note 4 on sheet 1 of the final plat. The setback is also shown on the plat on sheets 3 and 4.	This condition will be met during home construction. See Final Plat Note 4.
16	Maintenance and repair of the proposed raingardens shall be the responsibility of the Homeowner's Association.	This is specified in the HOA bylaws and in condition of approval 16 on sheet 1 of the final plat.	See previously provided HOA bylaws.

Coval Long Plat Compliance Matrix

Date: 3/2/2016
 Permit No: SUB13-009
 Reviewer: Shana Restall



Comment No.	Preliminary Plat Condition	City Response: 3/2/2016	Applicant Response: 3/2/2016
17	Landscaping along the north boundaries of Lots 3, 10, and 11, as shown in Exhibit 214, shall be included in the final plat.	The existing laurel hedge will be maintained. Additional landscaping will be installed along the northern boundary of Lot 11 prior to finaling the building permit.	The laurel hedge along lots 3 and 10 will be trimmed and pruned but will continue to provide a dense privacy screen at its existing height. Landscaping was not installed along lot 11 at this time because that would have involved disturbing existing vegetation. A landscaping buffer next to lot 11 will be added prior to completion of the house construction on that lot.
B. Arborist Conditions			
1	Pursuant to MICC 19.10.020, a Tree Permit is required before any work begins, including demolition and grading.	Tree permit 1502-182 was issued prior to work commencing on site.	Tree permits were issued and approved by the City of MI.
2	You are required to use methods in conjunction with the city arborist and your project arborist that show you have used "reasonable best efforts" per MICC 19.10.040(8) and "best construction practices" per MICC 19.10.080(A) to avoid damaging protected trees during plat and individual lot development.	The Arborist reviewed the tree removal permit and site development and concluded that the applicant used reasonable best efforts and best construction practices.	Best construction practices were used.
3	A tree protection inspection is required before any plat work begins, including demolition and grading, per MICC 19.10.080 (A)(3).	It is standard practice of the City Arborist to conduct a tree protection inspection prior to development. The Arborist has conducted multiple inspections of the site throughout the project.	Tree protection plan was in place and approved by the City.
4	Submitted materials for your plat and building permit applications must show tree protection at the drip lines along with the proposed location of all utilities on the site utility sheets. Per the City Tree Ordinance, MICC 19.10.040(8), reasonable best efforts must be taken to avoid taking a protected tree during development of the lot.	This information is provided on sheet D-1.1 of the site development plans. Future building permits will also be required to show this.	This provision will be met during the construction of the homes.
5	At time of site development, tree removal is limited to those trees identified on the plat plan that accommodate site development infrastructure improvements [MICC 19.10.080(A)(3)]. Trees that must be removed at a later date will be considered at time of building permit submittal. Any additional removals must be approved by the City Arborist prior to their removal. At that time, you will be required to follow building permit submittal requirements as stated in MICC 19.10.080.	The tree removal permitted for site development was limited to that necessary for plat improvements. Future tree removal for building permits will be held to this ongoing condition.	Tree removal was limited to plat improvements only. This condition will be met as it applies to home construction.
6	Final tree protection and removal will be determined in the field after all plat improvements are accurately staked in the field	The Arborist inspected the site prior to site development to ensure that this condition was met.	This condition will be met.
7	You are required to install all site development replacement trees before final approval of the plat (MICC 19.10.060). Please install trees on perimeters and outside of building pads so they are not damaged during future construction.	Replacement trees for site development have been installed.	The developer has exceeded the number of replacement trees required. Eighty one replacement trees were required and 120 have been planted.
8	The City may require that a certified arborist reassess the list of "Trees with Health/Structural Issues" if the tree is only numbered a 1 or a 2.	This condition has been applied as needed.	The City arborist has been consulted.



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Comment No.	Preliminary Plat Condition	City Response: 3/2/2016	Applicant Response: 3/2/2016
9	The applicant shall place a note of the face of the final plat stating, "Trees preserved throughout construction will be required to be retained in perpetuity unless proven to be hazards."	See plat note 3 on the final plat.	See final plat documents, specifically Note 4.
10	A note shall be placed on the final plat to the effect "the applicant will design houses to avoid disturbance of the root plates of a significant tree or trees."	This condition shall be added to the final plat prior to recording.	See final plat documents.
11	Applicant should reevaluate if the following trees need to be removed for plat improvements: 7247, 7210,7046,7036,7037,7038,7035,7041, 7034, and 7017.	The applicant has provided a summary of their evaluation in the applicant comments. The applicant worked with the City Arborist to determine the viability of the specified trees.	These trees were re-evaluated as described below: 7017 Apple Tree removed to facilitate storage of the trusses. 7034 Apple Tree removed to facilitate storage of the trusses. 7036 Plum Tree removed to allow storm system on northeast property to be relocated. See Plan Modifications above. 7037 Plum Whenever feasible we are using Low Impact Development (LID) design and practices. In this case this tree was removed to make way for a storm water infiltration system. 7038 Plum Same issue as 7036 above. 7041 Holly Tree was removed to get storm line to SE 84th Avenue. 7046 Apple This is an old apple tree that is both in poor health and has structural issues. This tree was removed when we planted the Hawthorne and pear trees along the northeast property line. 7210 Walnut Tree was saved. 7247 Douglas Fir On further evaluation both the City arborist and our arborist agreed this was not a healthy or structurally sound tree so it was removed during the course of plat construction.

C. Fire Code Official Conditions

1	The proposed private access road shall have a paved surface no less than 26 feet in width when guest parking is provided on one side of the road to increase safety and lessen overflow parking on 84th Ave SE. The 26 feet must be comprised of a surface that satisfactorily meets all requirements of the fire code. In areas where no parking is provided, the paved surface shall be no less than 20 feet.	This requirement has been met. The dimensions of the access road are shown on pages 5 and 6 of the final plat.	This condition has been met.
2	Two fire hydrants are required. The second hydrant is required to be installed at 300 feet to 350 feet spacing from the new one shown on Exhibit 26.	These have been installed as part of the site development permit. The fire hydrants are shown on sheets C-3.0 and C-3.1 of the site development plans.	Both fire hydrants have been installed.

D. Engineering Conditions



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Comment No.	Preliminary Plat Condition	City Response: 3/2/2016	Applicant Response: 3/2/2016
1	Easements for shared access, utilities, and storm drainage facilities shall be depicted on the face of the final plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final plat. The easement shall indicate whether it is public or private, existing or proposed.	The easements are depicted on pages 7 and 8 of the final plat. Any agreements regarding joint maintenance are recorded separately and referenced on the plat.	This condition has been met...see final plat notes.
2	All damage to adjacent properties or public rights-of-way resulting from construction (e.g., siltation, mud, water, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the permits issued by the City, or the City requirement for corrective action shall be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.	The applicant shall be held to this ongoing condition.	All repairs to public rights-of-way have been made.
3	The final plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC. Additionally, provide the final plat as a DXF AutoCAD file, PDF, and mylar hardcopy. Submit using Mercer Island's datum and tie the plat to at least two monuments.	The final plat was prepared in conformance with Title 58 RCW and Chapter 332-130 WAC and is tied to two monuments (sheet 2 of the final plat). The final plat has been provided in PDF. The DXF file and mylars are required prior to recording.	This condition has been met...see final plat.
4	A City of Mercer Island title block for approval signatures (Planner and City Engineer) shall be provided on the final plat along with the designated Long plat number.	Pursuant to MICC 19.08.050(C)(3)(d), a final long plat must be signed by the Mayor on behalf of the City Council and the City Engineer. These signature blocks are on sheet 1.	See final plat documents.
5	Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and the requirements of the City Engineer.	Site development has been reviewed for compliance with current City regulations. The site work and improvements has been conducted under City permits, as required.	This condition has been met.
6	All utilities serving the plat shall be under grounded (MICC 19.09.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances	Utilities have been undergrounded.	This condition has been met.
7	Long plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include:		



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Comment No.	Preliminary Plat Condition	City Response: 3/2/2016	Applicant Response: 3/2/2016
7a	Plat access road - Comply with the Fire Code Official Requirements and standards contained in MICC 19.09.040. Provide detail design for the access road.	The access road was approved by the site development permit and complies with both standards of the Fire Code Official and the standards contained in MICC 19.09.040. The design detail for the access road was provided in the site development plans.	All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.
7b	Temporary Erosion Control measurements.	These were shown in the site development plans.	All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.
7c	Grading Plan	This was included in the site development plans.	All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.
7d	<p>Water main and appurtenances Show the existing water mains (locations, sizes, and materials) along 84th Ave. SE and along the south property line.</p> <ul style="list-style-type: none"> • Fire hydrants - Show the locations of existing and new hydrants. • Water main - Extend an 8" ductile iron main from the City water main in 84th Ave. SE to serve the plat in a manner that provides both domestic water and fire suppression needs acceptable to the City Engineer and Fire Code Official. The design shall minimize the use of bends, use reasonable best efforts to protect regulated trees, and minimize utility crossings. • Provide a minimum of 7.5 feet of separation between the water main and private storm drainage system. • Provide a minimum of ten feet of separation between the water main and sanitary sewer main. • Show the locations and sizes of the proposed water meters and water services for all lots. The proposed water meters shall be located within the public right of way or proposed public utility easement. • Show the approximate locations of the driveways for each lot, so the water meters will not be located within the driveway areas. • Abandon the existing water service tap at the city water mains. The location of the existing water service tap shall be located and shown on the plan. 	These were included, as required, in the site development plans, which were reviewed by staff prior to issuance of the site development permit.	All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.
7e	<p>Sanitary sewer and appurtenances</p> <ul style="list-style-type: none"> • Extend an 8" sewer main to serve all lots of the plat. • Show the sanitary sewer stub outs. • Abandon the existing side sewer at the city sewer main. 	These were included, as required, in the site development plans, which were reviewed by staff prior to issuance of the site development permit.	All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.



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7f	<p>Stormwater</p> <ul style="list-style-type: none"> Show the storm drainage stub outs for all lots. Provide treatment of runoff from the street and any other pollution generating impervious surfaces (PGIS) in accordance with 2005 Department of Ecology's Stormwater Management Manual. Provide on-site detention system in accordance with the 2005 Department of Ecology's Stormwater Management Manual as amended by MICC 15.09. The pre-developed condition must be modeled as "2nd growth forest". The drainage report, detention system calculations and drainage plan shall be prepared by a civil engineer licensed by the State of Washington. If the applicant contemplates the use of infiltration for management of stormwater runoff from some of the lots, a minimum of one soil log for each proposed infiltration trench location is required. The soil report and infiltration system design shall be in accordance with the 2005 Department of Ecology's Stormwater Management Manual. If infiltration is not deemed feasible by the City Engineer based on the soil investigation, then the plat detention system must be designed to serve these lots. The applicant's civil engineer must inspect and confirm the condition of the existing drainage system on Lot 15 from the southern neighboring property and replace if needed as determined by the City Engineer. A Department of Ecology Construction General Permit is required for this project. 	<p>These were included, as required, in the site development plans, which were reviewed by staff prior to issuance of the site development permit.</p>	<p>All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.</p>
7g	<p>Right of way</p> <ul style="list-style-type: none"> Dedicate 30 feet of right of way to the City of Mercer Island along 84th Ave. SE abutting the site. All existing improvements in the vicinity of the proposed work shall be restored to the satisfaction of the City Engineer. Restoration of pavement on 84th Ave. SE damaged by construction activities may require a full width grinding and overlay of the roadway. The actual limits and method of restoration shall be determined by the City engineer prior to final plat approval. 	<p>These were included, as required, in the site development plans, which were reviewed by staff prior to issuance of the site development permit. Existing improvements have been restored.</p>	<p>All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.</p>
7h	<p>Dry utilities</p> <ul style="list-style-type: none"> Show the dry (power, gas, etc.) utility corridor on the plan. Dry utilities shall not be located within the public utility easements except to the extent allowed by the City Engineer. 	<p>These were included, as required, in the site development plans, which were reviewed by staff prior to issuance of the site development permit.</p>	<p>All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.</p>



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Comment No.	Preliminary Plat Condition	City Response: 3/2/2016	Applicant Response: 3/2/2016
7i	<p>Easements</p> <ul style="list-style-type: none"> • Provide a 25 foot wide public utility easement along the south side of plat over the existing 8" water main. • Provide a public utility easement for the proposed water main and sewer main extensions. The public utility easement (for the water and sewer main combined) shall be at least 25' wide with a minimum 15' clearance between the new water main and sewer main, 5' clearance between the edge of the easement and the center of water main or sewer main. The new fire hydrants shall be located within the proposed utility easement. If separate water and sewer easements are provided, then each shall be at least 15' wide centered on the main. • All new public utility easements shall be exclusive and not shared with private utilities. • Show all existing and proposed easements. Clearly distinguish all public easements from private easements. Private utility easement and public utility easement shall not be combined. 	<p>These were included, as required, in the site development plans, which were reviewed by staff prior to issuance of the site development permit. Additionally, sheets 7 and 8 of the final plat show the required easements.</p>	<p>All the conditions listed below for Condition 7 have been met...see as-built drawings and plat documents.</p>
8	<p>All long plat improvements shall be completed prior to final approval and recording of the long plat documents or bonded and completed prior to issuance of building permits when allowed by the City Engineer. An accurately prepared as-built drawing that shows all utilities and long plat improvements shall be submitted to the City upon completion of the work. Provide two paper copies and one PDF file. Submit using Mercer Island's datum and tie the plat to at least two monuments.</p>	<p>This requirement has been met. Plat improvements have been installed.</p>	<p>This condition has been met. Two paper copies and a PDF have been submitted to the City of Mercer Island.</p>
9A	<p>The following notes shall be placed on the final plat: A. Maintenance and repair of joint use side sewers (sewer lines from the building to the City sewer main), shared roads, access easements, storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection.) In the event that maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this Long plat shall have the right to bring action in Superior Court to require any maintenance or repair and to recover the costs incurred in making or effecting repairs to improvements.</p>	<p>See note 10 on the final plat.</p>	<p>See Note 10 on final plat.</p>



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9B	The monitoring, cleaning, maintenance and repair of storm drainage systems in accordance with City Ordinance No. 95C-118 and MICC 15.09 is required for all lot owners within this plat to control stormwater runoff and control erosion and flooding downstream. All costs related to stormwater runoff control shall be borne by the owners of each lot in equal share. This obligation shall be recorded separately with each individual lot sale and shall travel with the land.	See note 11 on the final plat.	See Final Plat Note 11. The HOA documents make provision for the owners of each lot to share in the cost maintaining the storm water systems.
9C	All staging for construction shall occur on site and shall not be located in the public right-of-way.	This note shall be added to the final plat prior to recording.	All staging and parking for the project will occur on site. There is a separate construction entrance and most of lots 1 and 2 have been rocked to provide construction parking and staging and to prevent tracking mud onto 84th.
9D	Prior to the issuance of a building permit, each application shall be accompanied with a temporary erosion and sedimentation control plan, clearing and grading plan, and an access and utility plan showing the location of existing trees.	See note 12 on the final plat.	This condition will be met with building permit applications for each home.
9E	No permanent landscaping, structures, or fences shall be placed on or within public utility, storm drainage, or pedestrian path easements without the written approval of the City Engineer.	See note 13 on the final plat.	See Final Plat Note 13.
9F	If in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating or replacing said facilities.	See note 14 on the final plat.	See Final Plat Note 14.
9G	Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment license agreement from the City prior to the work occurring (MICC 19.06.060).	See note 15 on the final plat.	See Final Plat Note 15.



CITY OF MERCER ISLAND CITY COUNCIL FINDINGS OF FACT AND CONCLUSIONS OF LAW

Project Number:	SUB13-009 – Coval Long Plat
Description:	Preliminary long plat approval to subdivide one existing parcel into sixteen building (16) lots and one open space and utilities tract. The proposed sixteen lot long plat contains a private dead-end road, serving lots with areas ranging from 9,649 square feet to 16,159 square feet. The existing parcel has an area of 221,975 square foot (5.1 acres) with an average existing slope of approximately 13%. There is one existing single family house, an attached garage and pool house, a detached garage, and associated appurtenances on the site.
Applicant:	Wes Giesbrecht MI 84th Limited Partnership 15080 North Bluff Road White Rock, B.C. V4B 5C1
Owner:	Myer and Barbara Coval 3051 84th Avenue SE Mercer Island WA 98040
Site Address:	3051 84th Avenue SE, Mercer Island WA 98040; Identified by King County Assessor tax parcel number 122404-9010
Zoning District:	R-9.6
City Council Decision:	The City Council grants preliminary long plat approval, subject to the conditions of preliminary approval.
Staff Contact:	Shana Crick, Senior Planner
Exhibits:	<ol style="list-style-type: none">1. Preliminary Long Plat (original 18 lot design) received by the City of Mercer Island Development Services Group on December 27, 2013, including:<ol style="list-style-type: none">1.1. Sheet CV-01 – Cover Sheet/Preliminary Plat Map prepared by Zane Nall, P.L.S. of Pacland1.2. Sheet SV-1 – Topographic Survey prepared by Zane Nall, P.L.S. of Pacland1.3. Sheet C-1.0 – Phase 1 Grading and Drainage Plan prepared by Scott Borgeson, P.E. of Pacland1.4. Sheet C-1.1 – Phase 2 Grading and Drainage Plan prepared by Scott Borgeson, P.E. of Pacland1.5. Sheet C-1.2 – Preliminary Road Profiles and Sections prepared by Scott Borgeson, P.E. of Pacland1.6. Sheet C-2.0 – Preliminary Utility Plan prepared by Scott Borgeson, P.E. of Pacland1.7. Sheet L-1.0 – Tree Assessment Plan prepared by Fred Glick of Fred Glick Design1.8. Sheet L-2.0 – Phase 1 Tree Implementation Plan prepared by Fred Glick of Fred Glick Design

- 1.9. Sheet L-2.1 – Phase 2 Tree Implementation Plan prepared by Fred Glick of Fred Glick Design
2. Development Application received by the City of Mercer Island Development Services Group on July 30, 2013
3. Project narrative received by the City of Mercer Island Development Services Group on July 30, 2013
4. Neighborhood Map received by the City of Mercer Island Development Services Group on July 30, 2013
5. Public Notice of Application, Notice of Open Record Public Hearing, and Public Meeting issued by the City of Mercer Island on November 18, 2013
6. State Environmental Policy Act (SEPA) Checklist received by the City of Mercer Island Development Services Group on October 30, 2013
7. SEPA Mitigated Determination of Nonsignificance (MDNS) issued by the City of Mercer Island on December 23, 2013
8. Tree Inventory prepared by Favero Greenforest, M.S. of Greenforest, Inc. received by the City of Mercer Island Development Services Group on October 10, 2013
9. Supplemental Arborist Report prepared by Favero Greenforest, M.S. of Greenforest, Inc. received by the City of Mercer Island Development Services Group on October 10, 2013
10. Watercourse Review for the Coval Property on Mercer Island prepared by Larry Burnstad of Watershed Dynamics dated March 30, 2013
11. Coval Property – Peer Review of Critical Areas Study prepared by Nell Lund, P.W.S. of the Watershed Company and received by the City of Mercer Island Development Services Group on April 17, 2013
12. Wetland Review at the Coval Property prepared by Larry Burnstad of Watershed Dynamics and received by the City of Mercer Island Development Services Group on May 8, 2013
13. Critical Areas Review: Coval Property on Mercer Island prepared by Larry Burnstad of Watershed Dynamics and received by the City of Mercer Island Development Services Group on June 11, 2013
14. Coval Property – Follow up to Peer Review of Critical Area Study prepared by Nell Lund, P.W.S. of the Watershed Company and received by the City of Mercer Island Development Services Group on June 17, 2013
15. Letter from Shana Crick from the City of Mercer Island to Wes Giesbrecht dated June 18, 2013
16. Geotechnical report prepared by John Sadler, L.E.G., L.H.G. and Theodore Schepper, P.E. of Terra Associates, Inc. and received by the City of Mercer Island Development Services Group on July 30, 2013
17. Response to City of Mercer Island Review Comments prepared by John Sadler, L.E.G., L.H.G. and Theodore Schepper, P.E. of Terra Associates, Inc. and received by the City of Mercer Island Development Services Group on October 10, 2013
18. Second Response to City of Mercer Island Review Comments prepared by John Sadler, L.E.G., L.H.G. and Theodore Schepper, P.E. of Terra Associates, Inc. and received by the City of Mercer Island Development Services Group on October 30, 2013
19. Stormwater Site Plan prepared by Pacland and received by the City of Mercer Island Development Services Group on October 10, 2013
20. Trip Generation Memorandum prepared by Chris Forster, P.E. of Transportation Engineering Northwest received by the City of Mercer Island Development Services Group on November 7, 2013
21. Email from Patrick Yamashita to Scott Borgeson dated November 7, 2013

22. Email from Herschel Rostov to Shana Crick dated August 15, 2013
23. Email correspondence between Herschel Rostov and Scott Borgeson dated August 19, 2013
24. Notice of Incompleteness for File No. SUB13-009 – Coval Long Subdivision issued by the City of Mercer Island on August 30, 2013
25. Coval Long Plat Review Comments from Scott Borgeson to Shana Crick received by the City of Mercer Island Development Services Group on October 10, 2013
26. Fire Hydrant Exhibit prepared by Pacland and received by the City of Mercer Island Development Services Group on October 10, 2013
27. Second Notice of Incompleteness for File No. SUB13-009 – Coval Long Subdivision issued by the City of Mercer Island on October 22, 2013
28. Email correspondence between Scott Borgeson and Patrick Yamashita dated October 23, 2013
29. Comment email from Patrick Yamashita to Shana Crick dated October 30, 2013
30. Response to Notice of Incompleteness Letter Dated October 22, 2013 from Scott Borgeson to Shana Crick received by the City of Mercer Island Development Services Group on October 30, 2013
31. Tree Plan Comment Memorandum from Kathy Parker to Wes Giesbrecht dated October 30, 2013
32. Response to Review Comments Dated October 30, 2013 from Scott Borgeson to Shana Crick received by the City of Mercer Island Development Services Group on December 27, 2013
33. Stormwater Bypass Memo prepared by Scott Borgeson, P.E. of Pacland and received by the City of Mercer Island Development Services Group on December 27, 2013
34. Comment email from Kathy Parker to Fred Glick dated December 31, 2013
35. Comment email from Herschel Rostov to Shana Crick dated January 10, 2014
36. Comment letter from Robert W. Thorpe, A.I.C.P. to the City of Mercer Island received by the Development Services Group on August 1, 2013
37. Comment email and letter from Jane Kiker to the City of Mercer Island received by the Development Services Group on August 6, 2013
38. Comment email from T.J. Stewart to the City of Mercer Island received by the Development Services Group on October 3, 2013
39. Comment email from Sue Stewart to the City of Mercer Island received by the Development Services Group on October 4, 2013
40. Comment email from Richard Ferse, M.D. to the City of Mercer Island received by the Development Services Group on October 15, 2013
41. Comment letter from Toni Okada to the City of Mercer Island received by the Development Services Group on October 17, 2013
42. Comment letter from Linda Chaves to the City of Mercer Island received by the Development Services Group on October 18, 2013
43. Comment letter from Richard Ferse, M.D. to the City of Mercer Island received by the Development Services Group on October 18, 2013
44. Comment letter from Richard Ferse, M.D. to the City of Mercer Island received by the Development Services Group on October 21, 2013
45. Comment email from Sue Stewart to the City of Mercer Island received by the Development Services Group on October 22, 2013
46. Comment letter from T.J. and Sue Stewart to the City of Mercer Island received by the Development Services Group on October 24, 2013
47. Comment email from T.J. Stewart to the City of Mercer Island received by the

- Development Services Group on October 24, 2013
48. Comment email and letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on November 7, 2013
 49. Comment email from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on November 8, 2013
 50. Email from Shana Crick to J. Richard Aramburu dated November 12, 2013
 51. Comment letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on November 12, 2013
 52. Comment email from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on November 14, 2013
 53. Comment email and letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on November 19, 2013
 54. Comment letter from Jay Derr to the City of Mercer Island received by the Development Services Group on November 22, 2013
 55. Comment email from Edward Corker to the City of Mercer Island received by the Development Services Group on November 26, 2013
 56. Comment email from Katharine Lamperti to the City of Mercer Island received by the Development Services Group on December 2, 2013
 57. Comment email and letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on December 9, 2013
 58. Comment email from Cheryl and William Frizzell to the City of Mercer Island received by the Development Services Group on December 9, 2013
 59. Comment email from Lisa Zaidi, Ph.D. to the City of Mercer Island received by the Development Services Group on December 9, 2013
 60. Comment email and letter from Robert W. Thorpe, A.I.C.P. to the City of Mercer Island received by the Development Services Group on December 10, 2013
 61. Comment email and letter from Charles Cobbs, M.D. to the City of Mercer Island received by the Development Services Group on December 10, 2013
 62. Comment letter from Beverly Bridge to the City of Mercer Island received by the Development Services Group on December 11, 2013
 63. Comment letter from Justin Deng and Jaime Chang to the City of Mercer Island received by the Development Services Group on December 11, 2013
 64. Comment email and letter from T.J. and Sue Stewart to the City of Mercer Island received by the Development Services Group on December 11, 2013
 65. Comment email and letter from Dale Kingman to the City of Mercer Island received by the Development Services Group on December 11, 2013
 66. Comment email and letter from Linda Chaves to the City of Mercer Island received by the Development Services Group on December 11, 2013
 67. Comment email and letter from Richard and Deborah Ferse to the City of Mercer Island received by the Development Services Group on December 11, 2013
 68. Comment email and letter from Jeanne McKnight, Ph.D. to the City of Mercer Island received by the Development Services Group on December 11, 2013
 69. Comment email and letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on December 11, 2013
 70. Comment email from Trevor Price to the City of Mercer Island received by the Development Services Group on December 11, 2013
 71. Comment email from Sue Stewart to the City of Mercer Island received by the Development Services Group on December 14, 2013
 72. Comment email and letter from Sue Stewart to the City of Mercer Island received by the Development Services Group on December 16, 2013
 73. Emails and letter from Shana Crick to J. Richard Aramburu sent on

December 17, 2013

74. Comment email and letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on December 27, 2013
75. Comment email from Sue and T.J. Stewart to the City of Mercer Island received by the Development Services Group on December 29, 2013
76. Comment email from Karen Walter to the City of Mercer Island received by the Development Services Group on December 30, 2013
77. Email from Carol Cohoe to the City of Mercer Island received by the Development Services Group on December 30, 2013
78. Comment email and letter from Robert W. Thorpe, A.I.C.P. to the City of Mercer Island received by the Development Services Group on December 30, 2013
79. Email from Shana Crick to J. Richard Aramburu, Sue Stewart, T.J. Stewart, and Robert Thorpe dated December 30, 2013
80. Comment email and letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on January 3, 2014
81. Email from T.J. Stewart to the City of Mercer Island received by the Development Services Group on January 4, 2014
82. Email from Shana Crick to T.J. Stewart dated January 8, 2014
83. Email from Shana Crick to J. Richard Aramburu dated January 9, 2014
84. Comment email and letter from Philip Wang to the City of Mercer Island received by the Development Services Group on January 12, 2014
85. Comment letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on January 13, 2014
86. Comment email from Christine Acker to the City of Mercer Island received by the Development Services Group on January 13, 2014
87. Comment email from Justin Deng to the City of Mercer Island received by the Development Services Group on January 13, 2014
88. Comment email and letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on January 13, 2014
89. Comment email from Chris Moore to the City of Mercer Island received by the Development Services Group on January 13, 2014
90. Comment letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on January 14, 2014
91. Email from Katie Knight to Bharat Shyam dated January 14, 2014
92. Email from Bharat Shyam to the City of Mercer Island received by the Development Services Group on January 14, 2014
93. Email from Katie Knight to Bharat Shyam dated January 14, 2014
94. Email from Bharat Shyam to the City of Mercer Island received by the Development Services Group on January 14, 2014
95. Email from Linda Brown to the City of Mercer Island received by the Development Services Group on January 14, 2014
96. Email from Sue Stewart to the City of Mercer Island received by the Development Services Group on January 14, 2014
97. Comment letter and email from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on January 14, 2014
98. Email from Katie Knight to Sue Stewart dated January 14, 2014
99. Email from Katie Knight to J. Richard Aramburu dated January 14, 2014
100. Comment letter from Richard and Connie Del Missier to the City of Mercer Island received on January 15, 2014
101. Coval Preliminary Plat SUB13-009 Response to Comments received by the City of Mercer Island on January 15, 2014
102. Landscape Plan Concepts prepared by Fred Glick Design and received by

- the City of Mercer Island on January 15, 2014
103. Public Comments by Mercer Island Friends for Responsible Neighborhood Development on the Proposed Plat for the Coval Property received by the City of Mercer Island on January 15, 2014
 104. "An overview of sensory effects on juvenile salmonids exposed to dissolved copper: Applying a benchmark concentration approach to evaluate sublethal neurobehavioral toxicity" by Scott A. Hecht, David H. Baldwin, Chris A. Mebane, Tony Hawkes, Sean J. Gross, and Nathaniel L. Scholz received by the City of Mercer Island on January 15, 2014
 105. Comment email from Bharat Shyam to the City of Mercer Island received by the Development Services Group on January 16, 2014
 106. Comment email from Hardie Cobbs to the City of Mercer Island received by the Development Services Group on January 16, 2014
 107. Comment email from Pei-Hwa Lin to the City of Mercer Island received by the Development Services Group on January 16, 2014
 108. Comment email from Liz Butowicz to the City of Mercer Island received by the Development Services Group on January 16, 2014
 109. Comment email from Janet Mead to the City of Mercer Island received by the Development Services Group on January 16, 2014
 110. Comment email from Carolyn Boatsman to the City of Mercer Island received by the Development Services Group on January 16, 2014
 111. Comment email from Brenda Sandmaier to the City of Mercer Island received by the Development Services Group on January 16, 2014
 112. Comment email from Philip Wang to the City of Mercer Island received by the Development Services Group on January 16, 2014
 113. Comment email from Werner Glass to the City of Mercer Island received by the Development Services Group on January 16, 2014
 114. Comment email from Marlene Lemon to the City of Mercer Island received by the Development Services Group on January 17, 2014
 115. Comment email from Alex Silverman to the City of Mercer Island received by the Development Services Group on January 19, 2014
 116. Comment email from Ian Moncaster to the City of Mercer Island received by the Development Services Group on January 19, 2014
 117. Comment email from Bharat Shyam to the City of Mercer Island received by the Development Services Group on January 20, 2014
 118. Comment email from Richard and Connie Del Missier to the City of Mercer Island received by the Development Services Group on January 20, 2014
 119. Comment email from Bharat Shyam to the City of Mercer Island received by the Development Services Group on January 20, 2014
 120. Comment email from Bob Hoff to the City of Mercer Island received by the Development Services Group on January 20, 2014
 121. Comment email from Toni Okada to the City of Mercer Island received by the Development Services Group on January 20, 2014
 122. Comment email from Rita Moore to the City of Mercer Island received by the Development Services Group on January 21, 2014
 123. Comment email from Cameron Ackley to the City of Mercer Island received by the Development Services Group on January 21, 2014
 124. Comment letter from Toni Okada to the City of Mercer Island received by the Development Services Group on January 21, 2014
 125. Comment letter from Toni Okada to the City of Mercer Island received by the Development Services Group on January 21, 2014
 126. Donahue Plat
 127. Comment email from Nancy R. Lee to the City of Mercer Island received by

- the Development Services Group on January 21, 2014
128. Comment email from Dr. Arny Reich to the City of Mercer Island received by the Development Services Group on January 21, 2014
 129. Comment email from Anita Reich to the City of Mercer Island received by the Development Services Group on January 21, 2014
 130. Comment email from Dale Kingman to the City of Mercer Island received by the Development Services Group on January 21, 2014
 131. Comment email from Jeanette and Paul Reese to the City of Mercer Island received by the Development Services Group on January 21, 2014
 132. Comment email from Norma Ho to the City of Mercer Island received by the Development Services Group on January 21, 2014
 133. Comment email from Sarah Ford to the City of Mercer Island received by the Development Services Group on January 21, 2014
 134. Comment email from Marion Schwartz to the City of Mercer Island received by the Development Services Group on January 21, 2014
 135. Comment email from Justin Deng and Jaime Chang to the City of Mercer Island received by the Development Services Group on January 22, 2014
 136. Comment email from Andrea Danen to the City of Mercer Island received by the Development Services Group on January 22, 2014
 137. Comment email from Richard Vacca to the City of Mercer Island received by the Development Services Group on January 22, 2014
 138. Comment email from Jaqueline Tacher to the City of Mercer Island received by the Development Services Group on January 22, 2014
 139. Comment email from Harman Wales to the City of Mercer Island received by the Development Services Group on January 22, 2014
 140. Comment email from Beverly Greenberg to the City of Mercer Island received by the Development Services Group on January 22, 2014
 141. Comment email from Richard and Deborah Ferse to the City of Mercer Island received by the Development Services Group on January 22, 2014
 142. Comment email from Mr. and Mrs. William Donner to the City of Mercer Island received by the Development Services Group on January 22, 2014
 143. Comment email from Diane and Albert Edmonds to the City of Mercer Island received by the Development Services Group on January 22, 2014
 144. Traffic information provided by Patrick Yamashita, City Engineer, on January 22, 2014
 145. Comment email from Robert Thorpe to the City of Mercer Island received by the Development Services Group on January 22, 2014
 146. Comment email from Kim Ferse to the City of Mercer Island received by the Development Services Group on January 22, 2014
 147. Comment email from Tim Stewart to the City of Mercer Island received by the Development Services Group on January 22, 2014
 148. Comment email from Dr. Lisa Zaidi to the City of Mercer Island received by the Development Services Group on January 22, 2014
 149. Comment email from Mike Grady to the City of Mercer Island received by the Development Services Group on January 22, 2014
 150. Comment letter from L. Richard Aramburu to the City of Mercer Island received by the Development Services Group on January 22, 2014
 151. Review of Stormwater Quantity Aspects of the Proposed Coval Development – Supplementary Comments prepared by K. Malcolm Leytham, P.E., Ph.D. received by the Development Services Group on January 22, 2014
 152. Supplemental information from L. Richard Aramburu to the City of Mercer Island received by the Development Services Group on January 22, 2014
 153. Comment email from James T. Lee to the City of Mercer Island received by

- the Development Services Group on January 22, 2014
154. Comment email from Nate and Tammy Luce to the City of Mercer Island received by the Development Services Group on January 22, 2014
 155. Comment letter from Jay P. Derr to the City of Mercer Island received by the Development Services Group on January 22, 2014
 156. Supplemental information from Jay P. Derr to the City of Mercer Island received by the Development Services Group on January 22, 2014
 157. Public Notice of Planning Commission Special Meeting - Continuation of An Open Record Public Hearing
 158. Memorandum from Patrick Yamashita, City Engineer, to Shana Crick, Senior Planner re: Coval Long Plat
 159. Comment email from Katharine Lamperti to the City of Mercer Island received by the Development Services Group on January 16, 2014
 160. Comment email from Sue Stewart to the City of Mercer Island received by the Development Services Group on January 22, 2014
 161. Coval Long Plat Resubmittal Letter from Scott Borgeson to Shana Crick received by the City of Mercer Island Development Services Group on May 22, 2014
 162. Revised Preliminary Long Plat received by the City of Mercer Island Development Services Group on June 3, 2014, including:
 - Sheet CV-01 – *Cover Sheet/Preliminary Plat Map*
 - Sheet SV-1 – *Boundary and Topographic Survey*
 - Sheet C-1.0 – *Phase 1 Grading and Drainage Plan*
 - Sheet C-1.1 – *Preliminary Road Profiles and Sections*
 - Sheet C-2.0 – *Preliminary Utility Plan*
 - Sheet L-1.0 – *Tree Assessment Plan*
 - Sheet L-2.0 – *Phase 1 Tree Implementation Plan*
 163. Level 2 Downstream Analysis prepared by PacLand and received by the City of Mercer Island Development Services Group on June 3, 2014
 164. Transportation Impact Study prepared by Transportation Engineering NorthWest and received by the City of Mercer Island Development Services Group on May 22, 2014
 165. Updated Slope Stability Analysis prepared by Terra Associates and received by the City of Mercer Island Development Services Group on May 23, 2014
 166. Public Notice of Open Record Hearing issued for the reopened public hearing by the City of Mercer Island on May 27, 2014
 167. Email from Don Cole to Michele Lorilla dated May 30, 2014
 168. Email from Michele Lorilla to Don Cole and Shana Crick dated June 2, 2014
 169. Email from Don Cole to Michele Lorilla dated June 3, 2014
 170. Comment letter and site plan from Robert W. Thorpe to the City of Mercer Island received by the Development Services Group on April 18, 2014 and requested to be included in the record on April 22, 2014
 171. Comment letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on April 21, 2014
 172. Comment email from Katharine Lamperti to the City of Mercer Island received by the Development Services Group on May 3, 2014
 173. Comment email from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on May 20, 2014
 174. Email from Sue Stewart to Shana Crick received by the Development Services Group on May 21, 2014
 175. Email from George Steirer to Sue Stewart dated May 22, 2014
 176. Email from Sue Stewart to Shana Crick received by the Development Services Group on May 27, 2014

177. Email from Sue Stewart to Shana Crick received by the Development Services Group on May 27, 2014
178. Email from Shana Crick to Coval Parties of Record dated May 27, 2014
179. Email from Shana Crick to Coval Parties of Record dated May 27, 2014
180. Email from Richard Ferse to Wes Giesbrecht dated May 30, 2014
181. Email from Shana Crick to Coval Parties of Record dated June 4, 2014
182. Email from Shana Crick to J. Richard Aramburu dated June 4, 2014
183. Email from Shana Crick to Coval Parties of Record dated June 5, 2014
184. Comment email and letter from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on June 5, 2014
185. Email from Shana Crick to Carol Cohoe dated June 5, 2014
186. Findings of Fact and Conclusions of Law issued by the City Council on April 21, 2014
187. Partial Release of Easement received by the City of Mercer Island Development Services Group on May 29, 2014
188. Notice of a Neighborhood Information Meeting held by MI 84th Limited Partnership on May 28, 2014
189. Comment email from J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on June 11, 2014
190. Email from Shana Crick to Joni Dannis dated April 28, 2014
191. Comment email from Charles Cobbs, M.D. to the City of Mercer Island received by the Development Services Group on June 11, 2014
192. Comment email from Hardie Cobbs to the City of Mercer Island received by the Development Services Group on June 12, 2014
193. Comment email from Tim (T.J.) Stewart to the City of Mercer Island received by the Development Services Group on June 14, 2014
194. Comment email from Monique Liard to the City of Mercer Island received by the Development Services Group on June 15, 2014
195. Comment email from Richard and Deborah Ferse to the City of Mercer Island received by the Development Services Group on June 15, 2014
196. Comment email from Toni Okada to the City of Mercer Island received by the Development Services Group on June 17, 2014
197. Comment email from Mrs. Neil Thomson to the City of Mercer Island received by the Development Services Group on June 17, 2014
198. Comment email and letter from Kathy McLemore for J. Richard Aramburu to the City of Mercer Island received by the Development Services Group on June 17, 2014
199. Comment email from Sue Stewart to the City of Mercer Island received by the Development Services Group on June 17, 2014
200. Email from Kathy McLemore for J. Richard Aramburu to the City of Mercer Island including an Arborist Report and Addendum Report prepared by Tina Cohen, Certified Arborist received by the Development Services Group on June 17, 2014
201. Email from Shana Crick to the City of Kathy McLemore dated June 17, 2014
202. Comment email from Diane Edmonds to the City of Mercer Island received by the Development Services Group on June 17, 2014
203. Email from Wes Giesbrecht to J. Richard Aramburu dated June 17, 2014
204. Comment email from Cameron Ackley to the City of Mercer Island received by the Development Services Group on June 17, 2014
205. Comment email from Cheryl Frizzell to the City of Mercer Island received by the Development Services Group on June 17, 2014
206. Comment email from Bharat Shyam to the City of Mercer Island received by the Development Services Group on June 17, 2014

207. Comment email from Justin Deng to the City of Mercer Island received by the Development Services Group on June 18, 2014
208. Email from Patrick Yamashita to Shana Crick dated June 18, 2014
209. Level 2 Downstream Analysis prepared by PacLand and received by the City of Mercer Island Development Services Group on June 18, 2014
210. Comment email and letter from Bruce Leamon to the City of Mercer Island received by the Development Services Group on June 18, 2014
211. Comment email from Lisa Zaidi, Ph.D. to the City of Mercer Island received by the Development Services Group on June 18, 2014
212. Letter from Jay P. Derr to the Planning Commission dated June 18, 2014 and received during the June 18, 2014 Public Hearing (reopened)
213. Comment letter from Ira Appelman dated June 17, 2014 and received during the June 18, 2014 Public Hearing (reopened)
214. Coval Plat Landscape Concept Plan prepared by Fred Glick of Fred Glick Design, P.L.L.C. and presented during the June 18, 2014 Public Hearing (reopened)

These matters came before the Mercer Island City Council on July 21, 2014 for a closed record public hearing on the preliminary review of a formal subdivision to divide one lot into a total of sixteen lots for M.I. Limited Partnership on the Coval property. After review of the record including the Planning Commission's Recommendation, supplemental materials, and oral and written comments, the City Council makes the following Findings of Fact and Conclusions of Law in these matters.

I. PROCESS SUMMARY

Subdivision is the process of dividing larger parcels of land into smaller parcels, or "lots." On Mercer Island, the subdivision of land is regulated by Chapter 19.08 of the Mercer Island City Code (MICC), which implements requirements of state subdivision law found primarily at Chapter 58.17 of the Revised Code of Washington (RCW). Under the MICC, division of land into four or fewer lots is accomplished through the "long subdivision" process, which involves administrative decisions made by City staff based on the City Code. Division of land into five or more lots is called a "long subdivision" and is subject to a public hearing and recommendation by the Planning Commission to the City Council. The City Council "may adopt or reject the planning commission's recommendations" [MICC 19.08.020(F)(3)(c)].

Long subdivision approval is a two step process. First, the Planning Commission recommends and the City Council decides whether to approve a "preliminary plat" (which is a graphic and written representation of the proposed subdivision). If the preliminary plat is approved, the property owner has five years within which to obtain permits for and to build (or in some cases, bond) the required plat improvements (utilities, access roads, etc.), and to meet any other applicable code requirements or conditions of the preliminary plat approval. Once these requirements have been met, the property owner may apply to the City Council for "final plat" approval. A final plat must be approved if it meets the requirements of both the preliminary plat approval and all applicable regulations in place at the time of preliminary plat approval. Once approved, the final plat must be recorded with the county. Only after an approved final plat is recorded may the individual lots be sold or built upon. Any subsequent home construction must be consistent with both the Mercer Island City Code and any applicable plat conditions.

The current proposal, as shown in Exhibit 162, would divide the subject property into sixteen residential building lots. The following analysis evaluates the consistency of the proposed long subdivision with requirements of the Mercer Island City Code and the City Council's Findings of Fact and Conclusions of Law issued on April 21, 2014 (Exhibit 186).

II. RECORD

The City Council considered the following in making its decision:

1. Testimony provided by staff, the applicant, and the public at the January 15, 2014 open record public hearing.
2. City Council Agenda Bill 4926 and Exhibit 1 (Planning Commission Findings of Fact and Conclusions, which includes Exhibits 1 - 160 listed in the Planning Commission's Findings).
3. Testimony provided by staff, the applicant, and the public at the June 18, 2014 open record public hearing reopened by the Planning Commission.
4. City Council Agenda Bill 4987 and Exhibit 1 (Planning Commission Findings of Fact and Conclusions, which includes Exhibits 161 - 214 listed in the Planning Commission's Findings), Exhibit 2 (Findings of Fact and Conclusions of Law issued by the City Council on April 21, 2014), and Exhibit 3 (Comments received between June 19, 2014 and 5:00 PM on July 7, 2014)

III. FINDINGS OF FACT

The City Council issued Findings of Fact and Conclusions of Law on April 21, 2014, which rejected the Planning Commission's recommendation from January 29, 2014 to approve the Coval long plat. The applicant submitted a revised plat to address the Council's concerns put forth in the Findings of Fact and Conclusions of Law. The following is an analysis of how the revised plat addresses the City Council's conclusions:

1. As proposed, the lot dimensions and areas of the Coval Long Plat would either meet or exceed the minimum requirements. The proposed density would be consistent with the existing Mercer Island Comprehensive Plan and Title 19 of the City Code, thus allowing for the development of 18 lots.

City Council Analysis:

The proposed plat, which has been revised to 16 lots, will continue to meet or exceed minimum requirements. All proposed lots will have a net lot area of at least 9,600 square feet, a minimum width of 75 feet, and a minimum depth of 80 feet for the R-9.6 zone (Exhibit 162). The proposed density remains consistent with the existing Mercer Island Comprehensive Plan and Title 19 of the City Code.

2. The existing swale on the subject property does not meet the definition of "watercourse" within MICC 19.16.010 and is not regulated as such.

City Council Analysis:

The swale on the subject property will not be regulated as a watercourse.

3. The proposed plat does not make adequate provisions for open spaces, drainage ways, safety, streets, roads, tree protection, and safe walking conditions for students who walk to and from school, as required by MICC 19.08.020(F)(1)(a).

City Council Analysis:

The Findings of Fact and Conclusions of Law adopted by the City Council (Exhibit 186) found that adequate provisions for open spaces, drainage ways, safety, streets, roads, tree protection, and safe walking conditions for students who walk to and from school, as required by MICC 19.08.020(F)(1)(a), had not been made for the following reasons (comments are below each identified deficiency):

a. There are no open spaces set aside within the plat.

Within the revised plat, the applicant is proposing an open space tract (Tract B). In addition to providing open space for the plat, the existing koi pond will be retained in Tract B, if feasible. If the koi pond is not structurally sound, it cannot be retained.

- b. *Drainage ways, as the grading plan assumes filling in of some drainage ways and tight lining of Lots 10, 11 and 12, could have downstream impacts that are not sufficiently determined. There is not enough information available to determine whether appropriate provisions have been made for proposed drainage ways*

The applicant has submitted a Level 2 Downstream Analysis (Exhibits 163 and 209) that further evaluates the sufficiency of the proposed stormwater conveyance system. The report finds that, as conditioned, the system will provide adequate capacity.

- c. *Appropriate provisions have not been made for safety, streets, or roads, as the proposed internal roadway does not service all lots, thus causing need for additional private driveways onto 84th Avenue SE.*

The applicant has revised the plat configuration, as shown in Exhibit 162. The revised plat provides for access off of the internal roadway for all 16 proposed lots.

- d. *During the February 24, 2014 closed record hearing, a finding was suggested that appropriate provisions had not been made for other planning features that assure safe walking conditions for students, as it was stipulated that the internal road does not include sidewalks or a walking area. Nevertheless, sidewalks and a pedestrian easement were found to be included in the plat submittals, providing for adequate internal pedestrian access. However, the pathways did not extend onto 84th Avenue SE – only a gravel shoulder was required for parking along 84th Avenue SE. Therefore, adequate provisions for safe walking conditions for students who walk to and from school had not been proposed along 84th Avenue SE adjacent to the plat.*

The pedestrian walkways are included in the revised plat configuration shown in Exhibit 162. Therefore, internal pedestrian access will still be provided. As discussed in detail below, the proposed internal sidewalks will connect to a gravel shoulder along 84th Avenue SE. While the applicant will not be providing a sidewalk along 84th Avenue SE, they are contributing \$50,000 to assist with the construction of a walkway included within the City's 6 year TIP.

- e. *Per MICC 19.10.040(B)(2), adequate provisions have not been made within the plat to protect trees on the property. Trees to be saved on site would be better served by tree conservation easements, or by designated common areas that are not controlled by individual lot owners. See MICC 19.10.040(B)(2).*

The applicant has moved building pads off of the steep slope along the western property line, which would preserve more trees. Conservation easements adjacent to the drainage easement result in the preservation of additional trees. Furthermore, the City Council is requiring as conditions of preliminary approval that notes be placed on the final plat restricting tree removal by eventual homeowners and requiring the design of houses be mindful of the trees on the lot.

4. Public interest will not be served by approval of the proposed plat.

City Council Analysis:

The City Council's Findings of Facts and Conclusions of Law (Exhibit 186) stated that public interest would not be served because adequate provisions for open spaces, drainage ways, safety, streets, roads, tree protection, and safe walking conditions for students who walk to and from school, as required by MICC 19.08.020(F)(1)(a), had not been made. As discussed above, these issues have been addressed in the revised plat (Exhibit 162). Consequently, the public interest will be served by approval of the proposed plat.

5. By proposing a gravel shoulder on 84th Avenue SE, the proposed plat is not consistent with the City's Pedestrian and Bicycle Facility Plan.

City Council Analysis:

The applicant is amenable to constructing an asphalt shoulder, if required. However, both the City Engineer and the applicant prefer a gravel shoulder, as an asphalt shoulder increases the volume of stormwater runoff and also makes the roadway feel wider, often resulting in faster driving. Therefore, the applicant, at the direction of the City Engineer, is proposing to construct an 8.5-foot wide gravel shoulder. Additionally, the applicant will provide \$50,000 to the City for construction of a pedestrian path.

- 6. The applicant has not provided sufficient financial or other assurances in the event of unexpected adverse stormwater impacts.

City Council Analysis:

The applicant has provided a Level 2 Downstream Analysis (Exhibits 163 and 209) to attest to the sufficiency of the downstream stormwater system. The report concludes that the downstream “stormwater conveyance system has sufficient capacity to convey the proposed undetained 100-year flows.” This was a conservative analysis since the stormwater runoff from the site will actually be detained while the analysis assumes undetained flows. The analysis recommended the following maintenance be performed in some downstream locations to improve the function of the system

1. *Remove debris that has collected at the outlet side of the SE 29th Street culvert and at culvert 7-301.*
2. *Remove any debris in the roadside ditch and that may be located within the pipes.*
3. *Re-grade a portion of the ditch to enhance capacity and reduce the risk of further clogging of culvert 7-301. The hydraulic modeling was performed based on the existing ditch being free of debris. The existing roadside ditch from 7-301 to the 7-291 inlet has a “V” cross section that is approximately 1.0’ deep with side slopes of 3:1 along the road and 1:1 on the outside. The roadside ditch could be widened to have a 6” bottom width if the 3:1 slope is replaced with a 2:1 slope. The length of this recommended enhancement is approximately 30’ from the outlet of culvert 7-301, to the west. Widening of the ditch is not recommended past this point, where the existing channel grade increases and moves away from the road. Where the grade of the channel becomes, steeper, flow velocities will increase and help to naturally reduce collection of debris. The ditch widening and grading should reduce the potential for further clogging of the 7-301 culvert and provide additional conveyance capacity. However, as the analysis has shown, the system functions sufficiently as is. So, the proposed ditch re-grading is only a recommendation intended to provide improved function and greater capacity.*

As conditioned, the stormwater conveyance system provides sufficient mitigation of potential stormwater impacts.

- 7. Under MICC 19.08.030(F)(2), certain critical areas located in the subdivision should remain undeveloped, particularly areas on the steep slopes on the west side of the property.

City Council Analysis:

As shown in Exhibit 162, the applicant has shifted the proposed building pads on Lots 11, 12, 13, and 14 to the east to avoid development on the proposed steep slopes. Furthermore, the applicant is proposing conservation easements to protect the steep slopes and other critical areas on site in perpetuity.

- 8. The developer should explore alternate plat layouts that potentially utilize the optional development standards in MICC 19.08.030(G) to preserve critical areas and trees on site.

City Council Analysis:

Optional standards for development in MICC 19.08.030(G) allow for the creation of smaller lots in order to preserve critical areas and set aside land for open space. The applicant is not proposing to use the

optional standards for development. They are, however, providing the benefit of the optional standards by setting aside an open space tract (Tract B) and placing critical areas such as steep slopes into conservation easements so that they remain undeveloped. However, the applicant is not requesting reduced lot areas and/or reduced widths in exchange. All proposed lots will meet the standard minimum lot requirements (Exhibit 162).

9. The MICC does not require that existing structures on the project site be retained. Existing structures may be demolished upon receipt of appropriate permits from governing agencies.

City Council Analysis:

The City does not have the authority to require the developer to retain the existing structures on the subject property. Consequently, the structures will be either demolished or relocated prior to finaling the site development permit.

10. The proposed lots should be configured so that building pads are not placed in critical areas. Circumventing the problem of critical areas by attempting to eliminate or reduce the dimensions of critical areas, as proposed by the applicant, is inconsistent with the MICC.

City Council Analysis:

As discussed above and shown in Exhibit 162, the applicant has shifted the proposed building pads off of the steep slopes along the western property line. Additionally, the steep slopes will be placed into conservation easements so that they remain undeveloped.

11. Under MICC 19.15.040, the proposed plat is exempt from formal design review.

City Council Analysis:

The proposed plat will not be subject to formal design review as described by MICC 19.15.040.

12. A critical area determination is not needed, as the existing swale on the subject property is not a regulated watercourse. A critical area determination applies when an applicant wishes to reduce or average a watercourse (or wetland) buffer. When there is not a regulated buffer to reduce or average, there is no need for a critical area determination.

City Council Analysis:

As there is no watercourse present on the project site and no associated buffer that may potentially be reduced, the City will not require the applicant to apply for a critical area determination.

Mercer Island City Code (MICC) 19.08.030(A) through (F) provides the criteria for approval of a subdivision. MICC 19.16.010(S) includes long plats in the definition of a subdivision. The following is an analysis of the criteria for approval:

1. MICC 19.08.030(A) states the proposed subdivision shall comply with arterial, capital facility, and land use elements of the Comprehensive Plan; all other chapters of the development code; the Shoreline Management Act; and other applicable legislation.

A. *Proposed subdivisions shall comply with the arterial standards of the comprehensive plan:*

City Council Analysis:

The arterial plan is contained within the Transportation Element of the Comprehensive Plan. The functional classifications of existing roads are provided within Figure 1 in the Transportation Element. The subject property gains access from 84th Avenue SE, which is not classified by the Comprehensive Plan as an arterial. Consequently, the arterial standards specified within the Comprehensive Plan do not apply to this project.

B. Proposed subdivisions shall comply with the Capital Facility standards of the comprehensive plan:

City Council Analysis:

The Capital Facilities Element of the Mercer Island Comprehensive Plan provides the Capital Facility standards for the City. Figure 1 of the Capital Facilities Element shows current and future capital facilities. The subject property is not designated as either a current or future capital facility. Therefore, the Capital Facility standards within the Comprehensive Plan do not apply to the proposal.

C. Proposed subdivisions shall comply with the Land Use Element of the comprehensive plan:

City Council Analysis:

Goal 8.2 of the Land Use Element and Goal 2.1 of the Housing Element of the City's Comprehensive Plan both state "Through zoning and land use regulations provide adequate development capacity to accommodate Mercer Island's projected share of the King County population growth over the next 20 years." Additionally, the Land Use Element of the city's Comprehensive Plan identified the following issue outside the Town Center: "The community needs to accommodate two important planning values – maintaining the existing single family residential character of the Island, while at the same time absorbing a relatively small amount of population and housing growth."

Goal 8.5 of the Land Use Element details how the City should accommodate single family growth by stating that the City should "encourage infill development on vacant or under-utilized sites that are outside of critical areas and ensure that the infill is compatible with the surrounding neighborhood." The proposed long plat constitutes infill development that increases density on an under-utilized site. Exhibits 10 through 15 and the City Council's Findings of Fact and Conclusions of Law (Exhibit 186) conclude that neither a watercourse nor wetland(s) are present on the subject property. While the proposal site does appear to contain steep slopes as well as other geohazard areas (seismic, erosion, and/or landslide hazards), MICC 19.07.060 makes provisions for alterations within geohazard areas and on steep slopes. The applicant has submitted two geotechnical reports, a statement of risk, and an updated slope stability analysis (Exhibits 16 – 18 and 165) to guide development of the portions of the site that qualify as geohazard areas. Independent peer review of the slope stability analysis concurred with the applicant's report (Exhibit 168).

The existing zoning and Comprehensive Plan designation of the property described in the application is Single Family Residential R-9.6 (9,600 square foot minimum lot size). The proposed and current use of this property is single-family residential (Exhibit 162), which is a permitted use in the R-9.6 zone and consistent with adopted Comprehensive Plan land use element. The proposal results in a density of 3.14 units per acre (16 units / 5.1 acres = 3.14 units/acre), which is consistent with the surrounding development. For comparison, the R-9.6 zone allows for a density of 4.54 units per acre (43,560 square feet / 9,600 square feet = 4.54 units/acre). The proposed density and use is consistent with the allowed density for the zone and the Comprehensive Plan.

D. Proposed subdivisions shall comply with all other chapters of the development code.

City Council Analysis:

An evaluation for consistency with other applicable chapters of the development code (MICC Title 19) is included below:

- i. Title 19 of the Mercer Island City Code specifies noticing requirements for the proposed long plat. The following matrix details the noticing timeline and code requirements for the proposed long plat and SEPA review applications:

Action Required by Code	Applicable Code(s) Requiring Action	Description of Action Taken	Date(s) of Action	Exhibit No.
Determination of Completeness	<ul style="list-style-type: none"> MICC 19.15.020(C) 	Long plat and SEPA applications determined to be complete	11/8/2013	N/A
Public Notice of Application, Open Record Hearing, and Mitigated Determination of Nonsignificance (MDNS) Likely*	<p><u>Notice of Application:</u></p> <ul style="list-style-type: none"> MICC 19.08.020(E)(2)(a) MICC 19.15.020(D)(1-7) <p><u>Public Notice:</u></p> <ul style="list-style-type: none"> MICC 19.15.020(E) <p><u>Open Record Hearing:</u></p> <ul style="list-style-type: none"> MICC 19.15.020(D)(3) <p><u>MDNS Likely:</u></p> <ul style="list-style-type: none"> MICC 19.07.120(L) MICC 19.15.010(E) MICC 19.15.020(D)(1) WAC 197-11-355 	Sent to all property owners within 300 feet of the subject property, posted on the subject site, and published in the City Weekly Permit Bulletin*	11/18/2013	5
	<ul style="list-style-type: none"> MICC 19.08.020(E)(2)(a) 	Published at least 10 days prior to the public hearing in a newspaper of general circulation within the city	11/27/2013	5
	<p><u>Notice of Application:</u></p> <ul style="list-style-type: none"> MICC 19.15.020(D)(2)(g) <p><u>MDNS Likely:</u></p> <ul style="list-style-type: none"> MICC 19.15.010(E) MICC 19.15.020(D)(1) WAC 197-11-355 	23 day public comment period provided	11/18/2013 through 5:00 P.M. on 12/11/2013	5
Mitigated Determination of Nonsignificance (MDNS) Issued with Nine Mitigation Conditions	<p><u>MDNS:</u></p> <ul style="list-style-type: none"> MICC 19.15.010(E) WAC 197-11-350* WAC 197-11-340(2)* 	Sent to all property owners within 300 feet of the subject property and published in the City Weekly Permit Bulletin	12/23/2013	7

Mitigated Determination of Nonsignificance (MDNS) Additional Comment Period (Optional)*	<u>MDNS:</u> • WAC 197-11-340(2) • MICC 19.07.120(Q)(1)	21 day optional public comment period provided	12/23/2013 through 5:00 P.M. on 1/13/2014 <i>*The applicant agreed to extend the second SEPA comment period from 14 to 21 days</i>	7
Mitigated Determination of Nonsignificance (MDNS) Appeal Period	<u>MDNS:</u> • MICC 19.07.120(T) • MICC 19.15.020(J)	14 day appeal period provided per MICC	12/23/2013 through 5:00 P.M. on 1/6/2014	7
City Council Findings of Fact and Conclusions of Law	• MICC 19.08.020(F)(3)(c)	Rejects the Planning Commission's recommendation, remands the project back to the Planning Commission, and reopens the record effective 4/22/2014	4/21/2014	186
Public Notice of Open Record Hearing for Reopened Hearing	• MICC 19.15.020(D)(3)	Sent to all property owners within 300 feet of the subject property, sent to all parties of record, posted on the subject site, and published in the City Weekly Permit Bulletin	5/27/2014	166
	• MICC 19.08.020(E)(2)(a)	Published at least 10 days prior to the public hearing in a newspaper of general circulation within the city	6/4/2014	166

- ii. Written comments were provided to the City by the following parties during the public comment periods, which ran from November 18, 2013 to 5:00 P.M. on December 11, 2013 and December 23, 2013 through 5:00 P.M. on January 13, 2014:

Exhibit Number	Party/Parties of Record	Address	Date Received
53	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	November 19, 2013
54	Jay Derr	Van Ness Feldman, L.L.P. 719 Second Avenue, Suite 1150 Seattle, Washington 98104	November 22, 2013

55	Edward Corker	6614 109th Place SE Newcastle, WA 98056	November 26, 2013
56	Katharine Lamperti	8320 SE 30th Place Mercer Island, WA 98040	December 2, 2013
57	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	December 9, 2013
58	Cheryl and William Frizzell	8375 SE 30th Place Mercer Island, WA 98040	December 9, 2013
59	Lisa Zaidi, Ph.D.	8421 SE 30th Street Mercer Island, WA 98040	December 9, 2013
60	Robert W. Thorpe, A.I.C.P.	R.W. Thorpe & Associates 2737 78th Avenue SE, Suite 100 Mercer Island, WA 98040	December 10, 2013
61	Charles Cobbs, M.D.	8225 SE 30th Place Mercer Island, WA 98040	December 10, 2013
62	Beverly Bridge	8400 SE 34th Place Mercer Island, WA 98040	December 11, 2013
63	Justin Deng and Jaime Chang	3219 84th Avenue SE Mercer Island, WA 98040	December 11, 2013
64	T.J. and Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	December 11, 2013
65	Dale Kingman	3215 84th Avenue SE Mercer Island, WA 98040	December 11, 2013
66	Linda Chaves	8265 SE 30th Place Mercer Island, WA 98040	December 11, 2013
67	Richard and Deborah Ferse	3203 84th Avenue SE Mercer Island, WA 98040	December 11, 2013
68	Jeanne McKnight, Ph.D.	6681 East Mercer Way Mercer Island, WA 98040	December 11, 2013
73	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	December 11, 2013
74	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	December 27, 2013
75	T.J. and Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	December 29, 2013
77	Karen Walter	Muckleshoot Indian Tribe Fisheries Division Habitat Program 39015 172nd Avenue SE Auburn, WA 98092	December 30, 2013
79	Robert W. Thorpe, A.I.C.P.	R.W. Thorpe & Associates 2737 78th Avenue SE, Suite 100 Mercer Island, WA 98040	December 30, 2013
80	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	January 3, 2014

81	T.J. and Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	January 4, 2014
82	T.J. and Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	January 8, 2014
84	Philip Wang	8230 SE 30th Street Mercer Island, WA 98040	January 12, 2014
85	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	January 13, 2014
86	Christine Acker	Not provided	January 13, 2014
87	Justin Deng	3219 84th Avenue SE Mercer Island, WA 98040	January 13, 2014
88	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	January 13, 2014
89	Chris Moore	Stimson-Green Mansion 1204 Minor Avenue Seattle, WA 98101	January 13, 2014

iii. Additional comments were provided to the City by the following parties outside of the specified public comment periods, which ran from November 18, 2013 to 5:00 P.M. on December 11, 2013 and December 23, 2013 through 5:00 P.M. on January 13, 2014:

Exhibit Number	Person(s) Submitting Comments	Address	Date Received
36	Robert W. Thorpe, A.I.C.P.	R.W. Thorpe & Associates 2737 78th Avenue SE, Suite 100 Mercer Island, WA 98040	August 1, 2013
37	Jane Kiker	Eglick Kiker Whited, P.L.L.C. 1000 Second Avenue, Suite 3130 Seattle, WA 98104	August 6, 2013
38	T.J. Stewart	3205 84th Avenue SE Mercer Island, WA 98040	October 3, 2013
39	Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	October 4, 2013
40	Richard Ferse, M.D	3203 84th Avenue SE Mercer Island, WA 98040	October 15, 2013
41	Toni Okada	2909 84th Avenue SE Mercer Island, WA 98040	October 17, 2013
42	Linda Chaves	8265 SE 30th Place Mercer Island, WA 98040	October 18, 2013
43	Richard Ferse, M.D	3203 84th Avenue SE Mercer Island, WA 98040	October 18, 2013
44	Richard Ferse, M.D	3203 84th Avenue SE Mercer Island, WA 98040	October 21, 2013
45	Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	October 22, 2013
46	T.J. and Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	October 24, 2013

47	T.J. Stewart	3205 84th Avenue SE Mercer Island, WA 98040	October 24, 2013
48	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	November 7, 2013
50	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	November 8, 2013
51	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	November 12, 2013
52	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	November 14, 2013
90	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	January 14, 2014
92	Bharat Shyam	8405 SE 34th Place Mercer Island, WA 98040	January 14, 2014
94	Bharat Shyam	8405 SE 34th Place Mercer Island, WA 98040	January 14, 2014
95	Linda Brown	Van Ness Feldman, L.L.P. 719 Second Avenue, Suite 1150 Seattle, Washington 98104	January 14, 2014
96	Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	January 14, 2014
97	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	January 14, 2014

- iv. Pursuant to MICC 19.08.020(F)(3), MICC 19.15.010(E), and MICC 19.15.020(F)(1), both an open record public hearing in front of the Planning Commission and a subsequent public meeting with the City Council are required for preliminary long plat applications. The open record public hearing with the Planning Commission was held on Wednesday, January 15, 2014. Written comments were submitted by the following parties during the January 15, 2014 public hearing:

Exhibit Number	Person(s) Submitting Comments	Address	Date Received
100	Richard and Connie Del Missier	8220 SE 29th Street Mercer Island, WA 98040	January 15, 2014
101	Jay Derr	Van Ness Feldman, L.L.P. 719 Second Avenue, Suite 1150 Seattle, Washington 98104	January 15, 2014
102	Fred Glick Design	Mercer Island, WA 98040	January 15, 2014
103	Mercer Island Friends for Responsible Neighborhood	Aramburu & Eustis, L.L.P. 720 Third Avenue	January 15, 2014

	Development on the Proposed Plat for the Coval Property	Pacific Building, Suite 2000 Seattle, WA 98104	
104	Mike Grady	7011 81st Avenue SE Mercer Island, WA 98040	January 15, 2014

- v. Additionally, public testimony was provided by the following parties during the open record portion of the public hearing on January 15, 2014:

Person(s) Providing Testimony	Address
J. Richard Aramburu	Aramburu & Eustis, L.L.P., 720 Third Avenue, Pacific Building, Suite 2000 Seattle, WA 98104
Mike Grady	7011 81st Avenue SE Mercer Island, WA 98040
Malcolm Leytham	16300 Christensen Road, Suite 350 Seattle, WA 98188
Scott Luchessa	4013 32nd Avenue W Seattle, WA 98199
Dick Ferse	3203 84th Avenue SE Mercer Island, WA 98040
Linda Chaves	8265 SE 30th Place Mercer Island, WA 98040
Robert Thorpe	5800 West Mercer Way Mercer Island, WA 98040
Kevin Franke	8437 SE 37th Street Mercer Island, WA 98040
Bharat Shyam	8405 SE 34th Place Mercer Island, WA 98040
Shawn Boyle	8410 SE 36th Street Mercer Island, WA 98040
Ian Moncaster	8430 SE 36th Street Mercer Island, WA 98040
Toni Okada	2909 84th Avenue SE Mercer Island, WA 98040
T.J. Stewart	3205 84th Avenue SE Mercer Island, WA 98040
Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040
Glenn Blumstein	8241 SE 30th Street Mercer Island, WA 98040
Manny Cawaling	Youth Theatre Northwest, PO Box 296 Mercer Island, WA 98040
Sherry Frizzell	8375 SE 30th Place Mercer Island, WA 98040
Judy Ginn	7815 SE 85th Place Mercer Island, WA 98040
Tsering Short	PO Box 294 Mercer Island, WA 98040
Carrie Sutkiss	3927 86th Avenue SE Mercer Island, WA 98040
Katharine Lamperti	8320 SE 30th Place Mercer Island, WA 98040
Christine Acker	7456 West Mercer Way Mercer Island, WA 98040
Phil Randazzo	8212 SE 29th Street Mercer Island, WA 98040
Lisa Zaidi	8231 SE 30th Place Mercer Island, WA 98040
Bruce Leamon	8335 SE 30th Place Mercer Island, WA 98040
Kurt Ferse	2500 81st Avenue SE Mercer Island, WA 98040
Richard Del Missier	8220 SE 29th Street Mercer Island, WA 98040
June Lindsey	8405 West Mercer Way Mercer Island, WA 98040
Carolyn Boatsman	3210 74th Avenue SE Mercer Island, WA 98040
Bruce McCauley	8214 SE 29th Street Mercer Island, WA 98040

- vi. The public hearing was continued to Wednesday, January 29, 2014. The record for the public hearing was closed at 5:00 PM on Wednesday, January 22, 2014. Written comments were submitted by the following parties between January 16, 2014 and when the record closed at 5:00 PM on January 22, 2014:

Exhibit Number	Person(s) Submitting Comments	Address	Date Received
105	Bharat Shyam	8405 SE 34th Place	January 16, 2014

106	Hardie Cobbs	Mercer Island, WA 98040 8225 SE 30th Place Mercer Island, WA 98040	January 16, 2014
107	Pei-Hwa Lin	2901 84th Avenue SE Mercer Island, WA 98040	January 16, 2014
108	Liz Butowicz	8355 SE 34th Street Mercer Island, WA 98040	January 16, 2014
109	Janet Mead	8335 SE 30th Place Mercer Island, WA 98040	January 16, 2014
110	Carolyn Boatsman	3210 74th Avenue SE Mercer Island, WA 98040	January 16, 2014
111	Brenda Sandmaier	8412 SE 33rd Place Mercer Island, WA 98040	January 16, 2014
112	Philip Wang	8230 SE 30th Street Mercer Island, WA 98040	January 16, 2014
113	Werner Glass	8325 SE 34th Street Mercer Island, WA 98040	January 16, 2014
114	Marlene Lemon	4219 Shoreclub Drive Mercer Island, WA 98040	January 17, 2014
115	Alex Silverman	8350 SE 34th Street Mercer Island, WA 98040	January 19, 2014
116	Ian Moncaster	8430 SE 36th Street Mercer Island, WA 98040	January 19, 2014
117	Bharat Shyam	8405 SE 34th Place Mercer Island, WA 98040	January 20, 2014
118	Richard and Connie Del Missier	8220 SE 29th Street Mercer Island, WA 98040	January 20, 2014
119	Bharat Shyam	8405 SE 34th Place Mercer Island, WA 98040	January 20, 2014
120	Bob Hoff	8219 SE 28th Street Mercer Island, WA 98040	January 20, 2014
121	Toni Okada	2909 84th Avenue SE Mercer Island, WA 98040	January 20, 2014
122	Rita Moore	6 Fern Hollow Mercer Island, WA 98040	January 21, 2014
123	Cameron Ackley	3050 81st Place SE Mercer Island, WA 98040	January 21, 2014
124	Toni Okada	2909 84th Avenue SE Mercer Island, WA 98040	January 21, 2014
125	Toni Okada	2909 84th Avenue SE Mercer Island, WA 98040	January 21, 2014
127	Nancy R. Lee	4001 West Mercer Way Mercer Island, WA 98040	January 21, 2014
128	Dr. Arny Reich	6221 82nd Avenue SE Mercer Island, WA 98040	January 21, 2014
129	Anita Reich	6221 82nd Avenue SE Mercer Island, WA 98040	January 21, 2014
130	Dale Kingman	Gordon Tilden Thomas & Cordell, LLP 1001 Fourth Avenue, Suite 4000 Seattle, WA 98154	January 21, 2014

131	Jeanette and Paul Reese	4334 89th Avenue SE Mercer Island, WA 98040	January 21, 2014
132	Norma Ho	8253 SE 30th Place Mercer Island, WA 98040	January 21, 2014
133	Sarah Ford	8405 SE 34th Place Mercer Island, WA 98040	January 21, 2014
134	Marion Schwartz	3002 61st Avenue SE Mercer Island, WA 98040	January 21, 2014
135	Justin Deng and Jaime Chang	3219 84th Avenue SE Mercer Island, WA 98040	January 22, 2014
136	Andrea Danen	7711 SE 58th Street Mercer Island, WA 98040	January 22, 2014
137	Richard Vacca	8220 SE 33rd Place Mercer Island, WA 98040	January 22, 2014
138	Jaqueline Tacher	1000 Second Avenue, Suite 3500 Seattle, WA 98104	January 22, 2014
139	Harman Wales	4545 Forest Avenue Mercer Island, WA 98040	January 22, 2014
140	Beverly Greenberg	2730 West Mercer Way Mercer Island, WA 98040	January 22, 2014
141	Richard and Deborah Ferse	3203 84th Avenue SE Mercer Island, WA 98040	January 22, 2014
142	Mr. and Mrs. William Donner	2768 68th Avenue SE Mercer Island, WA 98040	January 22, 2014
143	Diane and Albert Edmonds	2764 71st Avenue SE Mercer Island, WA 98040	January 22, 2014
145	Robert W. Thorpe, A.I.C.P.	R.W. Thorpe & Associates 2737 78th Avenue SE, Suite 100 Mercer Island, WA 98040	January 22, 2014
146	Kim Ferse	4003 West Mercer Way Mercer Island, WA 98040	January 22, 2014
147	Tim Stewart	3205 84th Avenue SE Mercer Island, WA 98040	January 22, 2014
148	Dr. Lisa Zaidi	8231 SE 30th Place Mercer Island, WA 98040	January 22, 2014
149	Mike Grady	7011 81st Avenue SE Mercer Island, WA 98040	January 22, 2014
150	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	January 22, 2014
151	K. Malcolm Leytham, P.E., Ph.D.	16300 Christensen Road, Suite 350 Seattle, WA 98188	January 22, 2014
152	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	January 22, 2014
153	James T. Lee	4001 West Mercer Way Mercer Island, WA 98040	

154	Nate and Tammy Luce	3211 84th Ave SE Mercer Island, WA 98040	January 22, 2014
155	Jay Derr	Van Ness Feldman, L.L.P. 719 Second Avenue, Suite 1150 Seattle, Washington 98104	January 22, 2014
156	Jay Derr	Van Ness Feldman, L.L.P. 719 Second Avenue, Suite 1150 Seattle, Washington 98104	January 22, 2014
159	Katharine Lamperti	8320 SE 30th Place Mercer Island, WA 98040	January 22, 2014
160	Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	January 22, 2014

vii. A closed record public hearing with the City Council was held on February 24, 2014. The City Council voted unanimously to reject the Planning Commission's recommendation and remand the project back to the Planning Commission. The City Council's Findings of Fact and Conclusions of Law were signed by the mayor on April 21, 2014, and they reopened the record for SUB13-009 effective April 22, 2014.

viii. The applicant submitted revisions to the plat and supporting materials on May 22, 2014, May 23, 2014, May 29, 2014, and June 3, 2014. The Planning Commission reopened the public hearing on June 18, 2014 to consider the new materials submitted by the applicant and to draft a recommendation to the City Council. Notice of the Reopened Public Hearing was mailed to all residents within 300 feet of the subject property, emailed and/or mailed to all parties of record, posted on site, and published in the City's weekly permit bulletin on May 27, 2014. The notice was also published in the Mercer Island Reporter on June 4, 2014.

ix. Written comments were provided to the City by the following parties during the public comment periods, which ran from April 22, 2014 to 5:00 P.M. until the reopened public hearing at 7:00 PM on June 18, 2014:

Exhibit Number	Person(s) Submitting Comments	Address	Date Received
170	Robert W. Thorpe	R.W. Thorpe & Associates 2737 78th Avenue SE, Suite 100 Mercer Island, WA 98040	April 18, 2014 (requested to be included in record on April 22, 2014)
171	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	April 21, 2014
172	Katharine Lamperti	8320 SE 30th Place Mercer Island, WA 98040	May 3, 2014
173	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	May 20, 2014
174	Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	May 21, 2014
176	Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	May 27, 2014
177	Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	May 27, 2014

180	Richard Ferse, M.D	3203 84th Avenue SE Mercer Island, WA 98040	May 30, 2014
184	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	June 5, 2014
189	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	June 11, 2014
191	Charles Cobbs, M.D.	8225 SE 30th Place Mercer Island, WA 98040	June 11, 2014
192	Hardie Cobbs	8225 SE 30th Place Mercer Island, WA 98040	June 12, 2014

- x. Pursuant to MICC 19.08.020(F)(3), MICC 19.15.010(E), and MICC 19.15.020(F)(1), both an open record public hearing in front of the Planning Commission and a subsequent public meeting with the City Council are required for preliminary long plat applications. The Planning Commission reopened the open record public hearing on Wednesday, June 18, 2014. Written comments were submitted by the following parties during the June 18, 2014 reopened public hearing:

Exhibit Number	Person(s) Submitting Comments	Address	Date Received
193	Tim (T.J.) Stewart	3205 84th Avenue SE Mercer Island, WA 98040	June 14, 2014
194	Monique Liard	8245 SE 30th Place Mercer Island, WA 98040	June 15, 2014
195	Richard and Deborah Ferse	3203 84th Avenue SE Mercer Island, WA 98040	June 15, 2014
196	Toni Okada	2909 84th Avenue SE Mercer Island, WA 98040	June 17, 2014
197	Mrs. Neil Thomson	9105 Fortuna Drive, Apt 8206 Mercer Island, WA 98040	June 17, 2014
198	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	June 17, 2014
199	Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040	June 17, 2014
200	J. Richard Aramburu	Aramburu & Eustis, L.L.P. 720 Third Avenue Pacific Building, Ste. Suite 2000 Seattle, WA 98104	June 17, 2014
202	Diane Edmonds	2764 71st Avenue SE Mercer Island, WA 98040	June 17, 2014
204	Cameron Ackley	3050 81st Place SE Mercer Island, WA 98040	June 17, 2014
205	Cheryl Frizzell	8375 SE 30th Place Mercer Island, WA 98040	June 17, 2014
206	Bharat Shyam	8405 SE 34th Place Mercer Island, WA 98040	June 17, 2014
207	Justin Deng	3219 84th Avenue SE	June 18, 2014

210	Bruce Leamon	Mercer Island, WA 98040 8335 SE 30th Place Mercer Island, WA 98040	June 18, 2014
211	Lisa Zaidi, Ph.D.	8231 SE 30th Place Mercer Island, WA 98040	June 18, 2014

- xi. Additionally, public testimony was provided by the following parties during the open record portion of the public hearing on June 18, 2014:

Person(s) Providing Testimony	Address
Robert Thorpe	5800 West Mercer Way Mercer Island, WA 98040
Ira Appelman	4436 Ferncroft Road Mercer Island, WA 98040
Linda Chaves	8265 SE 30th Place Mercer Island, WA 98040
Sue Stewart	3205 84th Avenue SE Mercer Island, WA 98040
Cheryl Frizzell	8375 SE 30th Place Mercer Island, WA 98040
Tina Cohen	Northwest Arborvitae 8318 26th Avenue NW Seattle, WA 98117
J. Richard Aramburu	Aramburu & Eustis, L.L.P., 720 Third Avenue, Pacific Building, Suite 2000 Seattle, WA 98104
Beverly Bridge	8400 SE 34th Place Mercer Island, WA 98040
Katharine Lamperti	8320 SE 30th Place Mercer Island, WA 98040

- xii. MICC 19.08.020(F)(3)(c) requires that “Upon receipt of the planning commission’s recommendation, the city council shall at its next public meeting set the date for the public hearing where it may adopt or reject the planning commission’s recommendations.” Therefore, the City Council set the closed record public hearing date on Monday, July 7, 2014. The date of the closed record public hearing with the City Council was set for the evening of July 21, 2014.
- xiii. Subsequent to the City Council’s decision regarding the preliminary long plat, per 19.15.020(H)(2), a Notice of Decision is required to be published in the City’s Weekly Permit Bulletin. Additionally, the Notice of Decision will be mailed to all parties of record.
- xiv. MICC 19.02.020(C)(1) requires a front yard depth of 20 feet or more, a rear yard depth of 25 feet or more, and a side yard depth to have the sum of at least 15 feet, provided, no side yard abutting an interior lot line shall be less than five feet, and no side yard abutting a street shall be less than 10 feet. The site currently contains a single-family residence, attached pool house and garage, a detached garage, and a driveway. The applicant proposes demolition of the existing structures and removal of the driveway prior to final plat recording (Exhibit 162, Sheet C-1.0 - Note 1). In Exhibit 162, the applicant has identified a building pad for each lot in accordance to MICC 19.08.020(D)(2) and MICC 19.09.090(A). The demolition of single-family residences is regulated by the Building Department. Therefore, prior to final long plat approval, the applicant would be required to apply for all necessary permits and meet the requirements to receive final permit approval in order to meet the building setback requirements for the new property lines within the long subdivision.
- xv. MICC 19.10.020(B)(1) states that a permit is required for tree removal as a result of construction work (Exhibit 6). The City Arborist has provided comments that would ensure consistency with Chapter 19.10 MICC and are incorporated as recommended conditions of approval.
- xvi. MICC 19.15.010(E) states that the City Council is the decision authority for final long plat approvals. MICC 19.08.020(F)(5)(a) states that “once the preliminary plat for a long subdivision has been approved by the city, the applicant has five years to submit a final plat meeting all requirements of this chapter to the city council for approval.” A plat that has not been recorded within five years

after its preliminary approval shall expire, becoming null and void. A new application must be submitted to revitalize an expired plat. In order for the applicant to comply with this requirement, it is recommended that it become a condition of approval.

xvii. MICC 19.08.020(F)(4) states “as a condition of preliminary approval of a project, the City Council in the case of a long subdivision...may require the installation of plat improvements as provided in MICC 19.08.040 which shall be conditions precedent to final approval of the long subdivision.” The City Engineer has reviewed the proposed long subdivision for compliance with MICC 19.08.020 and provided the necessary conditions of approval, which are included in this report.

E. Proposed subdivisions shall comply with the Shoreline Management Act:

City Council Analysis:

The proposal is not within 200 feet of a shoreline, and is not considered to be located within “shorelands” as defined by MICC 19.16.010(S). Consequently, the Shoreline Management Act is not applicable per MICC 19.07.110(A)(2) and RCW 90.58.030(2)(f).

F. Proposed subdivisions shall comply with other applicable legislation:

City Council Analysis:

The requirements for long subdivision regulations, including RCW 58.17, have been adopted by the City of Mercer Island. An evaluation for consistency with other applicable legislation is included below.

- i. Per MICC 19.07.120(J)(1) and WAC 197-11-704(2)(a), the sixteen lot long plat proposal has been reviewed under the State Environmental Policy Act (SEPA). The City received the applicant’s current SEPA checklist on October 30, 2013 (Exhibit 6). After review of the checklist, the optional DNS process, pursuant to WAC 197-11-355, was initially used. The first comment period ran from November 18, 2013 until 5:00 P.M. on December 11, 2013. This was concurrent with the comment period for the Notice of Application. Staff issued a Mitigated Determination of Nonsignificance, as described by WAC 197-11-350, subject to nine mitigation conditions (Exhibit 7). The MDNS was ultimately issued under WAC 197-11-340(2) to allow for an addition comment period associated with the MDNS. The second SEPA comment period ran for fourteen days from December 23, 2013 until 5:00 P.M. on January 6, 2014. The appeal period ran concurrent with the second SEPA comment period from December 23, 2013 until 5:00 P.M. on January 6, 2014. It was requested that the second comment period and the appeal period be extended (Exhibits 73, 74, and 77). MICC 19.07.120(T)(2) and MICC 19.15.020(J)(1) restrict SEPA appeal periods within the City to fourteen days. Therefore, an extension to the SEPA appeal period could not be permitted. However, staff extended the general comment period, which ended at 5:00 P.M. on January 13, 2014 (Exhibit 78). This allowed for a total of 44 days for the public to submit comments on the potential environmental impacts of the project. No appeal was received. SEPA review was not reopened when the plat was revised to propose fewer lots.

2. MICC 19.08.030(B) requires that:

- A. The subdivision shall be reconciled as far as possible with current official plans for acquisition and development of arterial or other public streets, trails, public buildings, utilities, parks, playgrounds, and other public improvements.**

City Council Analysis:

The current official plans for acquisition and development of arterial or other public streets, trails, public buildings, utilities, parks, playgrounds, and other public improvements do not designate any portion of the subject property. This does not apply.

- B. If the preliminary plat includes a dedication of a public park with an area of less than two acres and the donor has designated that the park be named in honor of a deceased individual of good character, the city shall adopt the designated name.*

City Council Analysis:

The proposed long plat does not propose to include a dedication of a public park. Therefore, this provision does not apply.

3. MICC 19.08.030(C) requires that:

- A. Where the project may adversely impact the health, safety, and welfare of, or inflict expense or damage upon, residents or property owners within or adjoining the project, other members of the public, the state, the city, or other municipal corporations due to flooding, drainage problems, critical slopes, unstable soils, traffic access, public safety problems, or other causes, the code official shall require the applicant to adequately control such hazards or give adequate security for damages that may result from the project, or both.*

City Council Analysis:

The City of Mercer Island Engineering Division has identified applicable stormwater mitigation measures, which if implemented as conditions of approval, would adequately control any potential flooding or drainage problems. Additional requirements may be imposed at the time of building permit review. The site contains steep slopes and other geohazard areas. However, construction on the site will be guided by the recommendations of a geotechnical engineer (Exhibits 16 – 18 and 165) as required by MICC 19.07.060. Furthermore, the site has not been identified as having traffic access hazards or other public safety problems (Exhibit 164).

- B. If there are soils or drainage problems, the City Engineer may require that a Washington registered civil engineer perform a geotechnical investigation of each lot in the project. Stormwater shall be managed in accordance with the criteria set out in MICC 15.09.030 and shall not increase likely damage to downstream or upstream facilities or properties.*

City Council Analysis:

The applicant has submitted reports by a Geotechnical Engineer (Exhibits 16 – 18 and 165) to address any potential soils issues. Additional reports may be required at the time of building permit review for individual lots. The Building Official may also require that a Geotechnical Engineer be present during construction to monitor the work and recommend special techniques or mitigating measures. Plans for stormwater management are provided within Exhibits 19 and 162. A Level 2 Downstream Analysis is included as Exhibits 163 and 209. If stormwater measures are implemented, as required by the Engineering Division, the stormwater would be managed in accordance with the criteria set out in MICC 15.09.030 and would not increase the likely damage to downstream or upstream facilities or properties.

- C. Alternative tightline storm drains to Lake Washington shall not cause added impact to the properties, and the applicant shall submit supportive calculations for storm drainage detention.*

City Council Analysis:

The applicant is not proposing to tightline storm drains to Lake Washington. The applicant will be utilizing a detention vault in addition to some infiltration where feasible (Exhibit 162).

4. MICC 19.08.030(D) requires for streets, roads and rights-of-way that:

- A. The width and location of rights-of-way for major, secondary, and collector arterial streets shall be as set forth in the comprehensive arterial plan.*

City Council Analysis:

The applicant is neither proposing to alter an existing arterial, nor construct an extension of an existing arterial. This provision does not apply.

- B. Public rights-of-way shall comply with the requirements set out in MICC 19.09.030.*

City Council Analysis:

The construction and design standards for arterial and local access streets are defined by MICC 19.09.030. The subject property is accessed from 84th Avenue SE, which is a public right-of-way, but is not classified as an arterial. The applicant is proposing to dedicate the eastern 30 feet of the subject property to the City as right-of-way because the existing public road is presently located on private property (Exhibit 162). However, 84th Avenue SE will not be modified other than the addition of a gravel shoulder adjacent to the subject property along the western edge of the road. Therefore, this provision does not apply.

- C. Private access roads shall meet the criteria set out in MICC 19.09.040.*

City Council Analysis:

The proposal will result in the construction of one access tract within the proposed subdivision for ingress and egress. MICC 19.09.040(B) requires that private access roads serving three or more single family residences be at least 20 feet in width. The applicant is proposing that the access tract range from 20 feet to 26 feet in width (Exhibit 162). Since the road is longer than 150 feet, two turnarounds are provided (Exhibit 162, Sheet CV-01). Lastly, the gradient of the proposed road shall not exceed 15 percent (Exhibit 162, Sheet C-1.1).

- D. Streets of the proposed subdivision shall connect with existing improved public streets, or with existing improved private access roads subject to easements of way in favor of the land to be subdivided.*

City Council Analysis:

The applicant is proposing a new private access road tract, which will connect with 84th Avenue SE, an existing public street. This provision is met.

- 5. MICC 19.08.030(E) requires for residential lots in new subdivisions that:

- A. The area, width, and depth of each residential lot shall conform to the requirements for the zone in which the lot is located. Any lot which is located in two or more zones shall conform to the zoning requirements determined by the criteria set out in MICC 19.01.040(G)(2).*

City Council Analysis:

MICC 19.01.040(G)(2) provides the guidelines for determining which zoning designation applies when a boundary between zones divides a lot into two or more pieces. A review of the current adopted zoning map finds that the subject parcel is located entirely with the R-9.6 zone. Per MICC 19.02.020(A), the minimum lot area for the underlying R-9.6 zone is 9,600 square feet. MICC 19.02.020(A) also requires a minimum lot width of 75 feet and a minimum lot depth of 80 feet.

DIMENSIONAL STANDARDS (AREA, WIDTH, AND DEPTH)

The table below shows the proposed lot dimensions:

	Net Lot Area¹ (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
Lot 1	10,886	75	130
Lot 2	12,150	90	103 +/-
Lot 3	14,007	75	185
Lot 4	9,649	107	80

Lot 5	11,602	87	118
Lot 6	9,839	85	118
Lot 7	10,221	75	119
Lot 8	11,866	75	144
Lot 9	9,662	79	94 +/-
Lot 10	11,457	75	124
Lot 11	11,801	87	132
Lot 12	10,921	75	132
Lot 13	12,042	75	159
Lot 14	16,159	95	161
Lot 15	11,815	80	146
Lot 16	10,101	75	120

¹ Net area is the lot area excluding that portion of the lot which is part of a vehicular access easement per MICC 19.02.020(A)(2). The term “easement” is included in definition of street in MICC 19.16.010(S).

BUILDING PADS

Setbacks, Rights-of-Way, and Width

Per MICC 19.09.090(A), building pads must be identified, and MICC 19.09.090(A)(3) states that “no cross-section dimension of a building pad shall be less than 20 feet in width.” The building pad shall not be located within yard setbacks, rights-of-way, and critical areas or their buffers. The preliminary long plat in Exhibit 162 indicates that the building pads proposed by the applicant are exclusive of setbacks, rights-of-way, and do not have any cross-section widths less than 20 feet.

Critical Areas - Watercourses and Wetlands

The City’s maps indicate the presence of a Type 2 watercourse on site (MICC Title 19, Exhibit E). However, MICC 19.07.020(C) stipulates that the locations of the critical areas shown in Appendix E of MICC Title 19 are approximate and that the “maps are to be used as a reference only.” Furthermore, MICC 19.07.020(C) designates the applicant as being responsible “for determining the scope, extent and boundaries of any critical areas to the satisfaction of the code official.” As part of the requirements for a critical areas determination application (CAO13-002), the applicant provided a critical areas study (Exhibit 10), which was peer reviewed by a qualified professional chosen by the City (Exhibit 11). Both the critical areas study and the peer review determined that a Type 2 watercourse as shown in MICC Title 19 Exhibit E was not present on site. In order to classify a feature as a “watercourse,” it must meet the definition of “watercourse” in MICC 19.16.010(W):

A course or route, formed by nature and generally consisting of a channel with a bed, banks, or sides throughout substantially all its length, along which surface waters, with some regularity (annually in the rainy season), naturally and normally flow in draining from higher to lower lands. This definition does not include irrigation and drainage ditches, grass-lined swales, canals, storm water runoff devices, or other courses unless they are used by fish or to convey waters that were naturally occurring prior to construction.

The Watershed Company’s peer review (Exhibit 11) stated that there may be wetland conditions on the site that should be evaluated. The applicant’s biologist, Larry Burnstad with Watershed Dynamics, examined the site and did not find any conditions that would support the presence of a wetland (Exhibit 12 and 13) as defined by MICC 19.16.010(W):

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands do not include artificial wetlands, such as irrigation and drainage ditches, grass-lined swales, canals, landscape amenities, and detention facilities

or those wetlands that were unintentionally created as a result of the construction of a road or street unless the artificial wetlands were created to mitigate the alteration of a naturally occurring wetland. For identifying and delineating a regulated wetland, the city will use the Wetland Manual.

The City contracted for peer review of the applicant's findings (Exhibit 14). The City's consultant conducted the peer review, which included a site visit, and found that wetlands, as defined by MICC 19.16.010(W), did not exist in the site. On June 18, 2013, the City issued a letter to Mr. Giesbrecht agreeing that there was neither a watercourse nor wetland(s) on the Coval property (Exhibit 15). As a result, the critical areas determination, which is defined by MICC 19.16.010(C) as "an administrative action by the code official pursuant to MICC 19.15.010(E) to allow reduction or averaging of a wetland or watercourse buffer, or alteration of a steep slope," was no longer necessary. Without a watercourse and/or wetland(s) on site, there would be no buffers to reduce. The critical areas determination was withdrawn on October 14, 2013 and the file was closed. A more thorough explanation of the critical areas determination process and this specific critical areas identification can be found in Exhibit 73. The City Council issued Findings of Fact and Conclusions of Law on April 21, 2014 find that features on the subject site meet neither the definition of "watercourse" nor the definition of "wetland" (Exhibit 186). Since no wetlands or watercourses were found on the subject property, the building pads are located outside of any wetlands, watercourses, or their associated buffers.

Critical Areas - Geologic Hazard Areas

City maps show that the subject property may contain steep slopes, landslide hazard areas, seismic hazard areas, and erosion hazard areas. The following is an analysis of geologic hazard areas on the subject property as they relate to the proposed building pads.

Landslide Hazards (including Steep Slopes)

Landslide hazard areas are defined by MICC 19.16.010(L) as:

Those areas subject to landslides based on a combination of geologic, topographic, and hydrologic factors, including:

- 1. Areas of historic failures;*
- 2. Areas with all three of the following characteristics:*
 - a. Slopes steeper than 15 percent; and*
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and*
 - c. Springs or ground water seepage;*
- 3. Areas that have shown evidence of past movement or that are underlain or covered by mass wastage debris from past movements;*
- 4. Areas potentially unstable because of rapid stream incision and stream bank erosion; or*
- 5. Steep Slope. Any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run.*

According to the applicant's Geotechnical report (Exhibit 16), Lots 10, 11, 12, and 13 (now Lots 11, 12, 13, and 14 per Exhibit 162) meet criteria 1 and 5 for landslide hazard areas. Steep slopes are also included within the definition of landslide hazard areas in MICC 19.16.010(L). Additionally, steep slopes are defined by MICC 19.16.010(S) as "any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run. Steep slopes do not include artificially created cut slopes or rockeries." In addition to being located within a landslide hazard area, Lots 11, 12, 13, and 14 also contain steep slopes.

MICC 19.09.090(A)(2) allows for the placement of building pads within landslide hazard areas (including steep slopes). MICC 19.09.090(A)(2) states:

...building pads may be located within landslide hazard areas when all of the following are met: (a) a qualified professional determines that the criteria of MICC 19.07.060(D), Site Development, is satisfied;

(b) building pads are sited to minimize impacts to the extent reasonably feasible; and (c) building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.

The complete criteria for locating building pads within landslide hazard areas are shown in italics below. Analysis follows each requirement:

(a) A qualified professional determines that the criteria of MICC 19.07.060(D), Site Development, are satisfied. MICC 19.07.060(D) requires the qualified professional to demonstrate:

- 1. Development Conditions. Alterations of geologic hazard areas may occur if the code official concludes that such alterations:
 - a. Will not adversely impact other critical areas;*
 - b. Will not adversely impact (e.g., landslides, earth movement, increase surface water flows, etc.) the subject property or adjacent properties;*
 - c. Will mitigate impacts to the geologic hazard area consistent with best available science to the maximum extent reasonably possible such that the site is determined to be safe; and*
 - d. Include the landscaping of all disturbed areas outside of building footprints and installation of all impervious surfaces prior to final inspection.**

On page 3 of the Geotechnical Report submitted on October 10, 2013 (Exhibit 17), a statement is provided by the engineer that verifies that the proposed development will meet requirements MICC 19.07.060(D)(1)(a and b). The Statement of Risk (Exhibit 18) states that the proposal complies with MICC 19.07.060(D)(1)(c). To conform to MICC 19.07.060(D)(1)(d), all disturbed areas outside of building footprints and impervious surfaces shall be landscaped.

- 2. Statement of Risk. Alteration within geologic hazard areas may occur if the development conditions listed above are satisfied and the geotechnical professional provides a statement of risk with supporting documentation indicating that one of the following conditions can be met:
 - a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe;*
 - b. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area;*
 - c. The alteration is so minor as not to pose a threat to the public health, safety and welfare; or*
 - d. An evaluation of site specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area.**

The applicant has provided a Statement of Risk to the City, which was prepared by their Geotechnical Engineer (Exhibit 18). The State of Risk indicates that “development practices are proposed for the alterations that would render the affected lots as safe as if they were not located in a geologic hazard area.” Consequently, the proposal would meet the requirements of MICC 19.07.060(D)(2)(b)

- 3. Development Limitations. Within a landslide hazard area, the code official may restrict alterations to the minimum extent necessary for the construction and maintenance of structures and related access where such action is deemed necessary to mitigate the hazard associated with development.*

The Code Official retains the right to restrict alterations as specified within MICC 19.07.060(D)(3).

4. *Seasonal Limitations. Land clearing, grading, filling, and foundation work within geologic hazard areas are not permitted between October 1 and April 1. The code official may grant a waiver to this seasonal development limitation if the applicant provides a geotechnical report of the site and the proposed construction activities that concludes erosion and sedimentation impacts can be effectively controlled on-site consistent with adopted storm water standards and the proposed construction work will not subject people or property, including areas off-site, to an increased risk of the hazard. As a condition of the waiver, the code official may require erosion control measures, restoration plans, and/or an indemnification/release agreement. Peer review of the geotechnical report may be required in accordance with subsection C of this section. If site activities result in erosion impacts or threaten water quality standards, the city may suspend further work on the site and/or require remedial action; and*

The seasonal development limitation described in MICC 19.07.060(D)(4) applies to the proposal unless a waiver is granted.

- (b) *Building pads are sited to minimize impacts to the extent reasonably feasible; and*

Proposed building pads have been sited to minimize impacts to critical areas while preserving trees on site. As shown in Exhibit 162, the building pads on Lots 11, 12, 13, and 14 have been shifted further to the east off of steep slopes.

- (c) *Building pads are not located in steep slopes or within 10 feet from the top of a steep slope, unless such slopes, as determined by a qualified professional, consist of soil types determined not to be landslide prone.*

The building pads proposed for Lots 11, 12, 13, and 14 have been moved off of the steep slopes, as required by MICC 19.09.090(A)(2). Building pads may not be located on steep slopes unless a qualified professional shows that the slopes are comprised of soil types determined to not be landslide prone.

Erosion Hazards

Erosion hazard areas are defined by MICC 19.16.010(E) as “those areas greater than 15 percent slope and subject to a severe risk of erosion due to wind, rain, water, slope and other natural agents including those soil types and/or areas identified by the U.S. Department of Agriculture’s Natural Resources Conservation Service as having a “severe” or “very severe” rill and inter-rill erosion hazard.” By this definition and as discussed in Exhibit 16, Lots 10, 11, 12, 13, 15, and 16 (currently Lots 3, 10, 11, 12, 13, and 14 per Exhibit 162) may have erosion hazard areas. Erosion risk will have to be mitigated as discussed in Exhibits 16 and 17.

Seismic Hazards

Seismic hazard areas are defined by MICC 19.16.010(S) as “areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting.” Page 6 of the Geotechnical report submitted on July 30, 2013 (Exhibit 16) describes how the subject property does not meet the definition in MICC 19.16.010(S) of a seismic hazard, as there is little risk for severe damage resulting from an earthquake and future design of proposed structures would “mitigate impacts associated with ground shaking.” Therefore, the building pads are not proposed to be located within seismic hazard areas.

The City Council finds that all proposed lots, as illustrated in Exhibit 162, would meet or exceed the minimum lot area, width, and depth requirements. Furthermore, all lots appear to meet the minimum building pad requirements in MICC 19.09.090(A).

- B. Each side line of a lot shall be approximately perpendicular or radial to the center line of the street on which the lot fronts.*

City Council Analysis:

The side lot lines of all proposed lots are either perpendicular or radial to the access easement upon which they front. This requirement is met.

6. MICC 19.08.030(F) requires for special conditions:

- A. Subdivisions abutting an arterial street as shown on the comprehensive arterial plan shall be oriented to require the rear or side portion of the lots to abut the arterial and provide for internal access streets.*

City Council Analysis:

The subject property gains access from 84th Avenue SE, which is not designated by the Mercer Island Comprehensive Plan as an arterial street. Therefore, proposed lots within the subdivision are not required to be situated so that either a side or rear portion of the lot abuts 84th Avenue SE. Furthermore, the proposed lots are not required to gain access from an internal street (Exhibit 162).

- B. Where Critical Areas meeting the criteria set out in Chapter 19.07 MICC are present within the subdivision, the code official or city council may require additional restrictions on the lots.*

City Council Analysis:

As discussed above, City maps indicate the presence of erosion hazards, landslide hazards, seismic hazards, and steep slopes on the subject property. The previous analysis indicates that Lots 11, 12, 13, and 14 (previously Lots 10, 11, 12, and 13) are impacted by landslide hazard areas, including steep slopes (Exhibits 16 - 18), but the location of building pads on these lots is permitted by MICC 19.09.090(A) and future development of the specified lots is allowed subject to MICC 19.07.060. Additionally, erosion hazard areas appear to impact Lots 3, 10, 11, 12, 13, and 14. However, development of these lots is permitted by MICC 19.07.060 as guided by the submitted geotechnical reports (Exhibits 16 – 18). Additionally, Exhibits 10 – 15 and 186 show that there are no features on the subject property that meet the definition of wetland and/or watercourse as defined by MICC 19.16.010(W). As all proposed alterations within critical areas are permitted by the MICC, the Code Official is not recommending additional restrictions beyond what is required by the Mercer Island City Code.

7. MICC 19.08.020(F)(1) requires that all preliminary approvals or denials of subdivisions shall be accompanied by written findings of fact demonstrating that:

- A. The project does or does not make appropriate provisions for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.*

City Council Analysis:

Reviews by the City Engineer, the City Arborist, the Building Official, the Code Official, and the Fire Code Official have been completed to ensure appropriate provisions for fire protection, ingress/egress access, stormwater, potable water supply, sanitary sewer, and safe/buildable areas; and find that the public health, safety, and general welfare would be protected if the conditions of approval are met. Development of the subject property shall be guided by the technical reports submitted by the applicant (Exhibits 8, 9, 16, 17, 18, 19, 163, 164, 165, and 209). Further measures are required by the SEPA MDNS (Exhibit 7), which will mitigate potential environmental impacts.

A review for consistency with the Land Use and Capital Facility Elements of the Comprehensive plan finds that there are no identified needs in the area for parks and recreation, playgrounds, schools and school grounds. However, the Facilities Improvement Plan within the City's Pedestrian and Bicycle Plan has identified 84th Avenue SE adjacent to the site as the location for a proposed pedestrian crossing. Along its western boundary, the subject property abuts an identified future location for stairs. A trail across the subject property would connect the proposed crosswalk to the future stairs, effectively enhancing connectivity between Upper Luther Burbank Park and the Town Center. The proposed subdivision includes a proposed pedestrian easement, which feeds into an existing pedestrian easement to the southwest, to provide for this connection (Exhibit 162).

84th Avenue SE adjacent to the subject property lacks sidewalks, but the applicant is proposing 8.5 foot wide gravel shoulders at the recommendation of the City Engineer as well as an internal sidewalk, thus providing space for students to walk to and from school and those waiting for the bus (Exhibit 162).

The closest transit stop is approximately one half mile from the site at the intersection of 84th Avenue SE, SE 39th Street, and Island Crest Way. The City does not determine the location of new transit stops.

The City Council finds that the proposal makes appropriate provisions for the public health, safety, and general welfare

B. *The public use and interest will or will not be served by approval of the project.*

City Council Analysis:

The City finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of the city. The proposed subdivision would comply with this goal and help to achieve the state mandated population growth targets (RCW 36.70A.215), which have been adopted in the City's Comprehensive Plan, in a manner consistent with the zoning adopted for the area in 1965 (Ordinance 123). Therefore, the public use and interest will be served by approval of the project due to compliance with the comprehensive plan, growth targets, and coordinated growth.

C. *The project does or does not conform to applicable zoning and land use regulations.*

City Council Analysis:

As discussed above, the project would conform to all applicable zoning and land use regulations including, but not limited to, setbacks, impervious surface coverage, gross floor area, and critical areas.

IV. CONCLUSIONS OF LAW

Based on the above Findings of Facts, the following Conclusions of Law have been made:

1. The proposed subdivision is consistent with, and therefore, would comply with the arterial, capital facility, and land use elements of the Comprehensive Plan. Additionally, the proposed long plat would be consistent with, and therefore, comply with all other chapters of the development code, the Shoreline Management Act, and other applicable regulations, subject to the conditions of approval.

2. The use of this property is residential, which is a permitted use in the underlying zone. The residential proposal in the underlying zone is consistent with the adopted current and official Comprehensive Plan land use element, and plans for arterial streets, trails, public facilities, utilities, parks and playgrounds, subject to the conditions of approval.
3. The public health and welfare will be served by the approval of the project because it will provide additional housing to meet the City's growth management targets, and provide improved drainage along the adjacent right-of-way. The residential proposal does not create adverse impacts to health, safety or welfare or inflict damage to adjacent properties or the public interests for flooding, drainage, slopes, unstable soils, traffic, public safety or other causes, subject to the conditions of approval.
4. The proposed long plat is consistent with the requirement for streets, roads, and rights-of-way if the requirements of the City of Mercer Island Engineering Department are met for this long plat.
5. The proposal meets the minimum lot area, width, and depth of each residential lot for the zone in which the lots are located, and complies with all applicable zoning regulations.
6. Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication.

V. DECISION

Based upon the above noted Findings of Fact and Conclusions of Law, long plat application SUB13-009 for a sixteen lot long plat with one private access and utility tract and one open space and utilities tract, as depicted in Exhibit 162, is hereby granted preliminary approval, subject to the conditions of approval noted below.

VI. CONDITIONS OF PRELIMINARY APPROVAL

The following conditions shall be binding on the "Applicant," which shall include owner or owners of the property, heirs, assign and successors.

General

1. The final plat shall be designed substantially in conformance with the preliminary plat of record submitted as part of this long plat application, Exhibit 162, and as required to be amended by the Conditions of Approval.
2. The proposed and future development of this property shall comply with the zoning district, or as amended at the time of development.
3. The removal of native vegetation is to be minimized and limited to active construction areas.
4. The existing structures and impervious surface coverage on site shall be demolished prior to issuance of final approval of this long plat.
5. The applicant has five years to submit a final plat meeting all requirements of the Conditions of Approval. A plat that has not been recorded within five years after its preliminary approval shall expire. A new application is required to revitalize an expired preliminary plat.
6. This long plat is subject to the mitigation conditions included within the SEPA Mitigated Determination of Nonsignificance issued for project number SEP13-031 on December 23, 2013.

7. Noise impacts shall be minimized. The applicant should conduct the most disruptive and noisiest elements of site development and construction during those times when adjacent residents are less likely to be home, which is generally between 8:00 A.M. and 5:00 P.M. on weekdays (Monday through Friday).
8. Per MICC 19.07.060(D)(1)(d), include the landscaping of all disturbed areas outside of building footprints and installation of all impervious surfaces prior to final inspection of applicable permits.
9. Prior to commencement of construction on the site, the applicant shall submit a plan, that includes, but is not limited to traffic management with certified flaggers, parking on site and haul routes related to construction activity, and hours of certain construction activities if the construction activity would affect pedestrian traffic on 84th Ave SE.
10. At the time of Final plat recording, the applicant shall contribute \$50,000 to the City's Street fund to be used toward the pedestrian path improvement along 84th Ave. SE (SE 39th St. to Upper Luther Burbank Park) as identified in the 6-Year Transportation Improvement Program.
11. The final plat shall contain a note, or other permanent restriction, with terms acceptable to the applicant and the City Attorney, that requires the homeowner to obtain a tree permit from the City pursuant to the criteria for removal found in MICC 19.10.040(B)(Trees on Private Property) prior to removing any tree from the homeowner's lot that has been identified for retention at issuance of a building permit and not only for trees located within a critical tree area, as otherwise required by MICC Chapter 19.10.
12. Language shall be placed on the face of the final plat governing the maintenance of proposed conservation easements.
13. All disturbed areas within geohazard areas that are outside of building footprints and impervious surfaces shall be landscaped.
14. The applicant shall extend the existing pipe along 84th Avenue SE to connect to the existing pipe at SE 30th Place as shown in Exhibit 208 (Exhibit A of Appendix A).
15. There will be a minimum side yard setback of 10 feet along the northern boundary of the Coval plat. This applies to Lots 3, 10, and 11.
16. Maintenance and repair of the proposed raingardens shall be the responsibility of the Homeowner's Association.
17. Landscaping along the north boundaries of Lots 3, 10, and 11, as shown in Exhibit 214, shall be included in the final plat.

Arborist

1. Pursuant to MICC 19.10.020, a Tree Permit is required before any work begins, including demolition and grading.
2. You are required to use methods in conjunction with the city arborist and your project arborist that show you have used "reasonable best efforts" per MICC 19.10.040(B) and "best construction practices" per MICC 19.10.080(A) to avoid damaging protected trees during plat and individual lot development.
3. A tree protection inspection is required before any plat work begins, including demolition and grading, per MICC 19.10.080 (A)(3).
4. Submitted materials for your plat and building permit applications must show tree protection at the drip lines along with the proposed location of all utilities on the site utility sheets. Per the City Tree Ordinance, MICC 19.10.040(B), reasonable best efforts must be taken to avoid taking a protected tree during development of the lot.
5. At time of site development, tree removal is limited to those trees identified on the plat plan that accommodate site development infrastructure improvements [MICC 19.10.080(A)(3)]. Trees that must be removed at a later date will be considered at time of building permit submittal. Any additional

removals must be approved by the City Arborist prior to their removal. At that time, you will be required to follow building permit submittal requirements as stated in MICC 19.10.080.

6. Final tree protection and removal will be determined in the field after all plat improvements are accurately staked in the field
7. You are required to install all site development replacement trees before final approval of the plat (MICC 19.10.060). Please install trees on perimeters and outside of building pads so they are not damaged during future construction.
8. The City may require that a certified arborist reassess the list of "Trees with Health/Structural Issues" if the tree is only numbered a 1 or a 2.
9. The applicant shall place a note of the face of the final plat stating, "Trees preserved throughout construction will be required to be retained in perpetuity unless proven to be hazards."
10. A note shall be placed on the final plat to the effect that "the applicant will design houses to avoid disturbance of the root plates of a significant tree or trees."
11. Applicant should reevaluate if the following trees need to be removed for plat improvements: 7247, 7210, 7046, 7036, 7037, 7038, 7035, 7041, 7034, and 7017.

Fire Code Official

1. The proposed private access road shall have a paved surface no less than 26 feet in width when guest parking is provided on one side of the road to increase safety and lessen overflow parking on 84th Ave SE. The 26 feet must be comprised of a surface that satisfactorily meets all requirements of the fire code. In areas where no parking is provided, the paved surface shall be no less than 20 feet.
2. Two fire hydrants are required. The second hydrant is required to be installed at 300 feet to 350 feet spacing from the new one shown on Exhibit 26.

Engineering

1. Easements for shared access, utilities, and storm drainage facilities shall be depicted on the face of the final plat. Language which indicates joint rights and responsibilities of each lot with respect to all utilities and roadways shall be shown along with individual lot Joint Maintenance Easement Agreements (where applicable) for all shared usage and filed with the King County Recorder and noted on the final plat. The easement shall indicate whether it is public or private, existing or proposed.
2. All damage to adjacent properties or public rights-of-way resulting from construction (e.g., siltation, mud, water, runoff, roadway damage caused by construction equipment or hauling) shall be expeditiously mitigated and repaired by the contractor, at no expense to the City. Failure to mitigate and repair said damage, or to comply with the approved construction plans, the permits issued by the City, or the City requirement for corrective action shall be cause for the issuance of a "Stop Work" order, foreclosure on the plat bond/security, and/or other measures deemed appropriate by the City Engineer or Code Official to ensure construction consistent with the approved plans and protection of public safety.
3. The final plat shall be prepared in conformance with Title 58 RCW and Surveys shall comply with Chapter 332-130 WAC. Additionally, provide the final plat as a DXF AutoCAD file, PDF, and mylar hardcopy. Submit using Mercer Island's datum and tie the plat to at least two monuments.
4. A City of Mercer Island title block for approval signatures (Planner and City Engineer) shall be provided on the final plat along with the designated Long plat number.
5. Construction of all improvements for access, utilities, storm drainage, and site work shall comply with current City ordinances and the requirements of the City Engineer.
6. All utilities serving the plat shall be under grounded (MICC 19.09.040) and shall be designed and constructed in accordance with City of Mercer Island Ordinances.

7. Long plat improvement plans prepared by a Washington State licensed engineer shall be submitted for review and approval by the City Engineer. The improvement plans shall include:
- a. Plat access road - Comply with the Fire Code Official Requirements and standards contained in MICC 19.09.040. Provide detail design for the access road.
 - b. Temporary Erosion Control measurements.
 - c. Grading Plan.
 - d. Water main and appurtenances
 - Show the existing water mains (locations, sizes, and materials) along 84th Ave. SE and along the south property line.
 - Fire hydrants – Show the locations of existing and new hydrants.
 - Water main – Extend an 8” ductile iron main from the City water main in 84th Ave. SE to serve the plat in a manner that provides both domestic water and fire suppression needs acceptable to the City Engineer and Fire Code Official. The design shall minimize the use of bends, use reasonable best efforts to protect regulated trees, and minimize utility crossings.
 - Provide a minimum of 7.5 feet of separation between the water main and private storm drainage system.
 - Provide a minimum of ten feet of separation between the water main and sanitary sewer main.
 - Show the locations and sizes of the proposed water meters and water services for all lots. The proposed water meters shall be located within the public right of way or proposed public utility easement.
 - Show the approximate locations of the driveways for each lot, so the water meters will not be located within the driveway areas.
 - Abandon the existing water service tap at the city water mains. The location of the existing water service tap shall be located and shown on the plan.
 - e. Sanitary sewer and appurtenances
 - Extend an 8” sewer main to serve all lots of the plat.
 - Show the sanitary sewer stub outs.
 - Abandon the existing side sewer at the city sewer main.
 - f. Stormwater
 - Show the storm drainage stub outs for all lots.
 - Provide treatment of runoff from the street and any other pollution generating impervious surfaces (PGIS) in accordance with 2005 Department of Ecology’s Stormwater Management Manual.
 - Provide on-site detention system in accordance with the 2005 Department of Ecology’s Stormwater Management Manual as amended by MICC 15.09. The pre-developed condition must be modeled as “2nd growth forest”. The drainage report, detention system calculations and drainage plan shall be prepared by a civil engineer licensed by the State of Washington.
 - If the applicant contemplates the use of infiltration for management of stormwater runoff from some of the lots, a minimum of one soil log for each proposed infiltration trench location is required. The soil report and infiltration system design shall be in accordance with the 2005 Department of Ecology’s Stormwater Management Manual. If infiltration is not deemed feasible by the City Engineer based on the soil investigation, then the plat detention system must be designed to serve these lots.
 - The applicant’s civil engineer must inspect and confirm the condition of the existing drainage system on Lot 15 from the southern neighboring property and replace if needed as determined by the City Engineer.
 - A Department of Ecology Construction General Permit is required for this project.
 - g. Right of way
 - Dedicate 30 feet of right of way to the City of Mercer Island along 84th Ave. SE abutting the site.

- All existing improvements in the vicinity of the proposed work shall be restored to the satisfaction of the City Engineer. Restoration of pavement on 84th Ave. SE damaged by construction activities may require a full width grinding and overlay of the roadway. The actual limits and method of restoration shall be determined by the City engineer prior to final plat approval.
- h. Dry utilities
- Show the dry (power, gas, etc) utility corridor on the plan. Dry utilities shall not be located within the public utility easements except to the extent allowed by the City Engineer.
- i. Easements
- Provide a 25 foot wide public utility easement along the south side of plat over the existing 8" water main.
 - Provide a public utility easement for the proposed water main and sewer main extensions. The public utility easement (for the water and sewer main combined) shall be at least 25' wide with a minimum 15' clearance between the new water main and sewer main, 5' clearance between the edge of the easement and the center of water main or sewer main. The new fire hydrants shall be located within the proposed utility easement. If separate water and sewer easements are provided, then each shall be at least 15' wide centered on the main.
 - All new public utility easements shall be exclusive and not shared with private utilities.
 - Show all existing and proposed easements. Clearly distinguish all public easements from private easements. Private utility easement and public utility easement shall not be combined.
8. All long plat improvements shall be completed prior to final approval and recording of the long plat documents or bonded and completed prior to issuance of building permits when allowed by the City Engineer. An accurately prepared as-built drawing that shows all utilities and long plat improvements shall be submitted to the City upon completion of the work. Provide two paper copies and one PDF file. Submit using Mercer Island's datum and tie the plat to at least two monuments.
9. The following notes shall be placed on the final plat:
- A. Maintenance and repair of joint use side sewers (sewer lines from the building to the City sewer main), shared roads, access easements, storm drainage facilities shall be the responsibility of the owners of each lot served (with the exception that owners of any lot which is lower in elevation shall not be responsible for that portion of a private side sewer above their connection.) In the event that maintenance and repair of any facilities enumerated above are not performed to the satisfaction of the City Engineer, after a timely demand has been made for such action, the City or its agent shall have the right to enter upon the premises and perform the necessary maintenance and repair to protect the safety and general welfare of the public and shall have the right to charge the owner of each lot an equal share of the total maintenance and repair costs. The City or the owner of any lot within this Long plat shall have the right to bring action in Superior Court to require any maintenance or repair and to recover the costs incurred in making or effecting repairs to improvements.
 - B. The monitoring, cleaning, maintenance and repair of storm drainage systems in accordance with City Ordinance No. 95C-118 and MICC 15.09 is required for all lot owners within this plat to control stormwater runoff and control erosion and flooding downstream. All costs related to stormwater runoff control shall be borne by the owners of each lot in equal share. This obligation shall be recorded separately with each individual lot sale and shall travel with the land.
 - C. All staging for construction shall occur on site and shall not be located in the public right-of-way.
 - D. Prior to the issuance of a building permit, each application shall be accompanied with a temporary erosion and sedimentation control plan, clearing and grading plan, and an access and utility plan showing the location of existing trees.
 - E. No permanent landscaping, structures, or fences shall be placed on or within public utility, storm drainage, or pedestrian path easements without the written approval of the City Engineer.

- F. If in the opinion of the City Engineer, utilities or storm drainage facilities require maintenance, repair or replacement, the City or its agent shall have the right to enter those lots adjoining the facility for the purpose of maintaining, repairing, relocating or replacing said facilities.
- G. Installation of landscaping and/or structures including trees, shrubs, rocks, berms, walls, gates, and other improvements are not allowed within the public right-of-way without an approved encroachment license agreement from the City prior to the work occurring (MICC 19.06.060).



Bruce Bassett
Mayor
City of Mercer Island

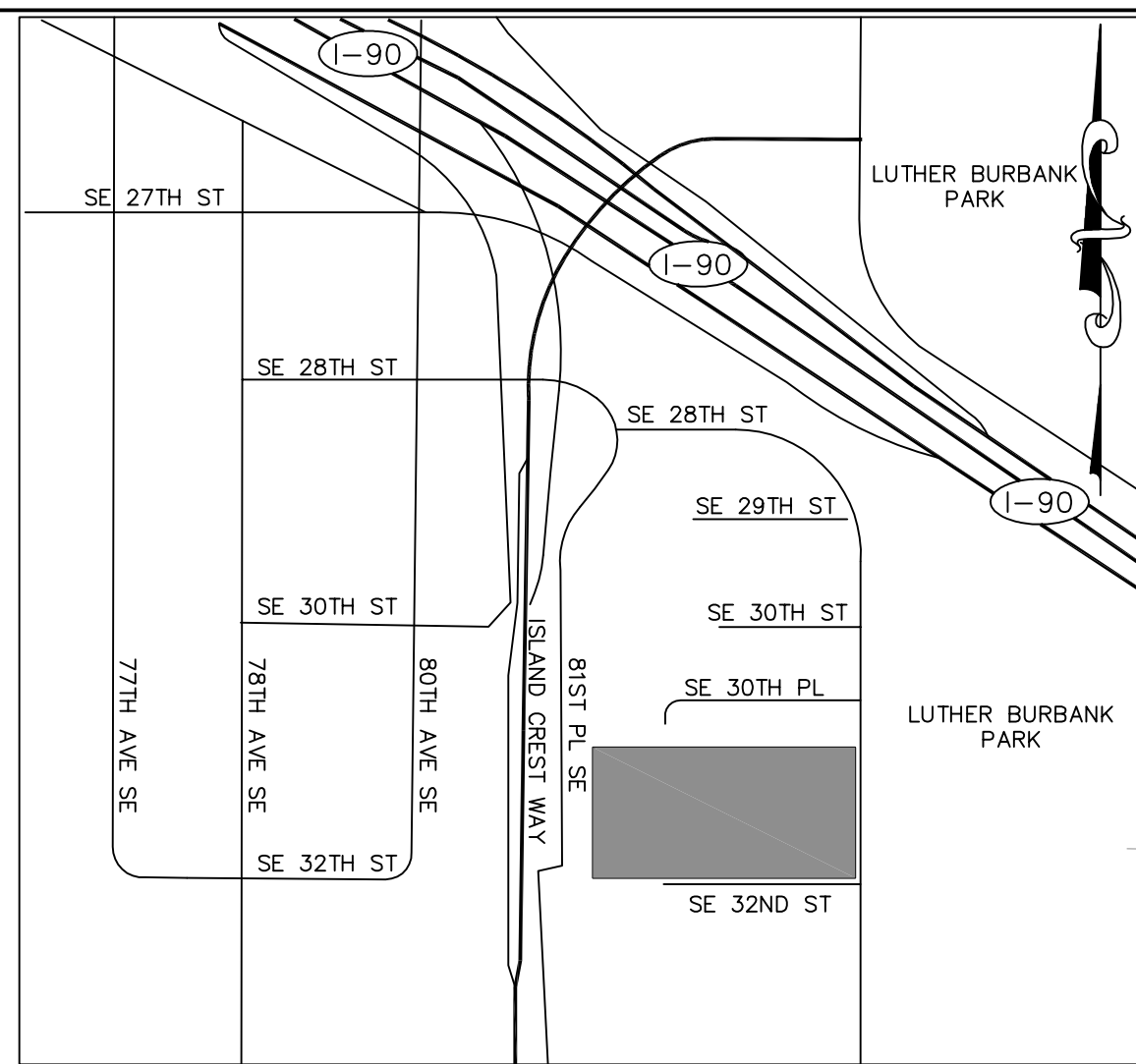
July 21, 2014
Date

NE 1/4, SEC. 12, TWP. 24 N., RGE. 4 E., W.M.

COVAL PROPERTY

PRELIMINARY PLAT PLANS

CITY OF MERCER ISLAND FILE NO: SUB13-009



VICINITY MAP

N.T.S.

CONTACTS

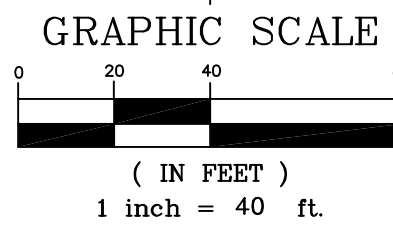
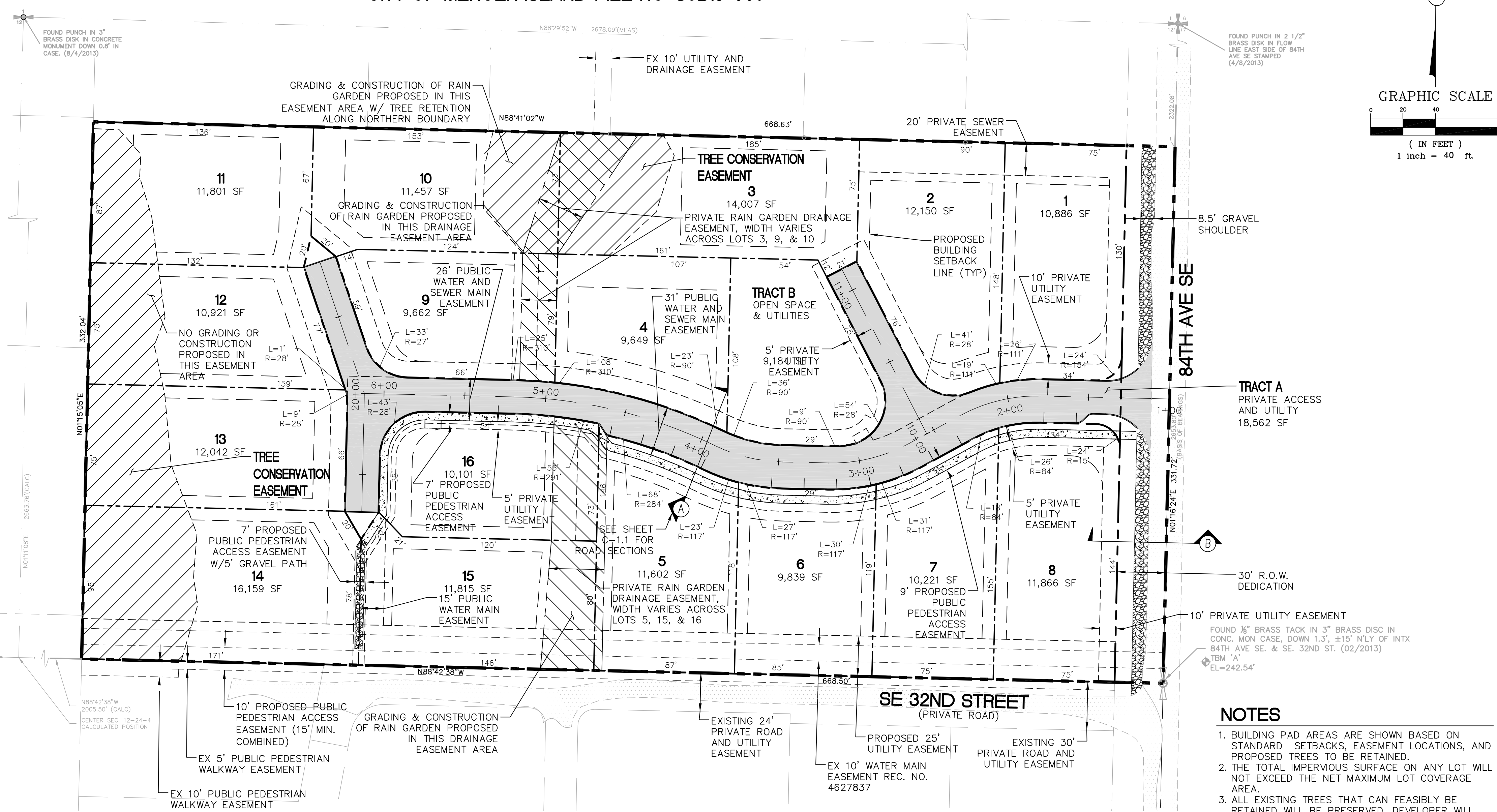
OWNER	GEOTECHNICAL ENGINEER
MI 84TH LIMITED PARTNERSHIP P.O. BOX 971 MERCER ISLAND, WA. 98040	TERRA ASSOCIATES, INC. 12525 WILLOWS ROAD, #101 KIRKLAND, WA. 98034 PHONE: (425) 821-7777 CONTACT: TED SCHEPPER, P.E.
APPLICANT	SURVEYOR
MI 84TH LIMITED PARTNERSHIP P.O. BOX 971 MERCER ISLAND, WA 98040 PHONE: (206) 749-9600 CONTACT: WES GIESBRECHT	AXIS SURVEY & MAPPING 13005 NE 126TH PLACE KIRKLAND, WA. 98034 PHONE: (425) 823-5700 CONTACT: ZANE NALL, P.L.S.
LANDSCAPE ARCHITECT	BIOLOGIST
FRED GLICK DESIGN 7644 SE 41ST STREET MERCER ISLAND, WA 98040 (206) 498-4280 CONTACT: FRED GLICK, LA	WATERSHED DYNAMICS P.O. BOX 215 ENUMCLAW, WA 98022 PHONE: (360) 825-9253 CONTACT: LARRY BURNSTAD
ENGINEER	ARBORIST
PACLAND 11400 SE 8TH STREET, SUITE 345 BELLEVUE, WA. 98004 PHONE: (425) 453-9501 CONTACT: SCOTT BORGESON, P.E. PAUL MANZER, P.E.	GREENFOREST INCORPORATED 4547 S. LUCILE STREET SEATTLE, WA 98118 PHONE: (206) 723-1656 CONTACT: FAVERO GREENFOREST

PROJECT INFORMATION

ZONING:	R-9.6
TOTAL PARCEL AREA:	221,975 SF (5.1 ACRES)
R.O.W. DEDICATION:	9,952 SF
TRACT A - PRIVATE ACCESS:	18,562 SF
TRACT B - OPEN SPACE:	9,184 SF
NET DEVELOPABLE AREA: (TOTAL PARCEL AREA - ROW DEDICATION - PRIVATE ACCESS TRACT)	194,229 SF (4.46 ACRES)
MAX LOT YIELD:	(198,245 SF/9,600 SF) = 20.65
PROPOSED NUMBER OF LOTS	16
MIN. LOT SIZE:	9,600 SF
MIN. LOT DEPTH:	80'
MIN. LOT WIDTH:	75'
MAX BUILDING HEIGHT:	30'
MAX GROSS FLOOR AREA:	45% LOT AREA
MAX LOT COVERAGE:	40% (SLOPE < 15%) 35% (SLOPE < 30%) 30% (SLOPE 30%-50%)
TAX PARCEL NUMBER:	1224049010
SETBACKS:	
FRONT:	20'
LOTS:	25'
SIDE:	15' TOTAL (5' MIN)
FROM PUBLIC R.O.W.:	10' MIN.

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.



LOT #	GROSS FLOOR AREA CALCULATIONS		LOT SLOPE CALCULATIONS				LOT COVERAGE CALCULATIONS		
	LOT AREA (SF)	MAX GROSS FLOOR AREA (SF) 1	HIGHEST ELEVATION (FT)	LOWEST ELEVATION (FT)	SHORTEST DISTANCE (FT)	LOT SLOPE (FT/FT) 2	GROSS MAX LOT COVERAGE 3	NON-RESIDENTIAL IMPERVIOUS (SF) 4	NET MAX LOT COVERAGE 5
1	10,886	4,899	240.2	231.9	166	0.050	4,354	0.00	4,354
2	12,150	5,468	242.1	233.8	151	0.055	4,860	0.00	4,860
3	14,007	6,303	244.2	216.5	103	0.269	4,902	0.00	4,902
4	9,649	4,342	246.5	228.0	150	0.123	3,860	0.00	3,860
5	11,602	5,221	250.5	239.0	175	0.066	4,641	465.00	4,176
6	9,839	4,428	250.5	245.8	146	0.032	3,936	475.00	3,461
7	10,221	4,599	249.2	241.2	173	0.046	4,088	425.00	3,663
8	11,866	5,340	245.1	238.5	165	0.040	4,746	350.00	4,396
9	9,662	4,348	242.0	224.2	111	0.160	3,382	0.00	3,382
10	11,457	5,156	243.3	221.1	154	0.144	4,583	0.00	4,583
11	11,801	5,310	257.2	232.0	106	0.238	4,130	0.00	4,130
12	10,921	4,914	261.6	235.5	100	0.261	3,822	0.00	3,822
13	12,042	5,419	263.0	236.0	103	0.262	4,215	0.00	4,215
14	16,159	7,272	264.1	232.0	108	0.297	5,656	187.50	5,468
15	11,815	5,317	254.0	235.0	137	0.139	4,726	312.50	4,414
16	10,101	4,545	243.7	230.5	120	0.110	4,040	925.00	3,115

- NOTES:
- 1) Max Gross Floor Area for R-9.6 Zoning is 45% of Lot Area.
 - 2) Lot Slope is calculated by subtracting the lowest elevation on a lot from the highest elevation, and dividing the resulting number by the shortest horizontal distance between these two elevations.
 - 3) Gross Max Lot Coverage = 40% of the Lot Area for lot slopes less than 15%, 35% for lot slopes less than 30%, 30% for lot slopes between 30-50% and 20% for lot slopes greater than 50% slope.
 - 4) Areas of paved pedestrian walkways (gravel path not included) and portions of the detention vault within lots.
 - 5) Maximum lot coverage remaining after non-residential impervious areas are accounted for.

DATUM/BASIS OF BEARINGS

HELD N01°16'24"E ALONG THE EAST LINE OF THE EAST LINE OF THE NE QUARTER SEC 12-24-4 PER GPS OBSERVATION.

ORIGINATING BENCHMARK: CITY OF MERCER ISLAND MONUMENT
DESIGNATION #MI 1015, 1 1/2" BRASS CAP IN 4"x4" CONCRETE POST IN CASE.

VERTICAL DATUM: NAVD '88, ELEVATION: 85.16'

TEMPORARY BENCHMARKS: TBM 'A' TOP OF MONUMENT IN CASE AT EAST QUARTER CORNER SEC. 12-24-4, ELEVATION 242.54'

TBM 'B' TOP SW CORNER BOX CULVERT AT LOW POINT IN DIRT ROAD. ELEVATION 230.47'

SHEET INDEX

01	CV-01	COVER SHEET/PRELIMINARY PLAT MAP
02	SV-1	TOPOGRAPHIC MAP
03	C-1.0	PHASE 1 GRADING AND DRAINAGE PLAN
04	C-1.1	PRELIMINARY ROAD PROFILES & SECTIONS
05	C-2.0	PRELIMINARY UTILITY PLAN
06	L-1.0	TREE ASSESSMENT PLAN
07	L-2.0	PHASE 1 TREE IMPLEMENTATION PLAN

NOTES

1. BUILDING PAD AREAS ARE SHOWN BASED ON STANDARD SETBACKS, EASEMENT LOCATIONS, AND PROPOSED TREES TO BE RETAINED.
2. THE TOTAL IMPERVIOUS SURFACE ON ANY LOT WILL NOT EXCEED THE NET MAXIMUM LOT COVERAGE AREA.
3. ALL EXISTING TREES THAT CAN FEASIBLY BE RETAINED WILL BE PRESERVED. DEVELOPER WILL WORK WITH CITY ARBORIST AND OTHER STAFF TO MAXIMIZE TREE RETENTION.

LEGEND

	PROPERTY LINE
	PROPOSED R.O.W.
	PROPOSED BUILDING
	PROPOSED LOT LINE
	PROPOSED CENTER LINE
	PROPOSED B.S.B.L.
	PROPOSED CURB
	PROPOSED EASEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED GRAVEL
	TREE CONSERVATION EASEMENT
	RAIN GARDEN DRAINAGE EASEMENT

No.	Date	By	Revision Description
1	10/7/13	PACLAND	PER CITY COMMENTS
2	10/24/13	PACLAND	PER CITY COMMENTS
3	12/24/13	PACLAND	PER CITY COMMENTS
4	01/15/14	PACLAND	PER CITY COMMENTS
5	05/21/14	PACLAND	PER CITY COMMENTS
6	05/12/14	PACLAND	PER CITY COMMENTS

Issue Date:	10/4/2013
Designed By:	SRB
Drawn By:	JMA/AKP
Checked By:	SRB
Project No.:	50335002
Issue Date:	10/4/2013
Project No.:	50335002



PACLAND

MI 84TH PARTNERSHIP
3051 84TH AVENUE SE
MERCER ISLAND, WA 98040

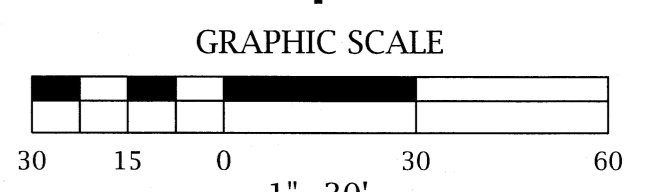
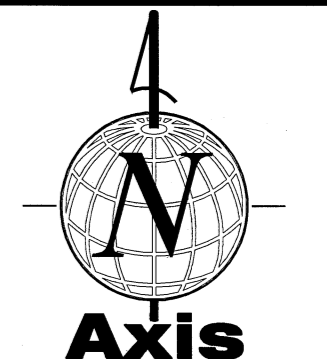
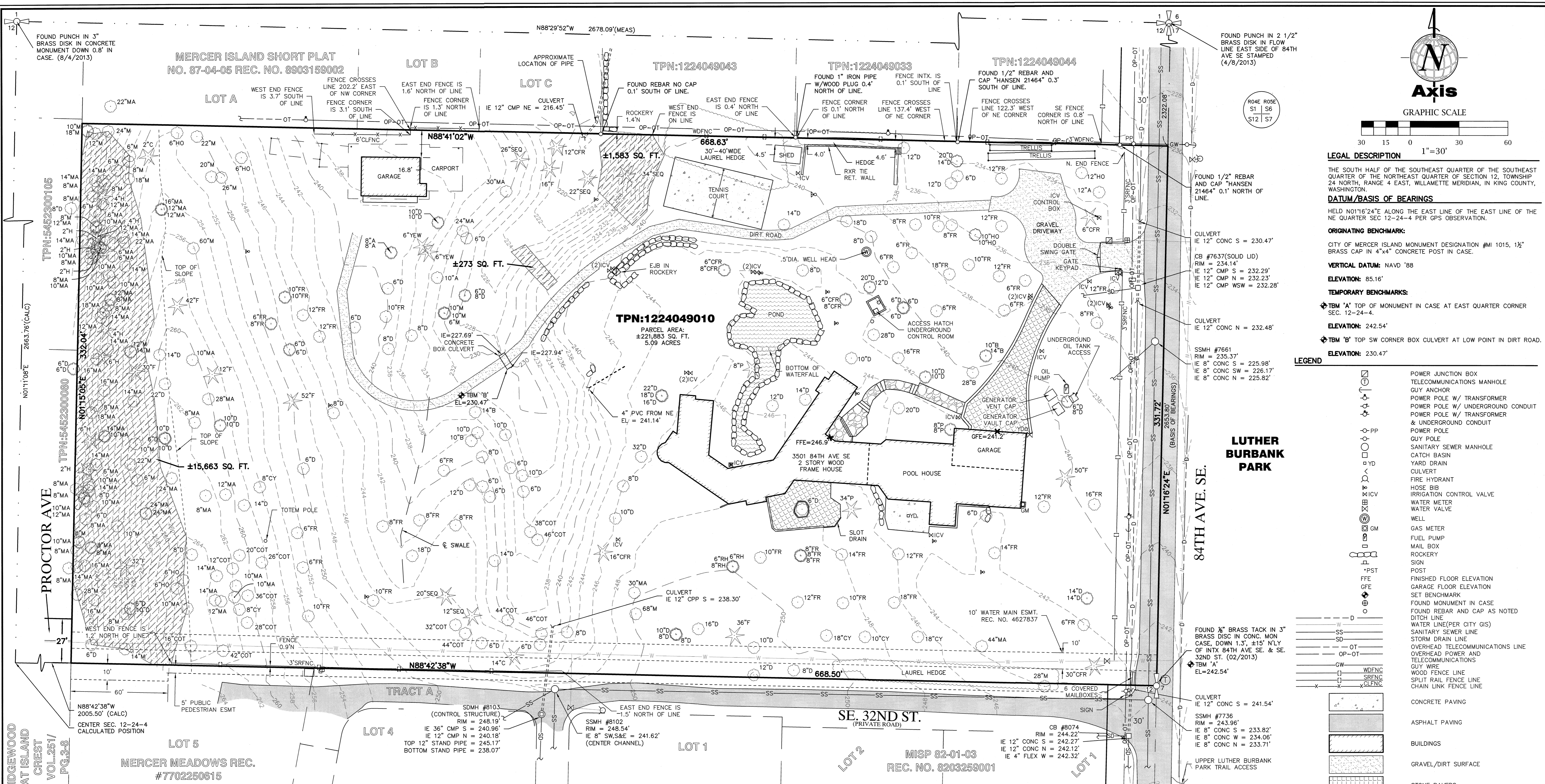
T (425) 453-9501
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11400 SE 8TH ST.
Suite 345
Bellevue, WA 98004

COVAL PROPERTY

MI 84TH PARTNERSHIP
3051 84TH AVENUE SE
MERCER ISLAND, WA 98040

COVER SHEET/PRELIMINARY PLAT MAP



LEGAL DESCRIPTION
 THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

DATUM/BASIS OF BEARINGS
 HELD N01°16'24"E ALONG THE EAST LINE OF THE EAST LINE OF THE NE QUARTER SEC 12-24-4 PER GPS OBSERVATION.

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TEMPORARY BENCHMARKS:
 TBM 'A' TOP OF MONUMENT IN CASE AT EAST QUARTER CORNER SEC. 12-24-4
ELEVATION: 242.54'
 TBM 'B' TOP SW CORNER BOX CULVERT AT LOW POINT IN DIRT ROAD.
ELEVATION: 230.47'

LEGEND

	POWER JUNCTION BOX
	TELECOMMUNICATIONS MANHOLE
	GUY ANCHOR
	POWER POLE W/ TRANSFORMER
	POWER POLE W/ UNDERGROUND CONDUIT
	POWER POLE W/ TRANSFORMER & UNDERGROUND CONDUIT
	POWER POLE
	SANITARY SEWER MANHOLE
	CATCH BASIN
	YARD DRAIN
	CULVERT
	FIRE HYDRANT
	HOSE BIB
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	WELL
	GAS METER
	FUEL PUMP
	MAIL BOX
	ROCKERY
	SIGN
	POST
	FINISHED FLOOR ELEVATION
	GARAGE FLOOR ELEVATION
	SET BENCHMARK
	FOUND MONUMENT IN CASE
	FOUND REBAR AND CAP AS NOTED
	DITCH LINE
	WATER LINE (PER CITY GIS)
	SANITARY SEWER LINE
	STORM DRAIN LINE
	OVERHEAD TELECOMMUNICATIONS LINE
	OVERHEAD POWER AND TELECOMMUNICATIONS
	GUY WIRE
	WOOD FENCE LINE
	SPLIT RAIL FENCE LINE
	CHAIN LINK FENCE LINE

CONCRETE PAVING

ASPHALT PAVING

BUILDINGS

GRAVEL/DIRT SURFACE

STONE PAVERS

FLAGSTONE PAVERS

SLOPE NOTE
 SLOPES SHOWN WERE DERIVED FROM AUTOCAD BASED ON THE EXISTING SURFACE. THE SLOPES ARE ONLY AS ACCURATE AS THE SOFTWARE PROVIDES.

SCHEDULE B SPECIAL EXCEPTIONS

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE A.L.T.A. COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 1356973, DATED JANUARY 18, 2013, AT 8:00 A.M..

- THIS PROPERTY SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING COMMUNICATION FACILITIES AND APPURTENANCES THERETO PER INSTRUMENT UNDER RECORDING NO. 3758636
- THIS PROPERTY SUBJECT TO EASEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING WATER MAIN FACILITIES AND APPURTENANCES THERETO PER INSTRUMENT UNDER RECORDING NO. 4627837

NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (SAW CUTS IN PAVEMENT, COVERS, LIDS, ETC.). UNDERGROUND UTILITY LOCATES WERE DECLINED BY THE CLIENT. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

EVIDENCE OF OCCUPATION OF LAND (FOR EXAMPLE: FENCES, STRUCTURES, PAVING, GRAVELED SURFACES, ETC.) MAY NOT COINCIDE WITH THE DEEDED BOUNDARY LINES AS SHOWN ON THIS DRAWING. THERE ARE AREAS ON THIS SURVEY APPEARING TO HAVE DISCREPANCIES BETWEEN THE DEEDED BOUNDARY LINES AND CERTAIN EVIDENCE OF OCCUPATION. WHERE DISCREPANCIES EXIST THIS SURVEY RECOMMENDS THAT THE OWNER OR POTENTIAL PURCHASER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL BOUNDARY DISPUTES.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONCLUDED ON 4/9/2013 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

REFERENCES

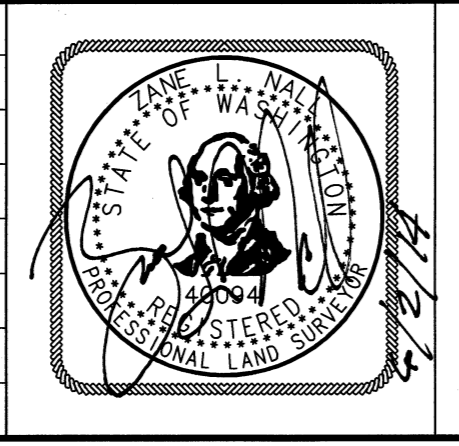
PLAT OF MERCER MEADOWS VOL. 102 PG. 22
 MERCER ISLAND SHORT PLAT REC. NO. 8903159002
 RECORD OF SURVEY REC. NO. 9106069001
 MERCER ISLAND SHORT PLAT REC. NO. 9607089002
 RECORD OF SURVEY REC. NO. 20040805900001
 RECORD OF SURVEY RECORDING NO. 20080509900006
 RECORD OF SURVEY RECORDING NO. 20110907900003

TREE LEGEND

12"A ALDER	12"C CEDAR
12"B BIRCH	12"CFR CONIFER
12"COT COTTONWOOD	12"CY CHERRY
12"FR FRUIT	12"FH HEMLOCK
12"HO HOLLY	12"PI PINE
12"MA MAPLE	12"SEO SEQUOIA
12"MD MADRONA	
12"RH RHODODENDRON	
12"YEW YEW	

811
 Know what's below.
 Call before you dig.

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADDED 30% AND GREATER SLOPES AND FFE	7/24/13	JM
#2	ADDED 40% AND GREATER SLOPES / REMOVE 30% SLOPE	2/25/14	JM
#3	REMOVED 30' TELECOM EASEMENT ALONG SOUTH BOUNDARY	06/02/14	ZN
#4			
#5			
#6			
#7			



BOUNDARY AND TOPOGRAPHIC SURVEY

OF

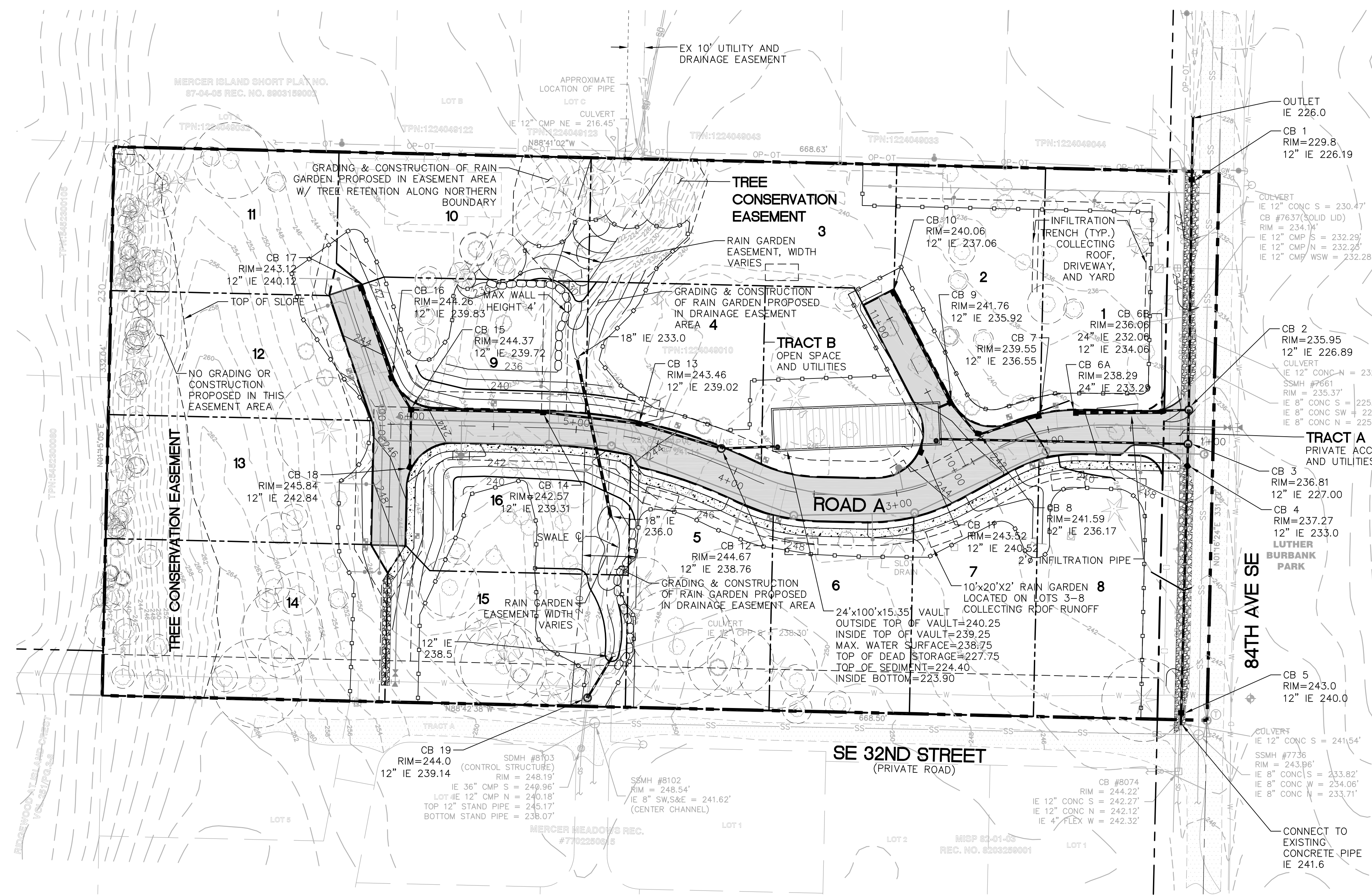
3501 84TH AVE SE

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 11711 SE 8th St.
 Suite 303
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 F (425) 453-8208
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Axis
 Survey & Mapping
 13005 NE 126th PL
 KIRKLAND, WA 98034
 TEL 425.823-5700
 FAX 425.823-6700

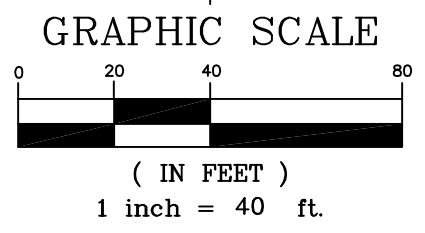
JOB NO. 13-020	DATE 6/2/13
DRAWN BY JM/EM	CHECKED BY ZLN
SCALE 1"=30'	SHEET 1 OF 1

NE 1/4, SEC. 12, TWP. 24 N., RGE. 4 E., W.M.



LEGEND

- PROPERTY LINE
- STORM DRAIN PIPE
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- ROCKERY
- 248 FINISH GRADE CONTOUR
- DETENTION VAULT
- VAULT ACCESS RISER
- STORM DRAIN CLEANOUT
- DRIPLINE (APPROX) FOR TREE TO BE RETAINED
- TREE PROTECTION TO BE PROVIDED WITH TEMPORARY CHAIN LINK FENCING
- ORANGE CONSTRUCTION FENCING



TREE LEGEND

- 12"A ALDER
- 12"B BIRCH
- 12"C CEDAR
- 12"CFR CONIFER
- 12"COT COTTONWOOD
- 12"CY CHERRY
- 12"CFR CONIFER
- 12"D DECIDUOUS
- 12"FR FRUIT
- 12"HO HOLLY
- 12"MA MAPLE
- 12"MH MADRONA
- 12"RH RHODODENDRON
- 12"YEW YEW
- 12"LAUREL HEDGE

NOTES

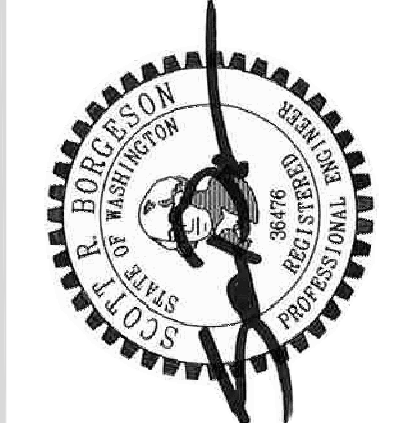
1. ALL EXISTING ONSITE STRUCTURES AND VEGETATION TO BE REMOVED UNLESS OTHERWISE SHOWN.
2. EARTHWORK QUANTITIES HAVE BEEN PRELIMINARILY CALCULATED TO BE 16,000 CY (CUT), 20,000 CY (FILL), OR 4,000 CY (NET FILL).

PAD ELEVATIONS

LOT #	Pad Elevation	
	Upper	Lower
1	238	
2	241	
3	241	
4	243	
5	246	
6	246	
7	244	
8	241	
9	246	236
10	241	
11	254	244
12	257	247
13	259	249
14	263	253
15	251	241
16	249	239

No.	Date	By	Revision Description
1	10/7/13	PA	LAND PER CITY COMMENTS
2	10/24/13	PA	LAND PER CITY COMMENTS
3	12/24/13	PA	LAND PER CITY COMMENTS
4	01/15/14	PA	LAND PER CITY COMMENTS
5	05/21/14	PA	LAND PER CITY COMMENTS
6	06/12/14	PA	LAND PER CITY COMMENTS

Issue Date:	10/4/2013
Designed By:	SRB
Drawn By:	JMA/AKP
Checked By:	SRB
Project No.:	50335002
Issue Date:	10/4/2013
Project No.:	50335002

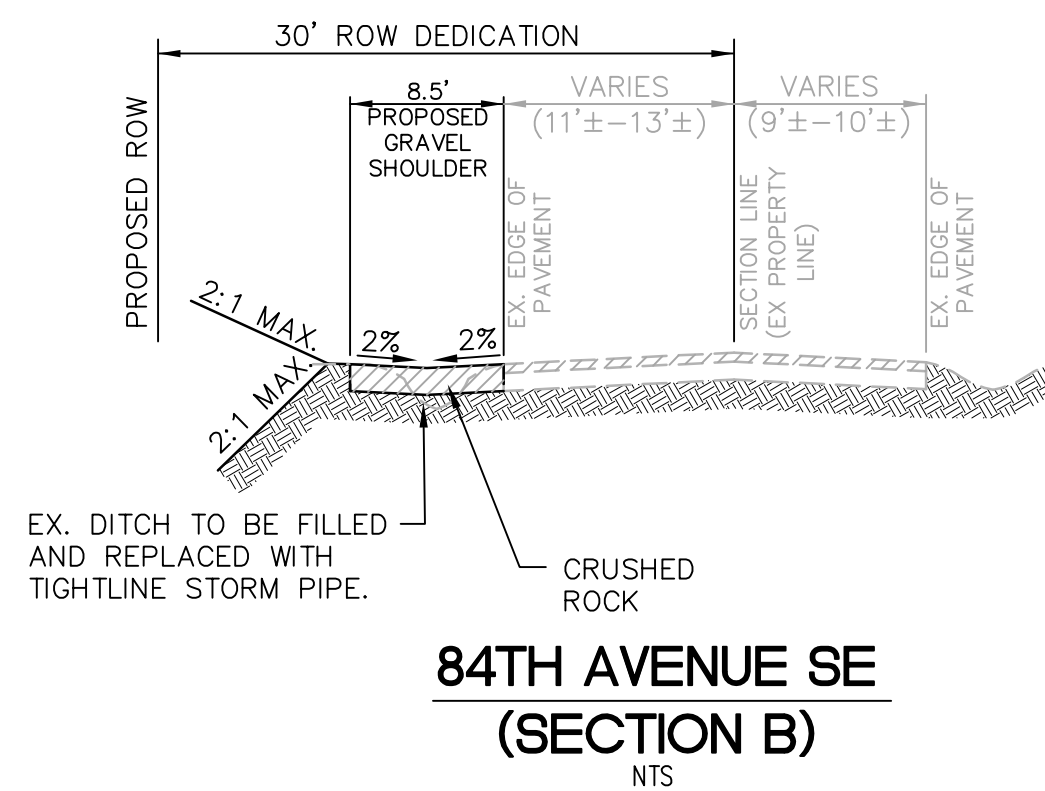
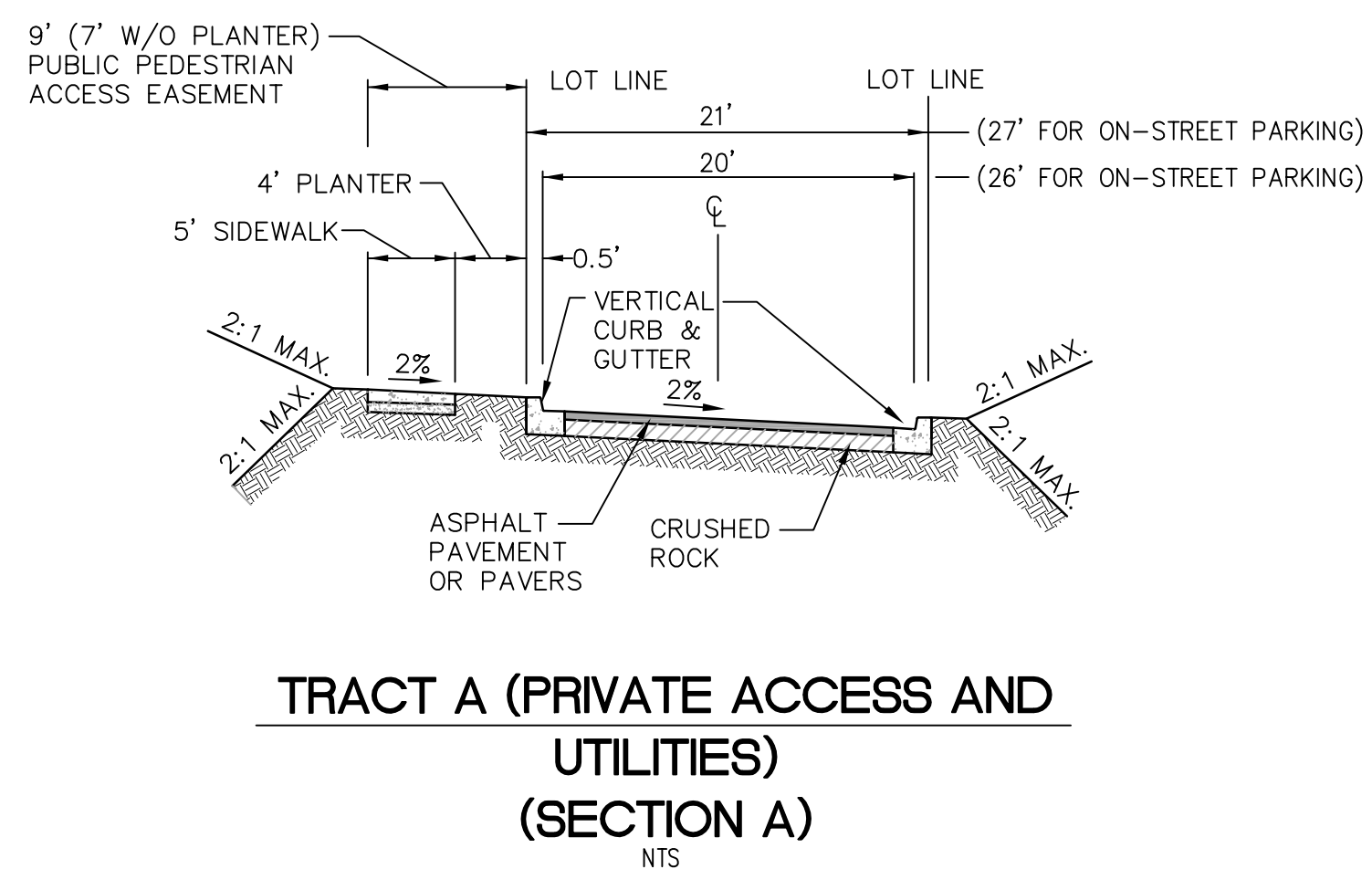
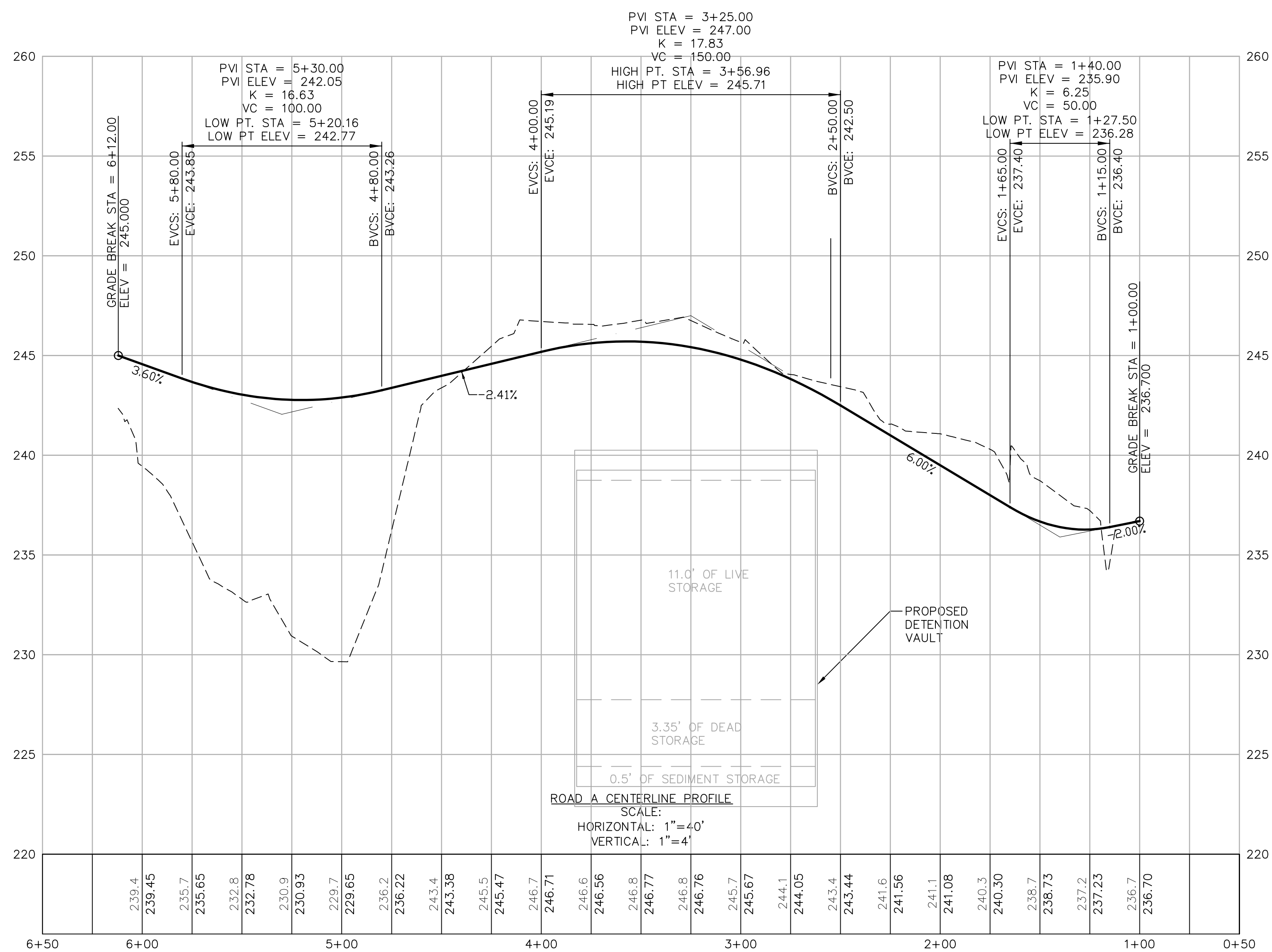


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COVAL PROPERTY
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 3051 84TH AVENUE SE
 MERCER ISLAND, WA 98040

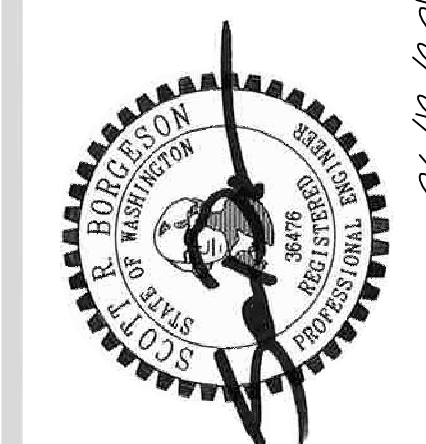
PHASE 1 GRADING AND DRAINAGE PLAN

NE 1/4, SEC. 12, TWP. 24 N., RGE. 4 E., W.M.



No.	Date	By	Revision Description
1	10/7/13	PACLAND	PER CITY COMMENTS
2	10/24/13	PACLAND	PER CITY COMMENTS
3	12/24/13	PACLAND	PER CITY COMMENTS
4	01/15/14	PACLAND	PER CITY COMMENTS
5	05/21/14	PACLAND	PER CITY COMMENTS
6	06/12/14	PACLAND	PER CITY COMMENTS

Designed By: SRB
Drawn By: JMA/AKP
Checked By: SRB
Issue Date: 10/4/2013
Project No.: 50335002
 PRELIMINARY PLAN

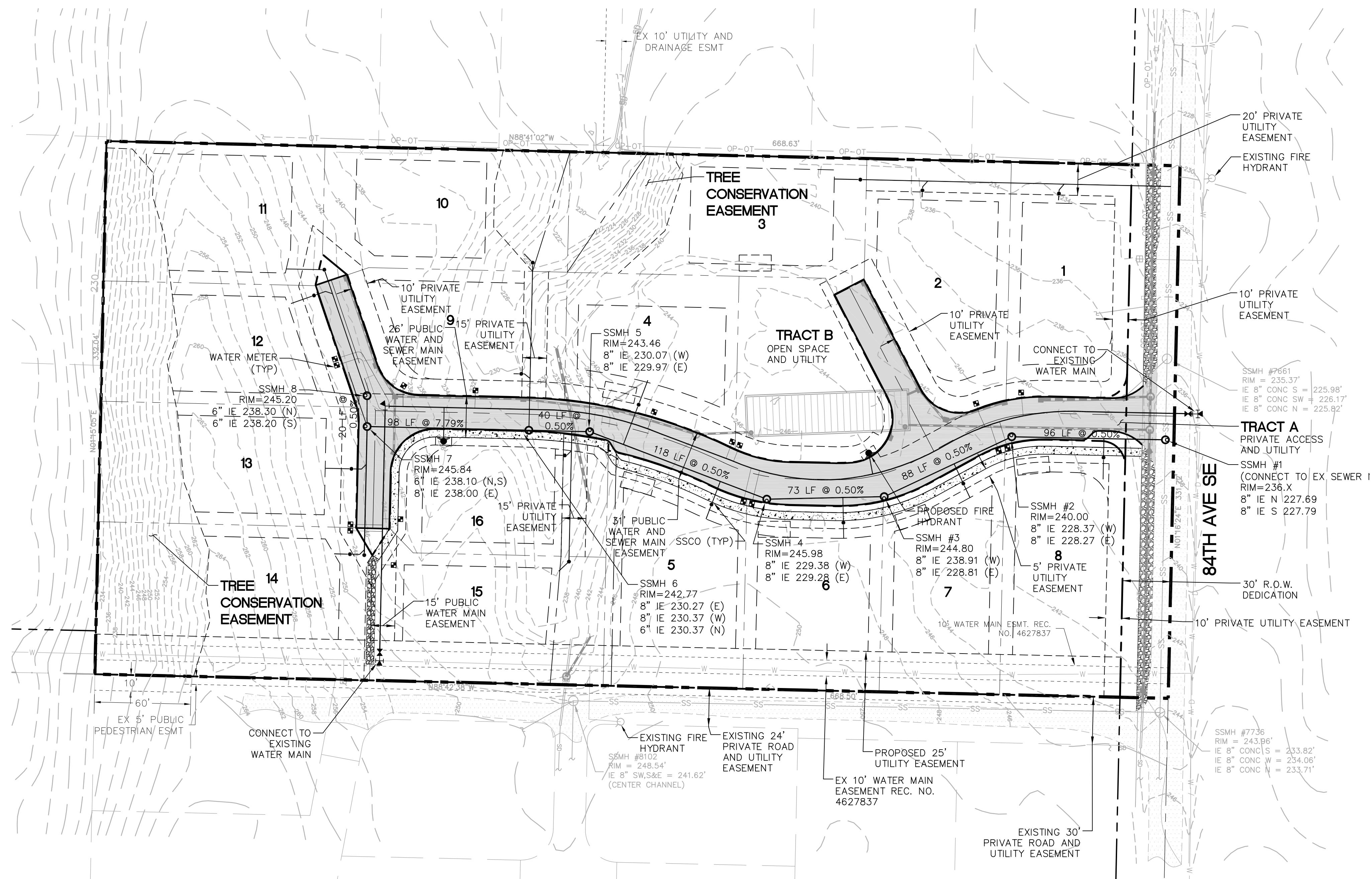


06/12/2014

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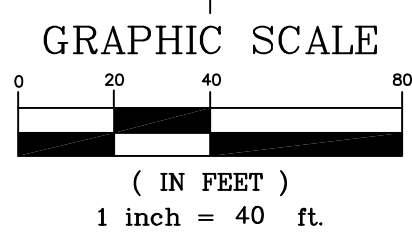
COVAL PROPERTY
 MI 84TH PARTNERSHIP
 3051 84TH AVENUE SE
 MERCER ISLAND, WA 98040
PRELIMINARY PROFILES AND SECTIONS

NE 1/4, SEC. 12, TWP. 24 N., RGE. 4 E., W.M.



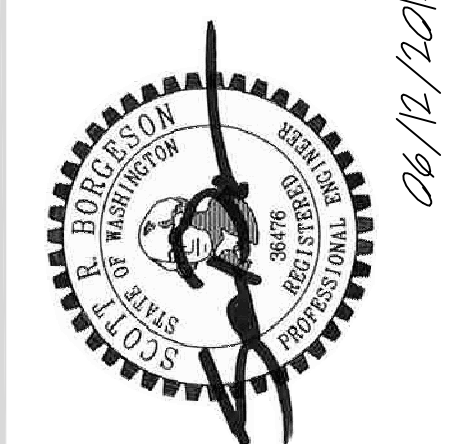
LEGEND

- PROPERTY LINE
- WATER MAIN PIPE
- DOMESTIC WATER PIPE
- WATER METER
- WATER TEE
- GATE VALVE
- FIRE HYDRANT
- 45° BEND
- 8" PVC SS
- 6" PVC SS
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE



No.	Date	By	Revision Description
1	10/7/13	PA	LAND PER CITY COMMENTS
2	10/24/13	PA	LAND PER CITY COMMENTS
3	12/24/13	PA	LAND PER CITY COMMENTS
4	01/15/14	PA	LAND PER CITY COMMENTS
5	05/21/14	PA	LAND PER CITY COMMENTS
6	06/12/14	PA	LAND PER CITY COMMENTS

Issue Date:	10/4/2013
Designed By:	SRB
Drawn By:	JMA/AKP
Checked By:	SRB
Project No.:	50335002
Issue Date:	10/4/2013
Project No.:	50335002

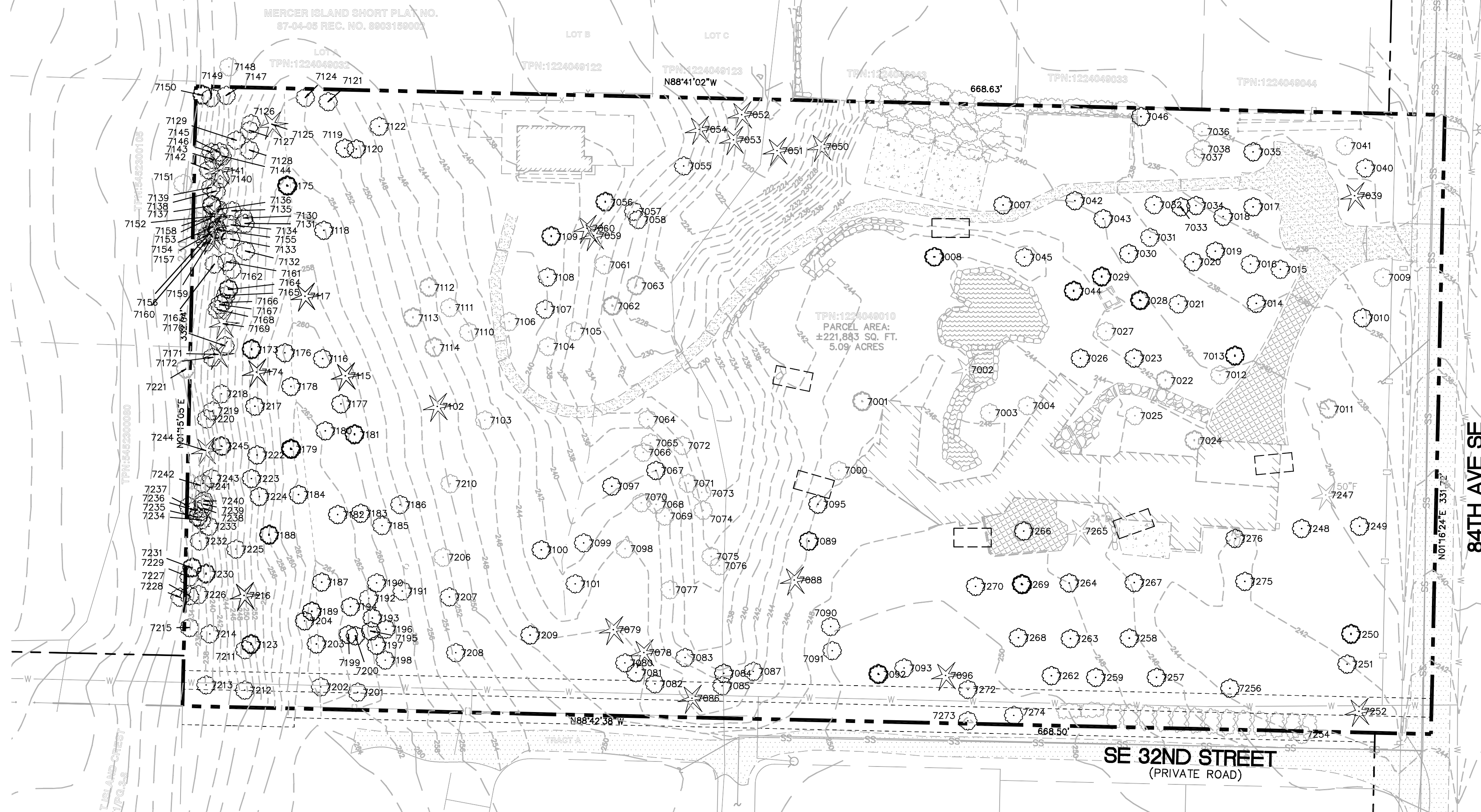


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 MI 84TH PARTNERSHIP
 3051 84TH AVENUE SE
 MERCER ISLAND, WA 98040
 PRELIMINARY UTILITY PLAN

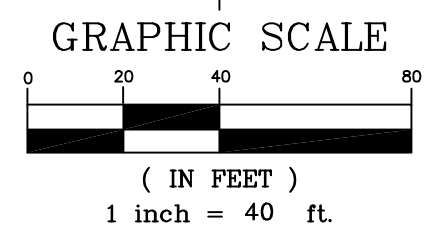
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NE 1/4, SEC. 12, TWP. 24 N., RGE. 4 E., W.M.



LEGEND

- PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE



TREE LEGEND

- 12"A ALDER
- 12"B BIRCH
- 12"COT COTTONWOOD
- 12"CY CHERRY
- 12"D DECIDUOUS
- 12"FR FRUIT
- 12"HO HOLLY
- 12"M MAPLE
- 12"MA MADRONA
- 12"RH RHODODENDRON
- 12"YEW YEW
- 12"C CEDAR
- 12"CFR CONIFER
- 12"F FIR
- 12"H HEMLOCK
- 12"P PINE
- 12"SEQ SEQUOIA
- LAUREL HEDGE

No.	Date	By	Revision Description
1	12/24/13	PA	LAND PER CITY COMMENTS
2	01/15/14	PA	LAND PER CITY COMMENTS
3	05/21/14	PA	LAND PER CITY COMMENTS
4	06/12/14	PA	LAND PER CITY COMMENTS

Designed By:	SRB	Issue Date:	12/5/2013
Drawn By:	DSM	Project No.:	50335002
Checked By:	FG		

HEALTHY/STRUCTURALLY SOUND TREES

Qty Trees in Category = 93

Tree No.	Tree Type	Health	Structure	DBH
7000	Chestnut	1	1	32"
7001	Chestnut	1	1	16" 8" 22"
7002	Pine	1	1	8"
7008	Alaska weeping cedar	1	1	6" 8"
7013	Birch	1	1	10" 14"
7022	English hawthorn	1	1	2" 10"
7024	Pine	1	1	2" 8"
7027	American holly	1	1	28"
7028	Filbert	1	1	6" 6" 6"
7029	American holly	1	1	12" 20"
7039	Moss cypress	1	1	6"
7040	Hombbeam	1	1	12"
7041	American holly	1	1	12"
7043	Laburnum	1	1	8"
7045	Magnolia	1	1	8"
7050	Sequoia	1	1	34"
7051	Sequoia	1	1	22"
7052	Pink dogwood	1	1	12"
7053	Doug-fr	1	1	16"
7054	Sequoia	1	1	26"
7058	English hawthorn	1	1	6"
7059	Yew	1	1	6"
7060	Yew	1	1	6"
7061	beech	1	1	10"
7063	Magnolia	1	1	6" 8"
7064	Birch	1	1	14"
7065	Pawlonia	1	1	10"
7066	Birch	1	1	10"
7068	camellia	1	1	6"
7069	English hawthorn	1	1	6"
7070	Chestnut	1	1	12"
7071	Robinia (locust)	1	1	6"
7072	Kentucky coffee tree	1	1	10"
7073	Oak	1	1	10"
7074	Filbert	1	1	6"
7078	Sequoia	1	1	12"
7079	Sequoia	1	1	20"
7082	English hawthorn	1	1	6"
7086	Incense cedar	1	1	14"
7087	Portugal laurel	1	1	8"
7088	Atlas cedar	1	1	16"
7095	English hawthorn	1	1	8"
7096	Doug-fr	1	1	36"
7101	Linden	1	1	18"
7103	English hawthorn	1	1	8"
7104	Walnut	1	1	8"
7105	Pacific dogwood	1	1	8"
7106	Ginkgo	1	1	6"
7107	Magnolia	1	1	10"
7108	beech	1	1	6"
7109	beech	1	1	8" 8"
7117	Doug-fr	1	1	42"
7121	Bigleaf maple	1	1	22"
7125	Western red-cedar	1	1	2"
7128	Bigleaf maple	18"		
7129	Bigleaf maple	6"		
7132	Bigleaf maple	6"		
7137	Bigleaf maple	8" 12"		
7139	Bigleaf maple	6"		
7141	Hemlock	4"		
7147	Bigleaf maple	24"		
7149	Bigleaf maple	12"		
7150	Bigleaf maple	10" 18"		
7151	Pacific dogwood	8"		
7152	Hemlock	4"		
7153	Hemlock	2"		
7154	Hemlock	2"		
7156	Hemlock	2"		
7159	Hemlock	2"		
7169	Hemlock	4"		
7170	Madrone	1	1	14"
7171	Hemlock	6"		
7173	Bigleaf maple	1	1	12" 14"
7174	Doug-fr	1	1	20"
7185	Chestnut	1	1	14"
7189	Holly, English	1	1	6"
7204	Holly, English	1	1	6"
7210	Walnut	1	1	6"
7211	Bigleaf maple	8"		
7212	Bigleaf maple	14"		
7213	English hawthorn	6"		
7214	Bigleaf maple	16"		
7215	Bigleaf maple	28"		
7222	Bigleaf maple	1	1	10"
7223	Bigleaf maple	1	1	22"
7225	Bigleaf maple	10"		
7231	Bigleaf maple	8" 10"		
7238	Pacific dogwood	8"		
7242	Hemlock	2"		
7244	Hemlock	6"		
7250	Chestnut	1	1	14" 14"
7266	Styrax	1	1	6"
7273	American Holly	1	1	12"

TREES WITH HEALTH/STRUCTURAL ISSUES

Qty Trees in Category = 101

Tree No.	Tree Type	Health	Structure	DBH
7003	Crabapple	1	2	12"
7004	Apple	1	3	14"
7007	Apple	2	3	14"
7011	Pink silk tree	1	3	6" 8"
7012	Birch	1	3	28"
7018	American holly	2	1	2" 10"
7019	English hawthorn	2	2	10"
7033	English hawthorn	3	2	10"
7044	Pine	1	2	6" 8"
7055	Madrone	2	1	30"
7057	Madrone	2	1	24"
7062	katsura	2	1	6" 10" 10"
7067	Pacific dogwood	2	1	8"
7085	English hawthorn	2	2	6"
7090	Madrone	2	1	30"
7091	Bigleaf maple	2	3	68"
7092	English hawthorn	1	2	8" 8"
7093	English hawthorn	1	2	16"
7102	Doug-fr	1	2	52"
7114	Pacific dogwood	2	1	6" 6"
7115	Doug-fr	1	3	12"
7116	Bigleaf maple	2	2	10"
7118	Bigleaf maple	2	3	60"
7119	Bigleaf maple	1	2	20"
7120	Bigleaf maple	1	2	26"
7122	Holly, English	1	2	6"
7123	Bigleaf maple	1	2	6" 10"
7124	Holly, English	1	2	6"
7126	Bigleaf maple	1	2	6"
7127	Bigleaf maple	1	2	8"
7130	Madrone	14"		
7131	Madrone	22"		
7133	Madrone	6"		
7134	Madrone	6"		
7135	Madrone	12"		
7136	Madrone	10"		
7138	Madrone	6"		
7140	Madrone	12"		
7142	Madrone	8"		
7143	Madrone	8"		
7144	Bigleaf maple	1	2	8"
7145	Madrone	14"		
7146	Madrone	14"		
7148	Madrone	22"		
7155	Madrone	8" 10"	2	
7157	Madrone	10"		
7158	Madrone	14"		
7160	Madrone	8"		
7161	Madrone	10"		
7162	Madrone	10"		
7163	Madrone	8" 12"		
7164	Madrone	28"		
7165	Madrone	8"		
7166	Madrone	18"		
7167	Madrone	14"		
7168	Madrone	12"		
7172	Madrone	16"		
7175	Bigleaf maple	2	2	12" 12" 16"
7176	DEC	3	3	14"
7177	Madrone	2	2	28"
7178	Pacific dogwood	2	2	22"
7179	Apple	2	2	6" 10" 10"
7180	Madrone	2	3	8"
7181	Chestnut	1	2	10" 10"
7182	Madrone	2	2	8"
7183	Madrone	2	2	12"
7184	Madrone	2	3	24"
7187	Bigleaf maple	2	3	8"
7188	Madrone	2	2	24" 24"
7193	Madrone	2	2	10"
7194	Madrone	2	2	14"
7195	Madrone	2	2	10"
7199	Madrone	2	2	14"
7200	Madrone	2	2	12"
7203	Madrone	2	2	10"
7216	Doug-fr	1	2	32"
7217	Madrone	2	2	14"
7218	Madrone	14"		
7219	Madrone	8"		
7220	Madrone	18"		
7224	Bigleaf maple	1	2	6"
7226	Madrone	16"		
7227	Madrone	14"		
7228	Madrone	8"		
7229	Madrone	8"		
7230	Madrone	8" 8"		
7232	Madrone	8"		
7234	Madrone	10"		
7235	Madrone	10" 12"		
7236	Madrone	8"		
7237	Madrone	8"		
7239	Madrone	14"		
7240	Madrone	10"		
7241	Madrone	6"		

FRUIT TREES

Qty Trees in Category = 54

Tree No.	Tree Type	Health	Structure	DBH
7009	Plum	2	3	12"
7010	Apple	2	1	8"
7014	Plum	1	1	6"
7015	Apple	1	1	6"
7016	Apple	1	1	12"
7017	Apple	1	1	12"
7020	Apple	1	2	18"
7021	Apple	1	1	6"
7023	Apple	1	1	16"
7025	Apple	1	1	20"
7026	Apple	2	3	10"
7030	Apple	1	1	6"
7031	Apple	1	1	6"
7032	Plum	1	1	8"
7034	Apple	2	3	8"
7035	Apple	2	3	12"
7036	Plum	1	2	14" 20"
7037	Plum	1	2	12"
7038	Plum	1	3	6"
7042	Pear	2	1	18"
7046	Apple	2	2	12"
7056	Purple plum	1	1	10" 10"
7089	Purple plum	1	1	10"
7097	Plum	1	1	6"
7098	Apple	1	1	8"
7099	Apple	1	1	8"
7100	Pear	2	2	8"
7110	Pear	2	2	12"
7111	Apple	2	2	12"
7112	Apple	10" 10"	2	2
7113	Apple	6" 8"	1	1
7186	Cherry	1	1	8"
7197	Cherry	1	1	8"
7206	Apple	1	1	6"
7207	Apple	1	1	6"
7208	Apple	1	1	10"
7209	Apple	1	1	10"
7233	Cherry	6"		
7248	Pear	12"	1	2
7249	Plum	2	1	16"
7251	Plum	1	1	6"
7257	Cherry	1	1	18"
7258	Apple	1	1	18"
7259	Cherry	1	1	10"
7262	Cherry	2	1	18"

WEEDY TREES

Qty Trees in Category = 14

Tree No.	Tree Type	Health	Structure	DBH
7075	Cottonwood			36"
7076	Cottonwood			46"
7077	DEC	3	3	14"
7080	Cottonwood			32"
7081	Cottonwood			44"
7083	Cottonwood			44"
7084	Cottonwood			46"
7190	Cottonwood			20"
7191	Cottonwood			26"
7192	Cottonwood			12"
7196	Cottonwood			36"
7198	Cottonwood			28"
7201	Cottonwood			42"
7202	Cottonwood			16"

TREE ASSESSMENT TABLES SHOWN BELOW ARE BASED ON ARBORIST REPORTS BY GREENFOREST INC. DATED 9/20/13, 9/21/13.

FRED GLICK | DESIGN
 LANDSCAPE ARCHITECTURE
 MASTER PLANNING
 URBAN DESIGN
 7646 SE 41st Street
 Mercer Island, WA 98040
 206.496.4280
 fred@fredglickdesign.com
 fredglickdesign.com

COVAL PROPERTY
 MI 84TH PARTNERSHIP
 3051 84TH AVENUE SE
 MERCER ISLAND, WA 98040
 TREE ASSESSMENT PLAN

B:\Washington\Mercer Island\Kwon-Coval_Property\2Drawings\MIRY_310L.dwg

**CITY OF MERCER ISLAND
RESOLUTION NO. 1513**

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF MERCER ISLAND, WASHINGTON GRANTING FINAL PLAT APPROVAL TO THE COVAL LONG PLAT SUB13-009.

WHEREAS, the City Council has received recommendation to approve the final Coval Long Plat, a sixteen lot subdivision, to be known as Summerwell; and

WHEREAS, the City Council has reviewed said final Plat and finds that it conforms to all terms of the preliminary plat approval and applicable land use laws and regulations; and

WHEREAS, the City Council desires to grant final approval to the (16-lot) Coval Long Plat, SUB13-009;

NOW, THEREFORE, BE IT RESOLVED that the Mercer Island City Council hereby grants approval of the final Coval Long Plat, referenced as application number SUB13-009, and depicted on Exhibit 1 of AB 5161, and authorizes the Mayor to sign said final Plat on behalf of the City Council.

PASSED by the City Council of the City of Mercer Island at its Regular Meeting on the ____ day of March, 2016.

CITY OF MERCER ISLAND

Bruce Bassett, Mayor

ATTEST:

Karin Roberts, Deputy City Clerk

Approved as to Form:

Kari L. Sand, City Attorney



CITY COUNCIL PLANNING SCHEDULE

All meetings are held in the City Hall Council Chambers unless otherwise noted.
 Special Meetings and Study Sessions begin at 6:00 pm. Regular Meetings begin at 7:00 pm.
 Items listed for each meeting are not in any particular order.

MARCH 7 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Executive Session (6:00-7:00 pm)</i>	Potential or pending litigation pursuant to RCW 42.30.110(1)(i) for 60 minutes.	60
<i>Special Business</i>	Police & Fire Departments Annual Reports – E. Holmes & S. Heitman	20
<i>Regular Business</i>	Review of the Proposed Coval Final Long Plat (SUB13-009)– K. Sand & S. Restall	60
<i>Regular Business</i>	Review of the Proposed Trellis Final Long Plat (SUB15-021) – K. Sand & S. Restall	60

MARCH 21 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Executive Session (6:00-7:00 pm)</i>	Potential or pending litigation pursuant to RCW 42.30.110(1)(i) for one hour.	60
<i>Special Business</i>	Sexual Assault Awareness Month Proclamation	5
<i>Regular Business</i>	2017-2022 Capital Improvement Program (CIP) Budget Kick-Off – F. Lake	60
<i>Regular Business</i>	Community Solar Project Update and Lease Agreement – R. Freeman	30
<i>Regular Business</i>	DSG Long-Range Planner Position Approval	30

APRIL 4		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Island Crest Park Field Improvement and Groveland Beach Park Renovation Projects – P. West	60
<i>Regular Business</i>	4 th Quarter 2015 Financial Status Report & Budget Adjustments – C. Corder	45
<i>Regular Business</i>	Code Amendments Regarding Fireworks Sales Permit Approval (MICC 8.35.020) – S. Heitman	30

APRIL 7 (THURSDAY) – 5:00-6:45 PM		
	Joint Meeting with the Mercer Island School District Board (Council Chambers)	

APRIL 18 – 6:00 PM		
Item Type	Topic/Presenter	Time
<i>Study Session</i>	Maintenance Department Fleet & Organization Audit – J. Kintner	30
<i>Consent Calendar</i>	Open Space Conservancy Trust Board Annual Report and Work Plan – A. Sommargren	--
<i>Consent Calendar</i>	Madrona Crest West Water and Sidewalk Improvements Construction Bid Award – Rona Lin	--
<i>Regular Business</i>	2015 Construction Codes Update (1 st Reading) - D. Cole	30
<i>Regular Business</i>	Island Crest Park Field Improvement and Groveland Beach Park Renovation Projects – P. West	30

<i>Regular Business</i>	2016 Biennial Citizen Survey Results – C. Corder	45
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MAY 2		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Town Center Visioning and Development Code Update (1 st Reading) – S. Greenberg	60
<i>Regular Business</i>	Comprehensive Plan Amendments (1 st Reading) – S. Greenberg	60
<i>Regular Business</i>	2015 Construction Codes Update (2 nd Reading) - D. Cole	10
<i>Regular Business</i>	Development Cost of Service Study & Fee Resolution – S. Greenberg	45

MAY 16		
Item Type	Topic/Presenter	Time
<i>Special Business</i>	Kids to Parks Day Proclamation – D. Mortenson	5
<i>Regular Business</i>	Town Center Visioning and Development Code Update (2 nd Reading) – S. Greenberg	60
<i>Regular Business</i>	Comprehensive Plan Amendments (2 nd Reading) – S. Greenberg	60
<i>Regular Business</i>	Development Cost of Service Study & Fee Resolution – S. Greenberg	30
<i>Public Hearing</i>	Public Hearing: Council Preview of 2017-2022 Transportation Improvement Program – P. Yamashita	90

JUNE 6		
Item Type	Topic/Presenter	Time
<i>Consent Calendar</i>	2016 Summer Celebration Fireworks Permit Approval – S. Heitman	--
<i>Regular Business</i>	2016 Fireworks Sales Permit Approval – S. Heitman	20
<i>Regular Business</i>	2015 General Fund & REET Surplus Disposition – C. Corder	30
<i>Regular Business</i>	2015 Mercer Island Report Card – C. Corder	60
<i>Public Hearing</i>	Public Hearing: Council Preview of 2017-2022 Transportation Improvement Program – P. Yamashita	90
<i>Regular Business</i>	Town Center Visioning and Development Code Update (if needed) – S. Greenberg	30
<i>Regular Business</i>	Comprehensive Plan Amendments (if needed) – S. Greenberg	30

JUNE 11 (SATURDAY)		
	Mini-Planning Session (MICEC)	5

JUNE 20		
Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Preview of Preliminary 2017-2022 Capital Improvement Program	90
<i>Regular Business</i>	Water System Plan Update – J. Kintner	30
<i>Regular Business</i>	Six Year Sustainability Plan – R. Freeman	30

JULY 5 (TUESDAY)

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	Adoption of the 2017-2022 Transportation Improvement Program – P. Yamashita	30
<i>Regular Business</i>	Title 19 Code Amendments to Add Comprehensive Plan Amendment Process (1 st Reading) – S. Greenberg	45
<i>Regular Business</i>	Planning Commission Rules of Procedure – S. Greenberg	30
<i>Regular Business</i>	CenturyLink Cable Franchise (1st Reading) – K. Sand	45

JULY 18

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	School Bus Cameras ILA & Ordinance (1st Reading) – C. Schuck	45
<i>Regular Business</i>	CenturyLink Cable Franchise (2nd Reading) – K. Sand	15
<i>Regular Business</i>	Title 19 Code Amendments to Add Comprehensive Plan Amendment Process (2nd Reading) – S. Greenberg	30

AUGUST 1

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	School Bus Cameras ILA & Ordinance (2 nd Reading) – C. Schuck	15
<i>Regular Business</i>	General Sewer Plan Update – J. Kintner	30

AUGUST 15

Item Type	Topic/Presenter	Time
	<i>Potentially canceled</i>	

SEPTEMBER 6 (TUESDAY)

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2 nd Quarter 2016 Financial Status Report & Budget Adjustments – C. Corder	45

SEPTEMBER 19 – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Study Session</i>	Residential Development Standards – S. Greenberg	60
<i>Regular Business</i>	Title 10 Code Amendments and Comprehensive Plan Amendment for National Pollutant Discharge Elimination System (NPDES) Update (1 st Reading) – P. Yamashita	60

OCTOBER 3 – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Study Session</i>	Emergency Management & Communities That Care/Healthy Youth Initiative Updates – J. Franklin & C. Goodwin	60
<i>Regular Business</i>	2017-2018 Preliminary Budget Presentation & Distribution – C. Corder	60
<i>Regular Business</i>	Title 10 Code Amendments and Comprehensive Plan Amendment for National Pollutant Discharge Elimination System (NPDES) Update (2 nd Reading) – P. Yamashita	30

OCTOBER 17 – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Operating Budget Review – C Corder	180

NOVEMBER 7 – 6:00 PM

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Capital Improvement Program Review – C. Corder	180

NOVEMBER 21

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	2017-2018 Preliminary Budget: Finalize Changes to Budget, Pass 2017 NORCOM Budget Resolution, Pass 2017 Utility Rate Resolutions, and Adopt 2017 Property Tax Levy Ordinances – C. Corder	90
<i>Regular Business</i>	Residential Development Standards (1 st Reading) – S. Greenberg	60

DECEMBER 5

Item Type	Topic/Presenter	Time
<i>Regular Business</i>	3 rd Quarter 2016 Financial Status Report & Budget Adjustments – C. Corder	30
<i>Regular Business</i>	2017-2018 Final Budget Adoption – C. Corder	15
<i>Regular Business</i>	Residential Development Standards (2 nd Reading) – S. Greenberg	60
<i>Regular Business</i>	2017 Legislative Agenda – K. Taylor	20

DECEMBER 19

Item Type	Topic/Presenter	Time
	<i>Potentially Canceled</i>	

OTHER ITEMS TO BE SCHEDULED:

- Pioneer Park NW Quadrant Leash Law Amendment (Q1) – P. West
- Arts Council Annual Report & Work Plan (Q2) – A. Britton
- City Manager Recruitment (Q2) – K. Segle
- I-90 Loss of Mobility Negotiations (Q2) – S. Lancaster
- Light Rail Station Design Oversight (Q2) – K. Taylor
- Mercer Island Center for the Arts (MICA) (Q2) – K. Sand
- Interlocal Agreement for Counseling Services (Q3) – C. Goodwin
- King County Sewer Project (Q4) – J. Kintner
- MICEC Master Plan (Q4) – B. Fletcher
- Planning Commission 2017 Work Plan (Q4) – S. Greenberg
- PSE Electric Franchise (Q4) – K. Sand
- Zayo Telecom Franchise (Q4) – K. Sand

COUNCILMEMBER ABSENCES:

- Sanderson: April 4 & April 7
- Bassett: April 18