



CITY OF BLACK DIAMOND
September 15, 2022 Regular Business Meeting Agenda
Council Chambers, 25510 Lawson St.
Black Diamond, WA 98010

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting: <https://zoom.us/j/4454477047?pwd=eGxRY3ZEeU14SVM2cGRBcUxCSjdmZz09>

(Note: You do not need a web cam to join the meeting, but you will need audio to hear the proceedings.)

Meeting ID: 445 447 7047 Password: Council

Telephone dial in options: +1 253 215 8782 US (Tacoma) +1 206 337 9723 US (Seattle) Meeting ID: 445 447 7047

7:00 P.M. CALL TO ORDER, FLAG SALUTE, ROLL CALL

READING OF GUIDING PRINCIPLES:

AGENDA REVIEW AND APPROVAL:

PUBLIC COMMENTS: Persons wishing to address the City Council regarding items of new business are encouraged to do so at this time. When recognized by the Mayor, please come to the podium and clearly state your name. Please limit your comments to 3 minutes. If you desire a formal agenda placement, please contact the City Clerk at 360-851-4500. Thank you for attending.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS:

- 1) Proclamation - Childhood Cancer Month
- 2) Proclamation - Constitution Week
- 3) Proclamation - National Recovery Month

CONSENT AGENDA:

- 4) Claim Checks - September 15, 2022, Check No. 51927 through 51983 (voids 51816, 51825) and EFTs in the amount of \$548,278.42
- 5) Payroll - August 2022, Check No. 20215 through 20224 and ACHs in the amount of \$465,678.57
- 6) Minutes - Council Meeting of September 1, 2022
- 7) AB22-071 - Resolution Granting Approval of the Final Plat for Ten Trails (F/K/A "The Villages") Plat 2D Division 2 Subdivision - Mr. Williamson
- 8) AB22-072 - Resolution Approving Letter of Understanding with Teamsters Units - Mayor/Ms. Martinez

PUBLIC HEARINGS:

UNFINISHED BUSINESS:

NEW BUSINESS:

DEPARTMENT REPORTS:

MAYOR'S REPORT:

COUNCIL REPORTS:

- Councilmember Mulvihill
- Councilmember de Leon
- Councilmember O'Donnell
- Councilmember Page
- Councilmember Deady
- Councilmember Stallard
- Councilmember Smith

ATTORNEY REPORT:

PUBLIC COMMENTS:

EXECUTIVE SESSION:

ADJOURNMENT:

Office of the Mayor
Black Diamond, Washington



PROCLAMATION

WHEREAS, each year in the United States more than 15,780 children from birth to 19 years old are diagnosed with cancer, equal to about 42 childhood cancer diagnoses each day; and

WHEREAS, approximately one in 285 children in the United States will be diagnosed with cancer before their twentieth birthday with this number increasing each year; and

WHEREAS, each year worldwide, there are more than 300,000 new childhood cancer diagnoses, equal to about every 3 minutes a family will hear the words 'Your child has cancer'; and

WHEREAS, although the five-year survival rate for childhood cancers has reached 84 percent, nearly 1,500 American children under the age of nineteen still die each year from cancer, making it the leading killer of children by disease; and

WHEREAS, two thirds that do survive will face at least one chronic health condition later on in life – not limited, but including – heart, liver, lung damage, infertility, secondary cancers and growth deficits; and

WHEREAS, the causes of childhood cancer are largely unknown and more studies are needed to understand which treatments work best for children; and

WHEREAS, cancer treatment for children often must differ from traditional adult treatments to take into account children's developmental needs and other factors – there are more types/variances of childhood cancers than adult cancers; and

WHEREAS, there are hundreds of children being treated for cancer in Washington State with locations at Seattle Children's Hospital (Seattle), Mary Bridge Hospital (Tacoma) and Shriners Hospitals for Children (Spokane); and

WHEREAS, Washington is a caring state and community that supports children and families;

NOW, THEREFORE, I, Carol Benson, Mayor of the City of Black Diamond, do hereby proclaim the month of September 2022 as

Childhood Cancer Awareness Month

in Black Diamond, and I urge all residents to assist in the fight against this deadly disease.

Carol Benson, Mayor

Office of the Mayor
Black Diamond, Washington



PROCLAMATION

WHEREAS, it is the privilege and duty of the American people to commemorate the two hundred and thirty-fifth anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through September 23 as Constitution Week;

NOW, THEREFORE, I, Carol Benson, Mayor of the City of Black Diamond, do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

in Black Diamond, and I urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

Carol Benson, Mayor

Office of the Mayor
Black Diamond, Washington



PROCLAMATION

WHEREAS, behavioral health is an essential part of one's overall health and wellness; and

WHEREAS, the COVID-19 pandemic has had, and continues to have, a profound effect on mental health and substance use, with increasing numbers of people experiencing anxiety, depression, and loneliness; and

WHEREAS, an estimated 575,000 people in King County are affected by these conditions; and

WHEREAS, preventing and overcoming mental and substance use disorders is essential to achieving healthy lifestyles for individuals, families, and entire communities; and

WHEREAS, connection and community are critical components of recovery in our local area and across the nation; and

WHEREAS, we must encourage relatives, friends, and neighbors of people with mental and/or substance use disorders to recognize the signs of a problem, and guide those in need to appropriate treatment and recovery support services; and

WHEREAS, prevention of mental health and substance use disorders works, treatment is effective, and recovery is possible; and

WHEREAS, to help more people achieve and sustain long-term recovery, the U.S. Department of Health and Human Services (HHS), the Substance Abuse and Mental Health Services Administration (SAMHSA), the White House Office of National Drug Control Policy (ONDCP), the King County Behavioral and Recovery Division, invite all residents of Black Diamond to participate in National Recovery Month (Recovery Month); and

I, Carol Benson, Mayor of the City of Black Diamond, on behalf of the Black Diamond City Council, call upon Black Diamond residents to observe the month of September with appropriate programs, activities, and ceremonies supporting this year's Recovery Month and do hereby proclaim in the City of Black Diamond, the month of September 2022 as a month to recognize

NATIONAL RECOVERY MONTH

Carol Benson, Mayor



CERTIFICATION

Finance Committee Meeting **September 8, 2022**
Council Date: **September 15, 2022**

Check No.'s / EFT	Batch Name	Check / EFT Date		Amount
	August EFT	08/01/22 - 08/31/22	\$	21,470.88
V51816 51927	August Void	08/26/22 08/29/22	\$	0.00
51928	August Early	08/29/22	\$	247,644.00
V51825 51929	September Void	09/02/22	\$	0.00
51930 - 51931	September Early	09/02/22 - 09/06/22	\$	33,460.51
51932 - 51976	August 4th	09/16/22	\$	143,883.85
51977 - 51983	September 2nd	09/16/22	\$	101,819.18
		TOTAL	\$	548,278.42

I, THE UNDERSIGNED DO HEREBY CERTIFY UNDER THE PENALTY OF PERJURY, THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED AND OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF BLACK DIAMOND, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

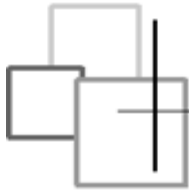
May Miller, Finance Director

May Miller, Finance Director

CAROL BENSON, MAYOR

DATE Sept 8, 2022

DATE



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Dept of Licensing-Firearms Online				
	EFT Payment 9/7/2022 2:55:14 PM - 1			
	08012022 DOL	8/1/2022	2022 - August - August EFT Batch	
		633-000-400-589-30-00-00	CPL Fees for DOL - Firearms EFT	\$93.00
			Concealed Pistol License	
	Total 08012022 DOL			\$93.00
	EFT Payment 9/7/2022 2:55:14 PM - 1			
	08112022 DOL	8/11/2022	2022 - August - August EFT Batch	
		633-000-400-589-30-00-00	CPL Fees for DOL - Firearms EFT	\$36.00
			Concealed Pistol License	
	Total 08112022 DOL			\$36.00
	EFT Payment 9/7/2022 2:55:14 PM - 1			
	08192022 DOL	8/19/2022	2022 - August - August EFT Batch	
		633-000-400-589-30-00-00	CPL Fees for DOL - Firearms EFT	\$93.00
			Concealed Pistol License	
	Total 08192022 DOL			\$93.00
	EFT Payment 9/7/2022 2:55:14 PM - 1			
	08262022 DOL	8/26/2022	2022 - August - August EFT Batch	
		633-000-400-589-30-00-00	CPL Fees for DOL - Firearms EFT	\$18.00
			Concealed Pistol License	
	Total 08262022 DOL			\$18.00
	Total EFT Payment 9/7/2022 2:55:14 PM - 1			\$240.00
Total Dept of Licensing-Firearms Online				\$240.00
First Bankcard				
	EFT Payment 9/7/2022 3:04:04 PM - 1			
	Benson, Carol - 5176 08.2022	8/18/2022	2022 - August - August EFT Batch	
		001-000-110-511-60-49-00	Training and Workshops	\$110.00
			MV Chamber - Event Registration, T. Deady	
		001-000-130-513-10-43-00	Lodging, Meals & Mileage	\$110.00
			MV Chamber - Event Registration, C. Benson	

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
		Account Number	Title	
		001-000-130-513-10-43-00	Lodging, Meals & Mileage	(\$20.00)
			Paypal - Refund for duplicate charge on previous billing statement	
		001-000-270-576-80-49-03	Training	\$110.00
			MV Chamber - Event Registration, B. Deady	
	Total Benson, Carol - 5176 08.2022			\$310.00
EFT Payment 9/7/2022 3:04:04				
PM - 1		8/18/2022	2022 - August - August EFT Batch	
	Chatterson, K - 4096 08.2022			
		001-000-215-521-10-31-00	Marine Operating Supplies VRF	(\$76.00)
			Positive Promotion - Refund for expedited shipping, items did not ship on time	
		001-000-215-521-10-31-00	Marine Operating Supplies VRF	\$1,726.94
			Positive Promotion - Community handouts - frisbees, lanyards, key chains	
		001-000-215-521-10-31-00	Marine Operating Supplies VRF	\$28.60
			Amazon - Police Bracelets	
		001-000-215-521-10-31-00	Marine Operating Supplies VRF	\$46.08
			Amazon - Marine whistles	
		001-000-215-521-10-31-00	Marine Operating Supplies VRF	\$101.30
			Amazon - Binoculars	
	Total Chatterson, K - 4096 08.2022			\$1,826.92
EFT Payment 9/7/2022 3:04:04				
PM - 1		8/18/2022	2022 - August - August EFT Batch	
	Clifton, D - 9718 08.2022			
		001-000-270-575-50-31-00	Community Event Supplies	\$59.74
			Oriental Trading Co. - Pencils with CoBD Logo	
	Total Clifton, D - 9718 08.2022			\$59.74
EFT Payment 9/7/2022 3:04:04				
PM - 1		8/18/2022	2022 - August - August EFT Batch	
	Davis, M - 2619 08.2022			
		001-000-240-558-51-49-01	Memberships	\$475.00
			AWC - Planning Directors Conference Registration	
	Total Davis, M - 2619 08.2022			\$475.00
EFT Payment 9/7/2022 3:04:04				
PM - 1		8/18/2022	2022 - August - August EFT Batch	
	Esping, K - 9037 08.2022			
		001-000-191-525-60-31-00	Emergency Management Supplies	\$2.10
			Glacier Vending - Water	
		001-000-191-525-60-31-00	Emergency Management Supplies	\$2.10
			Glacier Vending - Water	
		001-000-248-518-20-49-02	MDRT Bldg Security Costs	\$30.43
			SimpliSafe - MDRT Alarm Monitoring	
		101-000-000-542-30-31-12	PW Clearing Acct-Supplies	\$18.97
			Safeway - Water for Public Works	

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	Account Number		Title	
	310-000-002-594-18-62-03		Gen Govt Campus Improvements	\$103.25
	Costco - Shelving, new building			
	310-000-002-594-18-62-03		Gen Govt Campus Improvements	\$35.19
	Costco - Paper Towels			
	310-000-002-594-18-62-03		Gen Govt Campus Improvements	\$163.04
	Costco - TV Mount			
	310-000-002-594-18-62-03		Gen Govt Campus Improvements	\$224.51
	Wal-Mart - trash bins, microwave			
	310-000-002-594-18-62-03		Gen Govt Campus Improvements	\$869.51
	Costco - Charis for MDRT			
	Total Esping, K - 9037 08.2022			\$1,449.10
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Hanis, S - 7970 08.2022			
	101-000-000-542-30-49-06		PW Clearing-Shared Membership	\$173.00
	Engineering News Record - Subscription for Construction Cost Indices			
	Total Hanis, S - 7970 08.2022			\$173.00
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Henrich, M - 9656 08.2022			
	001-000-210-521-10-35-00		PD-Firearms Program	\$68.68
	Axon - Taser Training Handle			
	Total Henrich, M - 9656 08.2022			\$68.68
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Hershaw, A - 1210 08.2022			
	001-000-210-521-10-32-00		PD-Fuel	\$58.21
	Cenex - Gas			
	Total Hershaw, A - 1210 08.2022			\$58.21
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Jewett, L - 1404 08.2022			
	001-000-210-521-10-31-00		PD-Operating Supplies	\$27.48
	Des State Printer - Miranda Cards			
	001-000-210-521-10-31-00		PD-Operating Supplies	\$18.42
	Amazon - Card Stock			
	001-000-210-521-10-31-00		PD-Operating Supplies	\$28.23
	Amazon - Batteries, pens			
	001-000-210-521-10-31-00		PD-Operating Supplies	\$10.85
	Amazon - Trash Bags 10 gal			
	001-000-210-521-10-31-00		PD-Operating Supplies	\$41.25
	Amazon - Trash Bags 45 Gal			

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
		001-000-210-521-10-49-02	PD-Memberships	\$50.00
		WA LEIRA - LEIRA Membership		
		001-000-214-521-20-42-03	Police Postage	\$25.70
		Evidence mailed to lab		
	Total Jewett, L - 1404 08.2022			\$201.93
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Kiblinger, J - 7383 08.2022			
		001-000-213-521-10-41-04	Civil Service-Hiring Evaluations	\$770.00
		Petek & Associates - Psych exam new hires		
	Total Kiblinger, J - 7383 08.2022			\$770.00
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Martinez, Brenda - 4360 08.2022			
		001-000-213-521-10-41-04	Civil Service-Hiring Evaluations	\$38.59
		Safeway - Refreshments for Oral Boards		
	Total Martinez, Brenda - 4360 08.2022			\$38.59
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Martinez, Brian - 2849 08.2022			
		001-000-213-521-10-41-04	Civil Service-Hiring Evaluations	\$4.00
		Facebook - Job listing boost		
	Total Martinez, Brian - 2849 08.2022			\$4.00
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	O'Neill, S 8528 - 08.2022			
		001-000-140-514-23-49-01	Training and Workshops	\$20.00
		PayPal PSFOA Webinar, O'Neill & Miller		
	Total O'Neill, S 8528 - 08.2022			\$20.00
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Persyn, B 9805 - 08.2022			
		001-000-270-553-60-49-00	Lake Swyr-Weed Control-KC Grant	\$568.39
		Wave Mancraft Graphics - Signage for Lake Sawyer chemical treatment		
	Total Persyn, B 9805 - 08.2022			\$568.39
	EFT Payment 9/7/2022 3:04:04			
	PM - 1	8/18/2022	2022 - August - August EFT Batch	
	Peters, R - 9496 08.2022			
		101-000-000-542-30-49-05	PW Clearing-Shared Training- Clearing Acct	\$45.00
		DOL - Notary License		
		101-000-000-542-30-49-05	PW Clearing-Shared Training- Clearing Acct	\$204.26
		NNA Services LLC - Notary Supplies		

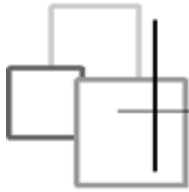
Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
		407-000-000-535-80-42-00	Telephone/DSL/Radios	\$199.00
		Onset Computer Corp - Hobolink 20 Sensors Renewal		
	Total Peters, R - 9496 08.2022			\$448.26
EFT Payment 9/7/2022 3:04:04				
PM - 1		8/18/2022	2022 - August - August EFT Batch	
	Pittam, J - 4402 08.2022			
		101-000-000-542-30-49-01	Training	\$134.00
		Evergreen Safety Council - C. Madeo Flagging Class		
		401-000-000-534-80-43-00	Lodging, Meals & Mileage	\$26.88
		Subway - Training class meals		
		401-000-000-534-80-43-00	Lodging, Meals & Mileage	\$29.64
		Olive Garden - Training class meals		
		401-000-000-534-80-43-00	Lodging, Meals & Mileage	\$0.04
		Hampton Inn - Sales tax adjustment, to be refunded next billing cycle		
		401-000-000-534-80-43-00	Lodging, Meals & Mileage	\$24.69
		Arbys - Training class meals		
		401-000-000-534-80-43-00	Lodging, Meals & Mileage	\$21.20
		Sweeto Burrito - Training Class Meals		
	Total Pittam, J - 4402 08.2022			\$236.45
EFT Payment 9/7/2022 3:04:04				
PM - 1		8/18/2022	2022 - August - August EFT Batch	
	Redd, T - 5176 08.2022			
		001-000-180-518-50-31-03	Wellness Supplies	\$80.71
		Costco - Wellness Event, swinging bridge		
		001-000-180-518-50-31-03	Wellness Supplies	\$37.42
		Costco - Wellness Event, swinging bridge		
		001-000-246-558-70-49-00	Miscellaneous	\$5.49
		Safeway - Water for site		
		001-000-246-558-70-49-00	Miscellaneous	\$24.99
		Safeway - Coffee for meetings		
		001-000-246-558-70-49-00	Miscellaneous	\$75.96
		Druid Glen - Working Lunch		
	Total Redd, T - 5176 08.2022			\$224.57
EFT Payment 9/7/2022 3:04:04				
PM - 1		8/18/2022	2022 - August - August EFT Batch	
	Reed, R - 3197 08.2022			
		001-000-145-518-80-41-14	Security Software subscription	\$150.00
		Duo.com - IT Security 07.2022		
		001-000-145-518-80-41-18	Misc software	\$28.04
		Zoom - August Monthly Services		
		001-000-145-518-80-41-18	Misc software	\$484.44
		Zoom - Zoom Phone Services 08.2022		

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	Account Number		Title	
	001-000-145-518-80-41-18		Misc software	\$24.00
			Sweethawk Super Suite - Monthly Subscription	
	001-000-145-518-80-41-18		Misc software	\$274.13
			Zendesk - Subscription	
	001-000-145-518-80-41-18		Misc software	\$14.72
			Zoom - August Monthly Services	
	310-000-002-594-18-62-03		Gen Govt Campus Improvements	\$233.10
			Home Depot - Hardware & Brackets	
	310-000-002-594-18-62-03		Gen Govt Campus Improvements	\$62.73
			Home Depot - Shelving Unit	
	310-000-002-594-18-62-03		Gen Govt Campus Improvements	\$385.36
			Home Depot - Heavy Duty Shelf & Brackets	
	Total Reed, R - 3197 08.2022			\$1,656.52
	EFT Payment 9/7/2022 3:04:04 PM - 1			
	Ross, J - 4836 08.2022	8/18/2022	2022 - August - August EFT Batch	
	001-000-248-518-20-49-00		MDRT Misc Costs	\$39.37
			Safeway - Water for field use	
	Total Ross, J - 4836 08.2022			\$39.37
	EFT Payment 9/7/2022 3:04:04 PM - 1			
	Sweet, R - 9643 08.2022	8/18/2022	2022 - August - August EFT Batch	
	101-000-000-542-30-49-50		Credit Card/Bank Charges	\$39.00
			Overlimit Fee	
	401-000-000-534-80-49-03		Training	\$104.00
			ABC NV - WDM1 Exam Fee	
	401-000-000-534-80-49-03		Training	\$300.00
			Evergreen Rural Water - Cross Connection Specialist Exam Class	
	401-000-000-534-80-49-03		Training	\$400.00
			Green River College - WDM1 Exam Prep Class	
	Total Sweet, R - 9643 08.2022			\$843.00
	Total EFT Payment 9/7/2022 3:04:04 PM - 1			\$9,471.73
	Total First Bankcard			\$9,471.73
Invoice Cloud				
	EFT Payment 9/7/2022 3:01:56 PM - 1			
	08082022 IC	9/7/2022	2022 - August - August EFT Batch	
	July 2022 Billing			
	001-000-210-521-10-49-04		PD-Bank Analysis Fees/Merch CC Fees	\$25.00
			PD Online Portal	
	001-000-240-558-51-49-05		Bank Analysis Fees/Merch CC Fees	\$25.00
			CD Online Portal	

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
		401-000-000-534-80-49-50	Bank Analysis Fees/Merch CC/ Lien Fees	\$219.05
		Water Online Portal & Misc		
		407-000-000-535-80-49-50	Bank Analysis Fees/Merch CC/ Lien Fees	\$219.05
		Sewer Online Portal & Misc		
		410-000-000-531-10-49-50	Bank Analysis Fees/Merch CC/ Lien Fees	\$38.10
		Storm Online Portal & Misc		
	Total 08082022 IC			\$526.20
	Total EFT Payment 9/7/2022 3:01:56 PM - 1			\$526.20
Total Invoice Cloud				\$526.20
Merchant Card Services / Vantive Holding, LLC				
	EFT Payment 9/7/2022 2:59:51			
	PM - 1	8/10/2022	2022 - August - August EFT Batch	
	08102022 MCS			
	July 2022 Service			
		001-000-270-576-80-49-01	Bank Analysis Fees/Merch CC Fees	\$368.25
		Lake Sawyer Pay Station		
	Total 08102022 MCS			\$368.25
	Total EFT Payment 9/7/2022 2:59:51 PM - 1			\$368.25
Total Merchant Card Services / Vantive Holding, LLC				\$368.25
U.S. Postal Service (Black Diamond) Utility				
Postage Only				
	EFT Payment 9/7/2022 3:03:21			
	PM - 1	8/2/2022	2022 - August - August EFT Batch	
	08022022 USPS BD			
	July 2022 Utility Postage			
		401-000-000-534-80-42-01	Postage	\$265.91
		407-000-000-535-80-42-01	Postage	\$265.91
		410-000-000-531-10-42-01	Postage	\$46.25
	Total 08022022 USPS BD			\$578.07
	Total EFT Payment 9/7/2022 3:03:21 PM - 1			\$578.07
Total U.S. Postal Service (Black Diamond) Utility Postage Only				\$578.07

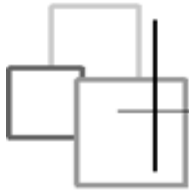
Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
U.S. Postal Service (CMRS-FP)				
	EFT Payment 9/7/2022 3:02:23 PM - 1	8/11/2022	2022 - August - August EFT Batch	
	08112022 FP			
	August 2022 Postage Refill			
	001-000-180-518-50-42-00		Postage	\$600.00
	Total 08112022 FP			\$600.00
	Total EFT Payment 9/7/2022 3:02:23 PM - 1			\$600.00
	Total U.S. Postal Service (CMRS-FP)			\$600.00
US Bank Equipment Finance				
	EFT Payment 9/7/2022 3:02:47 PM - 1	8/22/2022	2022 - August - August EFT Batch	
	08222022 USB			
	Copier Rental 8/20/2022 - 9/20/2022			
	001-000-210-521-10-45-00		PD-Payments - US Bank/Copier	\$211.05
	Pool 2 - PD			
	001-000-248-518-20-45-03		MDRT-Copier Costs	\$211.05
	Pool 2 - MDRT			
	001-000-254-518-20-45-04		City Hall/Comm Deve Copier Lease	\$1,050.66
	Sales & Use Tax			
	Total 08222022 USB			\$1,472.76
	Total EFT Payment 9/7/2022 3:02:47 PM - 1			\$1,472.76
	Total US Bank Equipment Finance			\$1,472.76
Washington State Department of Revenue				
	EFT Payment 9/7/2022 3:03:50 PM - 1	8/23/2022	2022 - August - August EFT Batch	
	08232022 DOR			
	July 2022 Excise Tax Payment			
	401-000-000-534-80-44-01		State of WA Utility Excise Tax	\$6,071.53
	Utility Tax: Water			
	401-000-000-534-80-44-01		State of WA Utility Excise Tax	\$242.43
	B&O Tax: Water			
	407-000-000-535-80-44-01		State of WA Excise Tax	(\$3,862.19)
	Utility Tax: Sewer(KC Credit)			
	407-000-000-535-80-44-01		State of WA Excise Tax	\$369.18
	B&O Tax: Sewer			
	407-000-000-535-80-44-01		State of WA Excise Tax	\$5,067.19
	Utility Tax: Sewer			
	410-000-000-531-10-44-01		State of Wa Excise Tax	\$325.73

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name	Amount
			Title	
		B&O Tax: Storm		
	Total 08232022 DOR			\$8,213.87
	Total EFT Payment 9/7/2022 3:03:50 PM - 1			\$8,213.87
	Total Washington State Department of Revenue			\$8,213.87
	Vendor Count	8	Grand Total	\$21,470.88



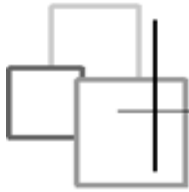
Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Black Diamond Labor Days Committee				
	51927	8/5/2022	2022 - August - 2nd August Void / Early Batch	
	08052022 BDLDC			
			Reimburse - Labor Days Insurance Exp.	
		001-000-270-575-50-49-02	Labor Day/Minor Day Support	\$738.10
			Reimburse for Event Insurance Expense	
	Total 08052022 BDLDC			\$738.10
	Total 51927			\$738.10
	Total Black Diamond Labor Days Committee			\$738.10
Debbie Page				
	V51816	8/5/2022	2022 - August - 2nd August Void / Early Batch	
	V 08052022 DP			
			Reimburse - Labor Day Insurance Exp.	
		001-000-270-575-50-49-02	Labor Day/Minor Day Support	(\$738.10)
			Check made out to incorrect person, should have been made payable to BD Labor Day Committee	
	Total V 08052022 DP			(\$738.10)
	Total V51816			(\$738.10)
	Total Debbie Page			(\$738.10)
Toll Brothers				
	51928	8/29/2022	2022 - August - 2nd August Void / Early Batch	
	08292022 TB			
			Refund of Mitigation / Admin Fees 07/01/22-08/03/22	
		001-000-000-341-43-00-00	School Impact/Mitigation Admin Accounting Fee	\$5,400.00
			Refund of School Admin Fees	
		111-000-100-345-85-00-01	Enumclaw School Mitigation Fees MPD Single-Fam	\$242,244.00
			Refund of ESD Mitigation Fees	
	Total 08292022 TB			\$247,644.00
	Total 51928			\$247,644.00
	Total Toll Brothers			\$247,644.00
	Vendor Count	3	Grand Total	\$247,644.00



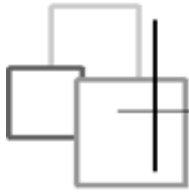
Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Mountain View Fire & Rescue				
	51929	8/3/2022	2022 - September - September Void Batch	
	22-1080 Reissue			
			May-July Services (reissue of payment, original check lost in mail, voided)	
		001-000-240-558-51-41-04	Fire Inspection & Plan Check	\$10,594.61
			Fire Marshall Services May-July (reissue of payment, original check lost in mail, voided)	
	Total 22-1080 Reissue			\$10,594.61
	Total 51929			\$10,594.61
	V 51825	8/3/2022	2022 - September - September Void Batch	
	V 22-1080			
			May-July Services	
		001-000-240-558-51-41-04	Fire Inspection & Plan Check	(\$10,594.61)
			Fire Marshall Services May-July	
	Total V 22-1080			(\$10,594.61)
	Total V 51825			(\$10,594.61)
	Total Mountain View Fire & Rescue			\$0.00
	Vendor Count	1	Grand Total	\$0.00



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Motorola Solutions Inc. - Chicago				
51931	8230311546	1/30/2021	2022 - September - September Early Batch	
		March 2021 - March 2022 Services		
		001-000-216-588-10-00-00	PD Prior Period Exp. Spillman	\$16,255.16
		Law records maintenance		
	Total 8230311546			\$16,255.16
51931	8230356307	1/30/2022	2022 - September - September Early Batch	
		March 2022 - March 2023 Services		
		001-000-216-521-10-49-07	Spillman Records Maintenance	\$16,905.35
		Law records maintenance		
	Total 8230356307			\$16,905.35
Total 51931				\$33,160.51
Total Motorola Solutions Inc. - Chicago				\$33,160.51
Scott Hanis				
51930	082922 SH	9/2/2022	2022 - September - September Early Batch	
		AFLAC Reimbursement		
		001-000-900-588-10-00-01	AWC Lia.Bld.Equip Ins /Flex Reimbs	\$300.00
		AFLAC Reimbursement		
	Total 082922 SH			\$300.00
Total 51930				\$300.00
Total Scott Hanis				\$300.00
Vendor Count 2				Grand Total \$33,460.51



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Alliance 2020. Inc				
	51932	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	5839581			
		August 2022 Service		
		001-000-180-518-50-41-03	Misc hiring/Employment costs	\$41.40
		GG - New Hire Background Check		
	Total 5839581			\$41.40
	Total 51932			\$41.40
Total Alliance 2020. Inc				\$41.40
Alpine Products Inc.				
	51933	7/13/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	TM-210223			
		PW - Supplies		
		101-000-000-542-30-48-00	Street Repair and Maintenance	\$810.89
		Spray Paint, Traffic Cones		
	Total TM-210223			\$810.89
	51933	8/5/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	TM-210948			
		PW - Supplies		
		101-000-000-542-64-31-01	Street Signs	\$1,572.23
		Barricades		
	Total TM-210948			\$1,572.23
	Total 51933			\$2,383.12
Total Alpine Products Inc.				\$2,383.12
Amazon Capital Services, Inc.				
	51934	6/5/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	16k&-MFLR-FYKM EC			
		City Hall Project		
		310-000-002-594-18-62-03	Gen Govt Campus Improvements	(\$65.54)
		Reverse duplicated payment		
	Total 16k&-MFLR-FYKM EC			(\$65.54)

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
51934	17VT-1XGQ-4PL1 PW - Supplies 101-000-000-542-30-31-12 Toner	8/23/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM PW Clearing Acct-Supplies	\$66.19
	Total 17VT-1XGQ-4PL1			\$66.19
51934	1NPQ-RKW4-337X CD - Supplies 001-000-270-575-50-31-00 Labor Day Event Give Aways	8/23/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM Community Event Supplies	\$169.58
	Total 1NPQ-RKW4-337X			\$169.58
51934	1RYX-PTTV-K49C CH - Supplies 001-000-180-518-50-31-00 Floor mat for office chairs, desk calendar 001-000-254-518-20-31-00 Dish washing mat	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM Office Supplies City Hall Facilities Operating Supplies	\$51.38 \$14.12
	Total 1RYX-PTTV-K49C			\$65.50
51934	1W7K-J766-4VLQ Crt - Supplies 001-000-120-512-50-31-00 Power Strip	8/23/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM Operating Supplies	\$15.15
	Total 1W7K-J766-4VLQ			\$15.15
51934	1XFT-PGGN-D1PL City Hall Project 310-000-002-594-18-62-03 Storage Cabinet	8/23/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM Gen Govt Campus Improvements	\$495.66
	Total 1XFT-PGGN-D1PL			\$495.66
51934	1YKF-1FKW-DV6R CD - Supplies 001-000-240-558-51-31-04 Paper, divider tabs	8/25/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM Clg-Office Supplies-CD/PW	\$63.81
	Total 1YKF-1FKW-DV6R			\$63.81

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	Total 51934			\$810.35
Total Amazon Capital Services, Inc.				\$810.35
Black Diamond Municipal Court				
	51935	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	08302022 BDMC			
	Transfer Pmt from PD to Court			
	001-000-210-342-10-01-00		Police Traffic School Fee	\$169.00
			Payment to Wrong Account	
	Total 08302022 BDMC			\$169.00
	Total 51935			\$169.00
Total Black Diamond Municipal Court				\$169.00
Cadman, Inc.				
	51936	8/29/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	5856322			
	Service @ 08.29.2022			
	001-000-270-576-80-47-04		Garbage & Waste Disposal	\$10.00
			Concrete Disposal	
	Total 5856322			\$10.00
	Total 51936			\$10.00
Total Cadman, Inc.				\$10.00
CallTower, Inc.				
	51937	8/26/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	201138365			
	Service 07.26.2022 - 08.26.2022			
	001-000-120-512-50-42-00		Telephone/DSL	\$155.62
			Court Telephone	
	001-000-214-521-20-42-00		Police Tele/web/DSL/Air Cards	\$466.86
			Police Telephone	
	001-000-240-558-51-42-00		Telephone	\$229.54
			Comm Dev Telephone	
	001-000-246-558-70-42-01		Telephones	\$138.17
			MDRT Telephone	
	001-000-254-518-20-42-00		Facilities-Telephones	\$408.01
			City Hall Telephone	
	001-000-270-576-80-42-00		Telephone/DSL/Radios	\$9.99
			4% Parks Telephone	
	001-000-280-536-20-42-00		Telephone, DSL & Radios	\$5.00
			2% Cemetary Telephone	

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
		101-000-000-542-30-42-01 22% Streets Telephone	Telephone/DSL/Radios	\$54.97
		401-000-000-534-80-42-00 24% Water Telephone	Telephone/DSL/Radios	\$59.96
		407-000-000-535-80-42-00 24% Sewer Telephone	Telephone/DSL/Radios	\$59.96
		410-000-000-531-10-42-00 24% Drainage Telephone	Telephone/DSL/Radios	\$59.96
	Total 201138365			\$1,648.04
	Total 51937			\$1,648.04
Total CallTower, Inc.				\$1,648.04
CHS/Cenex Inc				
	51938	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	12424408312022 CH			
	August 2022 Fuel			
		001-000-180-518-50-32-01 Central Services - CH	Fuel-Central Services	\$49.00
		001-000-181-518-30-32-00 Facilities Clearing	Fuel	\$481.50
		001-000-215-521-10-32-00 Police - VRF Grant	Marine Fuel VRF	\$521.73
		001-000-240-558-51-32-00 Com Dev / Inspections - Allen	Fuel	\$115.55
		001-000-246-558-70-32-00 MDRT - Bain	Fuel	\$239.60
		001-000-246-558-70-32-00 MDRT - Ross	Fuel	\$297.81
		001-000-270-576-80-32-00 PARKS 4%	Fuel	\$74.59
		001-000-280-536-20-32-00 CEMETERY 2%	Fuel	\$37.29
		101-000-000-543-50-32-00 STREETS 22% (Rounded to the nearest penny for reconcilliation purposes)	Fuel	\$410.23
		401-000-000-534-80-32-00 WATER 24%	Fuel	\$447.51
		407-000-000-535-80-32-00 SEWER 24%	Fuel	\$447.51
		410-000-000-531-10-32-00	Fuel	\$447.51

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
		STORM WATER 24%		
	Total 12424408312022 CH			\$3,569.83
	Total 51938			\$3,569.83
Total CHS/Cenex Inc				\$3,569.83
City of Black Diamond				
51939	08312022 COBD	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	August 2022 Service			
	001-000-212-521-50-47-01		Water	\$140.53
	30. 1399.14 Police - Water			
	001-000-212-521-50-47-02		Sewer	\$234.21
	31. 1399.14 Police - Sewer			
	001-000-212-521-50-47-03		Stormwater	\$97.50
	32. 1399.14 Police - Storm			
	001-000-248-518-20-47-01		MDRT BD Wtr, Swr, Storm	\$69.78
	33. 1399.15 MDRT 40%			
	001-000-254-518-20-47-00		Facilities-Utilities	\$104.67
	34. 1399.15 City Hall 60%			
	001-000-270-575-30-47-01		Museum Water/Sewer/Storm	\$39.00
	24. 1399.5 Museum - Water / Sewer / Storm			
	001-000-270-575-30-47-01		Museum Water/Sewer/Storm	\$84.80
	36. 1399.18 Museum - Water / Sewer / Storm			
	001-000-270-575-51-47-01		Gym-Stormwater	\$39.00
	21. 1399.1 Gym - Storm			
	001-000-270-575-51-47-02		Gym-Sewer	\$72.37
	19. 1399.0 Gym - Sewer			
	001-000-270-575-51-47-03		Gym-Water	\$48.59
	20. 1399.0 Gym - Water			
	001-000-270-576-80-47-01		Water	\$3.57
	01. 1399.9 PW Shops - Water			
	001-000-270-576-80-47-01		Water	\$165.20
	26. 1399.11 Eagle Creek - Water			
	001-000-270-576-80-47-02		Sewer	\$5.79
	02. 1399.9 PW Shops - Sewer			
	001-000-270-576-80-47-03		Stormwater	\$14.04
	03. 1399.9 PW Shops - Storm			

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name	Void Amount
	Account Number		Title	
	001-000-270-576-80-47-03		Stormwater	\$117.00
	22. 1399.2 Boat Launch - Storm			
	001-000-280-536-20-47-01		Water	\$38.80
	25. 1399.8 Cemetery - Water			
	001-000-280-536-20-47-01		Water	\$0.89
	04. 1399.9 PW Shops - Water			
	001-000-280-536-20-47-01		Water	\$35.66
	29. 1399.13 Coal Car - Water			
	001-000-280-536-20-47-02		Sewer	\$1.45
	05. 1399.9 PW Shops - Water			
	001-000-280-536-20-47-03		Stormwater	\$3.51
	06. 1399.9 PW Shops - Storm			
	001-000-530-522-10-47-01		Water	\$36.10
	27. 1399.12 Fire Dept - Water			
	001-000-530-522-10-47-02		Sewer	\$72.37
	28. 1399.12 Fire Dept - Sewer			
	001-000-530-522-10-47-03		Stormwater	\$48.75
	23. 1399.4 Fire Dept - Storm			
	101-000-000-543-50-47-01		Water	\$141.58
	35. 1399.16 Railroad Ave Irrigation - Water			
	101-000-000-543-50-47-01		Water	\$6.70
	07. 1399.9 PW Shops - Water			
	101-000-000-543-50-47-02		Sewer	\$10.86
	08. 1399.9 PW Shops - Water			
	101-000-000-543-50-47-03		Stormwater	\$26.33
	09. 1399.9 PW Shops - Storm			
	401-000-000-534-80-47-01		Water	\$11.17
	10. 1399.9 PW Shops - Water			
	401-000-000-534-80-47-02		Sewer	\$18.09
	11. 1399.9 PW Shops - Sewer			
	401-000-000-534-80-47-03		Stormwater	\$43.88
	12. 1399.9 PW Shops - Water			
	407-000-000-535-80-47-01		Water	\$222.49
	37. 1399.17 Morganville / Alpine Sew Pump Station - Water			
	407-000-000-535-80-47-01		Water	\$11.17
	13. 1399.9 PW Shops - Water			
	407-000-000-535-80-47-02		Sewer	\$18.09
	14. 1399.9 PW Shops - Sewer			
	407-000-000-535-80-47-03		Stormwater	\$43.88
	15. 1399.9 PW Shops - Storm			
	410-000-000-531-10-47-01		Water	\$11.17
	16. 1399.9 PW Shops - Water			

Vendor	Transaction Number Transaction Reference	Invoice Date	Fiscal Description Name Title	Void Amount
		410-000-000-531-10-47-02	Sewer	\$18.09
		17. 1399.9 PW Shops - Sewer		
		410-000-000-531-10-47-03	Stormwater	\$43.87
		18. 1399.9 PW Shops - Water		
	Total 08312022 COBD			\$2,100.95
	Total 51939			\$2,100.95
	Total City of Black Diamond			\$2,100.95
City of Enumclaw				
	51940	9/1/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	06513			
		PD - Training		
		001-000-210-521-10-49-01	PD-Training	\$300.00
		Radar Training Chi, Iwankiw, Delvalle		
	Total 06513			\$300.00
	Total 51940			\$300.00
	Total City of Enumclaw			\$300.00
Enumclaw School District				
	51941	9/2/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	09022022 ESD			
		August 2022 Mitigation Fees		
		111-000-100-518-65-49-01	Enumclaw School Mitigation Fees MPD Single-Fam	\$8,972.00
		MPD Single Fam		
	Total 09022022 ESD			\$8,972.00
	Total 51941			\$8,972.00
	Total Enumclaw School District			\$8,972.00
E-Plan, Inc.				
	51942	7/6/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	1686 EPS			
		CD - Software Subscription through 7/2023		
		001-000-240-558-51-41-13	E-Plan Permitting Software	\$7,875.00
	Total 1686 EPS			\$7,875.00
	Total 51942			\$7,875.00
	Total E-Plan, Inc.			\$7,875.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Ferguson Waterworks #3011				
	51943	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	1131266			
		401-000-000-534-80-31-04	Water Meters & related costs	\$15,277.13
	Total 1131266			\$15,277.13
	Total 51943			\$15,277.13
	Total Ferguson Waterworks #3011			\$15,277.13
Guardian Alliance Technologies, Inc.				
	51944	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	16445			
		August 2022 Service		
		001-000-213-521-10-41-04	Civil Service-Hiring Evaluations	\$124.00
	Total 16445			\$124.00
	Total 51944			\$124.00
	Total Guardian Alliance Technologies, Inc.			\$124.00
Gunderson Law Firm				
	51945	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	1216 GLF			
		August 2022 Services		
		001-000-151-515-41-41-04	Court Legal-Pros Attorney	\$3,400.00
		Prosecution Services		
	Total 1216 GLF			\$3,400.00
	Total 51945			\$3,400.00
	Total Gunderson Law Firm			\$3,400.00
Home Depot Credit Service				
	51946	8/24/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	1021710			
		PW - Supplies		
		101-000-000-542-30-31-12	PW Clearing Acct-Supplies	\$486.98
		Toolbox		
	Total 1021710			\$486.98
	51946	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	5614494			
		PW - Supplies		
		101-000-000-542-30-49-07	PW Clearing-Shared Other costs	\$357.62

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
			Air Purifier	
	Total 5614494			\$357.62
	51946	8/28/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	7052323			
			City Hall Project	
			310-000-002-594-18-62-03	
			Storage Totes	
			Gen Govt Campus Improvements	\$141.09
	Total 7052323			\$141.09
	Total 51946			\$985.69
	Total Home Depot Credit Service			\$985.69
Intercom Language Services, Inc.				
	51947	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	22-359			
			August 2022 Service	
			001-000-120-512-50-41-04	
			Court Interpreter	\$140.00
			Court Interpretor	
	Total 22-359			\$140.00
	Total 51947			\$140.00
	Total Intercom Language Services, Inc.			\$140.00
Jason Pittam				
	51948	8/29/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	08292022 JP			
			Employee Reimbursement	
			401-000-000-534-80-43-00	
			Lodging, Meals & Mileage	\$356.88
			571 Miles - Spokane Water Class	
	Total 08292022 JP			\$356.88
	Total 51948			\$356.88
	Total Jason Pittam			\$356.88
Johnsons Home & Garden				
	51949	8/2/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	466218			
			PW - Supplies	
			101-000-000-542-30-31-12	
			PW Clearing Acct-Supplies	\$167.39
			Can liners, blowguns, bits, ext. cord, pipe fittings, wd40, hardware	
	Total 466218			\$167.39

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
51949	466853	8/25/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		PW - Supplies		
		101-000-000-542-30-48-00	Street Repair and Maintenance	\$21.70
			Concrete expansion joints	
	Total 466853			\$21.70
51949	466890	8/26/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		PW - Supplies		
		101-000-000-542-30-31-12	PW Clearing Acct-Supplies	\$106.68
			Deming Bits, Methyl Ethyl Ketone, Clear Spray Finish	
	Total 466890			\$106.68
51949	466941	8/29/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		Parks - Supplies		
		001-000-270-576-80-31-03	Parks Operating Supplies	\$151.27
			Concrete Sealer, Nuts & Bolts	
	Total 466941			\$151.27
51949	466984	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		PW - Supplies		
		101-000-000-542-30-31-12	PW Clearing Acct-Supplies	\$82.32
			Saws, Tubing, Misc Screws	
	Total 466984			\$82.32
51949	466985	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		PW - Supplies		
		401-000-000-534-80-31-01	Water Operating Supplies	\$6.28
			Adapter , 3/4" Elbow	
	Total 466985			\$6.28
51949	466995	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		PW - Supplies		
		401-000-000-534-80-31-01	Water Operating Supplies	\$39.44
			8" Pliers	
	Total 466995			\$39.44
Total 51949				\$575.08

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Total Johnsons Home & Garden				\$575.08
King County Prosecuting Attorney				
	51950	9/2/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	09022022 KCPA			
	August 2022 Court Receipts			
	633-000-100-589-30-00-00		Court Fees for King County	\$144.72
	Court Remittance			
	Total 09022022 KCPA			\$144.72
	Total 51950			\$144.72
Total King County Prosecuting Attorney				\$144.72
L.N. Curtis & Sons				
	51951	8/16/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	INV623130			
	PD - Uniiiforms			
	001-000-210-521-10-31-04		PD-Uniforms	\$122.21
	Pouches			
	Total INV623130			\$122.21
	51951	8/22/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	INV624827			
	PD - Uniforms			
	001-000-210-521-10-31-04		PD-Uniforms	\$96.89
	Pants			
	Total INV624827			\$96.89
	51951	8/23/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	INV625396			
	PD - Uniforms			
	001-000-210-521-10-31-04		PD-Uniforms	\$234.37
	Shiirts, Hat, Emblems, Apply Emblems			
	Total INV625396			\$234.37
	51951	8/26/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	INV626616			
	PD - Uniforms			
	001-000-210-521-10-31-04		PD-Uniforms	\$227.91

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
		Pouches		
	Total INV626616			\$227.91
	Total 51951			\$681.38
Total L.N. Curtis & Sons				\$681.38
Law Office of Krista White Swain				
	51952	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	083122 KWS			
	August 2022 Services			
	001-000-120-512-50-41-00		Court Judge	\$4,200.00
		Regular Calendar		
	Total 083122 KWS			\$4,200.00
	Total 51952			\$4,200.00
Total Law Office of Krista White Swain				\$4,200.00
Lindsey Jewett				
	51953	9/1/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	09012022 LJ			
	Employee Reimbursement			
	001-000-210-521-10-43-00		PD-Lodging, Meals & Mileage	\$42.25
		IAPE Training - Lakewood WA 67.6 Miles		
	Total 09012022 LJ			\$42.25
	Total 51953			\$42.25
Total Lindsey Jewett				\$42.25
Long Bay Enterprises, Inc				
	51954	9/2/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	2022-1091			
	August 2022 Service			
	310-000-002-594-18-62-10		Future Campus Planning	\$1,448.12
	Total 2022-1091			\$1,448.12
	Total 51954			\$1,448.12
Total Long Bay Enterprises, Inc				\$1,448.12

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Madrona Law Group LLC				
51955	11541 MLG	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	August 2022 Service			
	001-000-150-515-41-41-33		Legal Svs Franchise Costs	\$775.00
			Comcast Renewal 2022	
	Total 11541 MLG			\$775.00
51955	11542	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	August 2022 Service			
	001-000-150-515-41-41-40		Legal Svs Development Permits	\$93.00
			CD - Permit Review	
	Total 11542			\$93.00
51955	11543 MLG	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	August 2022 Service			
	001-000-150-515-41-41-01		Legal Services-General Govt	\$8,858.25
			General City Billing	
	101-000-000-542-30-41-15		Legal Costs	\$1,968.50
			General City Billing	
	401-000-000-534-80-41-04		Legal Svcs	\$2,952.75
			General City Billing	
	407-000-000-535-80-41-09		Legal Costs	\$2,952.75
			General City Billing	
	410-000-000-531-10-41-01		Legal Costs	\$2,952.75
			General City Billing	
	Total 11543 MLG			\$19,685.00
51955	11544	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	August 2022 Service			
	001-000-150-515-45-41-10		Legal Lawsuits/Other Charges	\$465.00
			Lawsuit - Koler	
	Total 11544			\$465.00
51955	11545	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	August 2022 Service			
	001-000-150-515-41-41-02		Legal Services -Employment	\$2,280.00

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name Title	Amount
	Total 11545	Employment		\$2,280.00
51955	11546	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		August 2022 Service		
		001-000-257-558-70-41-00	MDRT Legal Services	\$4,230.00
			Lawson Fire Station Appeal	
	Total 11546			\$4,230.00
51955	11547	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		August 2022 Service		
		001-000-257-558-70-41-00	MDRT Legal Services	\$992.00
			MDRT / OakPointe	
	Total 11547			\$992.00
51955	11548	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		August 2022 Service		
		001-000-150-515-41-41-17	Legal Costs-Public Disc/Oth	\$75.00
			Public Records Reqsuts Advice	
	Total 11548			\$75.00
51955	11550	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		August 2022 Service		
		001-000-150-515-41-41-41	Legal Costs-TDR'S	\$135.00
			TDR	
	Total 11550			\$135.00
51955	11551	9/7/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
		August 2022 Service		
		001-000-150-515-41-41-17	Legal Costs-Public Disc/Oth	\$490.50
			WFSE V State of WA	
	Total 11551			\$490.50
	Total 51955			\$29,220.50
Total Madrona Law Group LLC				\$29,220.50

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Nelson Truck Equipment & Accessories				
	51956	1/4/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	728475			
		Snow Plow Parts		
		101-000-000-542-30-48-04	PW Clearing- Shared Veh/Equip Maint	\$1,526.50
		Lift cylinder for snow plow		
	Total 728475			\$1,526.50
	Total 51956			\$1,526.50
Total Nelson Truck Equipment & Accessories				\$1,526.50
O'Brien, Barton, & Hopkins, PLLP				
	51957	9/6/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	70017			
		August 2022 Service		
		001-000-151-515-91-41-00	Court Legal-Public Defender	\$3,500.00
	Total 70017			\$3,500.00
	Total 51957			\$3,500.00
Total O'Brien, Barton, & Hopkins, PLLP				\$3,500.00
Pacifica Law Group, LLP				
	51958	9/6/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	78220			
		August 2022 Service		
		001-000-150-515-45-41-10	Legal Lawsuits/Other Charges	\$2,310.00
		Koler		
	Total 78220			\$2,310.00
	Total 51958			\$2,310.00
Total Pacifica Law Group, LLP				\$2,310.00
Palmer Coking Coal Company				
	51959	8/26/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	85103			
		PW - Supplies		
		001-000-270-576-80-31-03	Parks Operating Supplies	\$298.41
		Gravel for Coal Car		
	Total 85103			\$298.41

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	51959	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	85131			
		Coal Car Project		
		001-000-270-576-80-31-03	Parks Operating Supplies	\$169.84
		Beauty Bark		
	Total 85131			\$169.84
	Total 51959			\$468.25
Total Palmer Coking Coal Company				\$468.25
Parametrix, Inc.				
	51960	8/10/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	37584			
		August 2022 Services		
		001-000-257-558-70-41-06	MDRT Surveyor-Parametrix	\$1,630.00
		Davis Fuel LLA Review		
	Total 37584			\$1,630.00
	51960	8/10/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	37585			
		August 2022 Services		
		001-000-257-558-70-41-06	MDRT Surveyor-Parametrix	\$2,647.50
		Ten Trails Plat 2 Division 2 Review		
	Total 37585			\$2,647.50
	51960	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	38194			
		August 2022 Services		
		412-000-001-594-31-41-00	Stormwater Mgmt Action Plan: Professional Service	\$2,988.75
		Stormwater management action plan		
	Total 38194			\$2,988.75
	Total 51960			\$7,266.25
Total Parametrix, Inc.				\$7,266.25
Republic Services #176				
	51961	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	0176-006821278			
		August 2022 Service		
		001-000-248-518-20-47-03	MDRT-Waste Disposal Costs	\$157.58
		MDRT		
		001-000-254-518-20-47-01	Facilities-Waste Disposal	\$236.37

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	Total 0176-006821278	City Hall		\$393.95
51961	0176-006821527	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	August 2022 Service			
	001-000-270-576-80-47-04	PW-Parks	Garbage & Waste Disposal	\$371.64
	001-000-280-536-20-47-04	PW-Cemetery	Waste Disposal	\$29.73
	101-000-000-543-50-47-04	PW-Street	Waste Disposal	\$237.85
	401-000-000-534-80-47-04	PW-Water	Waste Disposal	\$282.45
	407-000-000-535-80-47-04	PW-Sewer	Waste Disposal	\$282.45
	410-000-000-531-10-47-04	PW-Drainage	Waste Disposal	\$282.44
	Total 0176-006821527			\$1,486.56
51961	0176-006821657	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	August 2022 Service			
	001-000-212-521-50-47-04	Police & Court	Waste Disposal	\$434.95
	Total 0176-006821657			\$434.95
Total 51961				\$2,315.46
Total Republic Services #176				\$2,315.46
Ron and Diane Wenger				
51962	PUB22-0063	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	Permit Refund			
	401-000-000-369-91-04-00		Water Investigation SF	\$105.00
	Total PUB22-0063	Customer Cancelled Permit		\$105.00

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	51962	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	PUB22-0064			
		Permit Refund		
		407-000-000-369-91-04-00	Sewer Investigation SF	\$138.00
		Customer Cancelled Permit		
	Total PUB22-0064			\$138.00
	Total 51962			\$243.00
	Total Ron and Diane Wenger			\$243.00
Severson's Building Maintenance				
	51963	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	576195			
		August 2022 Services		
		001-000-248-518-20-49-01	MDRT Bldg Custodial Costs	\$225.00
		001-000-254-518-20-49-01	Facilities Bldg.Custodial & Maint.	\$900.00
	Total 576195			\$1,125.00
	51963	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	576196			
		August 2022 Services		
		101-000-000-542-30-48-03	PW Clearing-shared Shop Cost	\$250.00
		PW Shop Janitorial Services		
	Total 576196			\$250.00
	51963	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	576197			
		August 2022 Services		
		001-000-270-575-51-48-00	Gym Facility Repair & Maintenance	\$325.00
		Gym Janitorial Services		
	Total 576197			\$325.00
	51963	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	576198			
		August 2022 Services		
		001-000-212-521-50-41-03	Police Custodial Cost	\$625.00
		PD/Court Janitorial Services		
	Total 576198			\$625.00
	Total 51963			\$2,325.00
	Total Severson's Building Maintenance			\$2,325.00

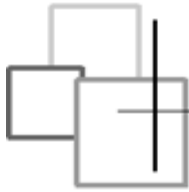
Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Sorci Family LLC				
	51964	9/8/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	090822 SFLLC			
			Land Use Rent Payment Correction - July, August & Sept. 2022	
		001-000-254-518-20-45-05	Facilities City Hall Bldg Rental	\$5,448.12
			Land Use Rent Payment Correction - July, August & Sept. 2022	
	Total 090822 SFLLC			\$5,448.12
	Total 51964			\$5,448.12
	Total Sorci Family LLC			\$5,448.12
Sound Publishing Inc.				
	51965	7/20/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	ECH958987			
			July 2022 Service	
		001-000-240-558-60-41-75	Advertising-Long range planning	\$255.60
			Planning Comm Vacancy	
	Total ECH958987			\$255.60
	51965	7/27/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	ECH959476			
			July 2022 Service	
		410-000-000-531-10-41-75	Advertising	\$72.75
			Ordinance 22-1178 Stormwater Regs	
	Total ECH959476			\$72.75
	51965	7/27/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	ECH959478			
			July 2022 Service	
		001-000-135-513-11-41-75	City Adm-Advertising	\$110.70
	Total ECH959478			\$110.70
	Total 51965			\$439.05
	Total Sound Publishing Inc.			\$439.05
Stericycle, Inc				
	51966	8/25/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	8002223930			
			August 2022 Service	
		001-000-120-512-50-49-04	Shredding Services	\$30.13
		001-000-180-518-50-49-04	Shredding Services	\$30.13

Vendor	Transaction Number Transaction Reference	Invoice Date Account Number	Fiscal Description Name Title	Void Amount
		001-000-210-521-10-49-05	PD-Shredding Services	\$30.14
	Total 8002223930			\$90.40
	Total 51966			\$90.40
Total Stericycle, Inc				\$90.40
Summit Law Group, PLLC				
	51967	8/24/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	138970			
		August 2022 Service		
		001-000-150-515-41-41-02	Legal Services -Employment	\$4,709.12
		PD		
	Total 138970			\$4,709.12
	Total 51967			\$4,709.12
Total Summit Law Group, PLLC				\$4,709.12
Tahoma School District				
	51968	9/2/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	09022022 TSD			
		August 2022 Impact Fees		
		111-000-200-518-65-49-05	Tahoma Sch Imp Fees: S/F	\$5,748.00
	Total 09022022 TSD			\$5,748.00
	Total 51968			\$5,748.00
Total Tahoma School District				\$5,748.00
Thomson Reuters - West				
	51969	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	846958783			
		August 2022 Services		
		001-000-210-521-10-41-07	PD-Prof Serv/Leads Online-Pawn shop	\$205.44
		Clear Law Enforcement Plus Enterprises Subscription Charge		
	Total 846958783			\$205.44
	Total 51969			\$205.44
Total Thomson Reuters - West				\$205.44

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
TRM Wood Products Co. Inc.				
	51970	8/25/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	415662			
		PW - Supplies		
		001-000-290-559-30-35-04	ReDevel-mini Comm Site Park Grant	\$129.35
		Concrete & 4 X 4 Posts		
		101-000-000-542-64-31-01	Street Signs	\$174.14
		Concrete & 4 X 4 Posts		
		410-000-000-531-10-48-03	Stormwater Maintenance & Repair	\$125.01
		Concrete & 4 X 4 Posts		
	Total 415662			\$428.50
	51970	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	415836			
		Prks - Supplies		
		001-000-290-558-30-35-05	Minor Community Improvements	\$2,797.97
		Fencing For Mini Park Near Museum		
	Total 415836			\$2,797.97
	Total 51970			\$3,226.47
Total TRM Wood Products Co. Inc.				\$3,226.47
Utilities Underground Location Center				
	51971	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	2080128			
		August 2022 Service		
		401-000-000-534-80-41-08	Locating Service	\$108.36
		84 locates		
	Total 2080128			\$108.36
	Total 51971			\$108.36
Total Utilities Underground Location Center				\$108.36
Valley Communications Center				
	51972	8/31/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	0026668			
		August 2022 Services		
		001-000-214-521-20-41-00	Valley Comm - Dispatch Service	\$7,850.42
		168.5 # calls		
	Total 0026668			\$7,850.42
	Total 51972			\$7,850.42
Total Valley Communications Center				\$7,850.42

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Washington State Department of Transportation Northwest Region				
	51973	8/15/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	41 jz1545 l001			
		July 2022 Service		
		404-000-020-594-34-63-00	Fire Flow Loop: ARPA - 3rd Ave. Improvement	\$106.88
		Plan Review / Inspection		
	Total 41 jz1545 l001			\$106.88
	Total 51973			\$106.88
Total Washington State Department of Transportation Northwest Region				\$106.88
Washington State Treasurer				
	51974	9/2/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	09022022 WST			
		August 2022 Court Receipts		
		633-000-200-589-30-00-00	Court Fees for WA State Treasurer	\$11,155.97
		Court Remittance		
	Total 09022022 WST			\$11,155.97
	Total 51974			\$11,155.97
Total Washington State Treasurer				\$11,155.97
Washington Workwear Stores, Inc.				
	51975	8/24/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	6093			
		PW - Uniforms		
		101-000-000-542-30-31-04	Uniforms & Safety Supplies	\$319.72
		Boots, Shirts		
	Total 6093			\$319.72
	Total 51975			\$319.72
Total Washington Workwear Stores, Inc.				\$319.72
Water Management Laboratories, Inc.				
	51976	8/23/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	205251			
		August 2022 Service		
		401-000-000-534-80-41-02	Water Testing and Sampling	\$23.00
	Total 205251			\$23.00

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name Title	Amount
	51976	8/30/2022	2022 - August - 4th August 2022 Batch for 9.15.2022 CM	
	205492			
		August 2022 Service		
		401-000-000-534-80-41-02	Water Testing and Sampling	\$23.00
		Water sample testing		
	Total 205492			\$23.00
	Total 51976			\$46.00
Total Water Management Laboratories, Inc.				\$46.00
	Vendor Count	45	Grand Total	\$143,883.85



Voucher Directory with Transaction Date

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
Amazon Capital Services, Inc.				
51977	161T-PQK4-PXWT PW - Supplies 001-000-191-525-60-31-00	9/1/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM Emergency Management Supplies Water Bottle Caps for Emergency Water Supply	\$15.21
	Total 161T-PQK4-PXWT			\$15.21
51977	1DL4-PG6X-K7HL City Hall - Office Supplies 001-000-180-518-50-31-00	9/2/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM Office Supplies City Hall Office chair mat	\$70.60
	Total 1DL4-PG6X-K7HL			\$70.60
51977	1H7Q-39DY-JKYF City Hall - Office Supplies 001-000-180-518-50-31-00	9/2/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM Office Supplies City Hall Office chair mat	\$70.60
	Total 1H7Q-39DY-JKYF			\$70.60
51977	1R4G-TYKL-F6G1 PW - Office Supplies 001-000-240-558-51-31-04	9/5/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM Clg-Office Supplies-CD/PW Printer ink	\$149.95
	Total 1R4G-TYKL-F6G1			\$149.95
51977	1TG1-F7TF-36Q1 MDRT - Supplies 001-000-246-558-70-49-00	9/2/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM Miscellaneous	\$57.04

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
			Shelving unit for restrooms	
	Total 1TG1-F7TF-36Q1			\$57.04
	Total 51977			\$363.40
Total Amazon Capital Services, Inc.				\$363.40
Home Depot Credit Service				
	51978	9/1/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM	
	3511369			
		PD - Building Supplies		
		001-000-212-521-50-48-02	Police Bldg Repairs & Maintenance	\$22.04
		Flourescent Tubes		
	Total 3511369			\$22.04
	51978	9/1/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM	
	3511370			
		Com Dev - Building Maint		
		001-000-254-518-20-49-01	Facilities Bldg.Custodial & Maint.	\$22.75
	Total 3511370			\$22.75
	Total 51978			\$44.79
Total Home Depot Credit Service				\$44.79
Johnsons Home & Garden				
	51979	9/1/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM	
	467042			
		PW/Prks Supplies		
		001-000-290-558-30-35-05	Minor Community Improvements	\$229.19
		Concrete, Stain - Mini Park Fencing		
		101-000-000-542-30-31-12	PW Clearing Acct-Supplies	\$19.98
		Misc Nuts, Bolts, Screws		
		310-000-002-594-18-62-03	Gen Govt Campus Improvements	\$112.96
		Carpet Binder Bar		
	Total 467042			\$362.13

Vendor	Transaction Number Transaction Reference Account Number	Invoice Date	Fiscal Description Name Title	Void Amount
	51979	9/5/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM	
	467097			
		Labor Days Suppleis		
		001-000-270-575-50-31-00	Community Event Supplies	\$31.66
		Bungey cords, tarp		
	Total 467097			\$31.66
	Total 51979			\$393.79
	Total Johnsons Home & Garden			\$393.79
King County Finance - Wastewater Treat Div.				
	51980	9/2/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM	
	30035004			
		September 2022 Service		
		407-000-000-535-80-41-04	Metro Sewer Charges	\$100,264.45
	Total 30035004			\$100,264.45
	Total 51980			\$100,264.45
	Total King County Finance - Wastewater Treat Div.			\$100,264.45
Office Products Nationwide				
	51981	9/2/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM	
	1192290-0			
		PD - Bath supplies		
		001-000-210-521-10-31-00	PD-Operating Supplies	\$311.75
		Folding towels, toilet paper		
	Total 1192290-0			\$311.75
	Total 51981			\$311.75
	Total Office Products Nationwide			\$311.75
Secure Pacific Corporation				
	51982	9/1/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM	
	344476			
		Service 09.01.2022 - 09/30/2022		
		101-000-000-542-30-48-03	PW Clearing-shared Shop Cost	\$67.00
		32820 3rd Ave - PW Shop		
	Total 344476			\$67.00
	Total 51982			\$67.00
	Total Secure Pacific Corporation			\$67.00

Vendor	Transaction Number	Invoice Date	Fiscal Description	Void
	Transaction Reference	Account Number	Name	Amount
			Title	
U.S. Postal Service - Black Diamond PO Box Renewal				
	51983	9/6/2022	2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM	
	2023 USPS			
			Annual PO Box Renewal Fee - 2023	
		001-000-180-518-50-45-01	Postage Meter Rental & Maint.	\$374.00
			Annual PO Box Renewal Fee - 2023	
	Total 2023 USPS			\$374.00
	Total 51983			\$374.00
Total U.S. Postal Service - Black Diamond PO Box Renewal				\$374.00
Vendor Count 7				
Grand Total				\$101,819.18



Register

Fiscal: 2022

Deposit Period: 2022 - September, 2022 - August

Check Period: 2022 - September - September Early Batch, 2022 - September - September Void Batch, 2022 - September - 2nd Sept 2022 Batch for 09.15.2022 CM, 2022 - August - 4th August 2022 Batch for 9.15.2022 CM, 2022 - August - August EFT Batch, 2022 - August - 2nd August Void / Early Batch

Number	Name	Print Date	Clearing Date	Amount
Columbia Bank	390562401			
Check				
<u>51926</u>	Black Diamond Labor Days Committee	8/29/2022		Void
<u>51927</u>	Black Diamond Labor Days Committee	8/29/2022		\$738.10
<u>51928</u>	Toll Brothers	8/29/2022		\$247,644.00
<u>51929</u>	Mountain View Fire & Rescue	9/2/2022		\$10,594.61
<u>51930</u>	Scott Hanis	9/2/2022		\$300.00
<u>51931</u>	Motorola Solutions Inc. - Chicago	9/6/2022		\$33,160.51
<u>51932</u>	Alliance 2020. Inc	9/16/2022		\$41.40
<u>51933</u>	Alpine Products Inc.	9/16/2022		\$2,383.12
<u>51934</u>	Amazon Capital Services, Inc.	9/16/2022		\$810.35
<u>51935</u>	Black Diamond Municipal Court	9/16/2022		\$169.00
<u>51936</u>	Cadman, Inc.	9/16/2022		\$10.00
<u>51937</u>	CallTower, Inc.	9/16/2022		\$1,648.04
<u>51938</u>	CHS/Cenex Inc	9/16/2022		\$3,569.83
<u>51939</u>	City of Black Diamond	9/16/2022		\$2,100.95
<u>51940</u>	City of Enumclaw	9/16/2022		\$300.00
<u>51941</u>	Enumclaw School District	9/16/2022		\$8,972.00
<u>51942</u>	E-Plan, Inc.	9/16/2022		\$7,875.00
<u>51943</u>	Ferguson Waterworks #3011	9/16/2022		\$15,277.13
<u>51944</u>	Guardian Alliance Technologies, Inc.	9/16/2022		\$124.00
<u>51945</u>	Gunderson Law Firm	9/16/2022		\$3,400.00
<u>51946</u>	Home Depot Credit Service	9/16/2022		\$985.69
<u>51947</u>	Intercom Language Services, Inc.	9/16/2022		\$140.00
<u>51948</u>	Jason Pittam	9/16/2022		\$356.88
<u>51949</u>	Johnsons Home & Garden	9/16/2022		\$575.08
<u>51950</u>	King County Prosecuting Attorney	9/16/2022		\$144.72
<u>51951</u>	L.N. Curtis & Sons	9/16/2022		\$681.38
<u>51952</u>	Law Office of Krista White Swain	9/16/2022		\$4,200.00
<u>51953</u>	Lindsey Jewett	9/16/2022		\$42.25
<u>51954</u>	Long Bay Enterprises, Inc	9/16/2022		\$1,448.12
<u>51955</u>	Madrona Law Group LLC	9/16/2022		\$29,220.50
<u>51956</u>	Nelson Truck Equipment & Accessories	9/16/2022		\$1,526.50
<u>51957</u>	O'Brien, Barton, & Hopkins, PLLP	9/16/2022		\$3,500.00
<u>51958</u>	Pacifica Law Group, LLP	9/16/2022		\$2,310.00
<u>51959</u>	Palmer Coking Coal Company	9/16/2022		\$468.25

Number	Name	Print Date	Clearing Date	Amount
<u>51960</u>	Parametrix, Inc.	9/16/2022		\$7,266.25
<u>51961</u>	Republic Services #176	9/16/2022		\$2,315.46
<u>51962</u>	Ron and Diane Wenger	9/16/2022		\$243.00
<u>51963</u>	Severson's Building Maintenance	9/16/2022		\$2,325.00
<u>51964</u>	Sorci Family LLC	9/16/2022		\$5,448.12
<u>51965</u>	Sound Publishing Inc.	9/16/2022		\$439.05
<u>51966</u>	Stericycle, Inc	9/16/2022		\$90.40
<u>51967</u>	Summit Law Group, PLLC	9/16/2022		\$4,709.12
<u>51968</u>	Tahoma School District	9/16/2022		\$5,748.00
<u>51969</u>	Thomson Reuters - West	9/16/2022		\$205.44
<u>51970</u>	TRM Wood Products Co. Inc.	9/16/2022		\$3,226.47
<u>51971</u>	Utilities Underground Location Center	9/16/2022		\$108.36
<u>51972</u>	Valley Communications Center	9/16/2022		\$7,850.42
<u>51973</u>	Washington State Department of Transportation Northwest Region	9/16/2022		\$106.88
<u>51974</u>	Washington State Treasurer	9/16/2022		\$11,155.97
<u>51975</u>	Washington Workwear Stores, Inc.	9/16/2022		\$319.72
<u>51976</u>	Water Management Laboratories, Inc.	9/16/2022		\$46.00
<u>51977</u>	Amazon Capital Services, Inc.	9/16/2022		\$363.40
<u>51978</u>	Home Depot Credit Service	9/16/2022		\$44.79
<u>51979</u>	Johnsons Home & Garden	9/16/2022		\$393.79
<u>51980</u>	King County Finance - Wastewater Treat Div.	9/16/2022		\$100,264.45
<u>51981</u>	Office Products Nationwide	9/16/2022		\$311.75
<u>51982</u>	Secure Pacific Corporation	9/16/2022		\$67.00
<u>51983</u>	U.S. Postal Service - Black Diamond PO Box Renewal	9/16/2022		\$374.00
<u>EFT Payment 9/7/2022 2:55:14 PM - 1</u>	Dept of Licensing-Firearms Online	8/26/2022	8/31/2022	\$240.00
<u>EFT Payment 9/7/2022 2:59:51 PM - 1</u>	Merchant Card Services / Vantive Holding, LLC	8/7/2022	8/31/2022	\$368.25
<u>EFT Payment 9/7/2022 3:01:56 PM - 1</u>	Invoice Cloud	8/10/2022	8/31/2022	\$526.20
<u>EFT Payment 9/7/2022 3:02:23 PM - 1</u>	U.S. Postal Service (CMRS-FP)	8/8/2022	8/31/2022	\$600.00
<u>EFT Payment 9/7/2022 3:02:47 PM - 1</u>	US Bank Equipment Finance	8/11/2022	8/31/2022	\$1,472.76
<u>EFT Payment 9/7/2022 3:03:21 PM - 1</u>	U.S. Postal Service (Black Diamond) Utility Postage Only	8/22/2022	8/31/2022	\$578.07
<u>EFT Payment 9/7/2022 3:03:50 PM - 1</u>	Washington State Department of Revenue	8/2/2022	8/31/2022	\$8,213.87
<u>EFT Payment 9/7/2022 3:04:04 PM - 1</u>	First Bankcard	9/1/2022		\$9,471.73
<u>V 51825</u>	Mountain View Fire & Rescue	9/15/2022		(\$10,594.61)
<u>V51816</u>	Debbie Page	8/26/2022		(\$738.10)
		Total	Check	\$548,278.42
		Total	390562401	\$548,278.42
		Grand Total		\$548,278.42

City of Black Daimond Payroll Register August 2022

Number	Name	Fiscal Description	Amount
20215	Paper Check	2022 - August - Month End	\$2,490.00
20216	Paper Check	2022 - August - Month End	\$2,532.92
20217	BD Police Officers Association	2022 - August - Month End	\$960.00
20218	City of Black Diamond Flex	2022 - August - Month End	\$521.67
20219	Joseph Kaufman	2022 - August - Month End	\$147.40
20220	Minnesota Child Support Payment Ctr	2022 - August - Month End	\$483.00
20221	Teamsters Local 117	2022 - August - Month End	\$2,127.31
20222	Trusted Plans Service CP LTD	2022 - August - Month End	\$130.00
20223	Western States Police Medical	2022 - August - Month End	\$450.00
20224	HRA VEBA Trust	2022 - August - Month End	\$225.00
August 2022 Aflac	Aflac	2022 - August - Month End	\$209.56
August 2022 Draw	Payroll Vendor	2022 - August - Month End	\$48,451.67
August 2022 DRS: DCP	DOR - Deferred Comp	2022 - August - Month End	\$13,633.30
August 2022 DRS: Ret	Dept of Retirement Systems	2022 - August - Month End	\$48,537.41
August 2022 ESD	Employment Security Dept	2022 - August - Month End	\$1,704.68
August 2022 Fed Taxes	City of Black Diamond Taxes	2022 - August - Month End	\$87,189.35
August 2022 L&I	Dept of Labor and Industries	2022 - August - Month End	\$5,591.47
August 2022 Medical Ins	AWC Employee Benefit Trust	2022 - August - Month End	\$67,870.14
August 2022 Month End	Payroll Vendor	2022 - August - Month End	\$180,921.58
August 2022 PFML	PFML ESD	2022 - August - Month End	\$1,502.11
			\$465,678.57

I hereby certify that payroll and benefits have been processed and delivered as required under contract or legal obligation.

Finance
Director May Miller, Finance Director

Date Sept 1, 2022

BLACK DIAMOND CITY COUNCIL MINUTES
Council Meeting of September 1, 2022
Hybrid Meeting Via Zoom and In-Person
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular meeting to order at 7:00 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Smith, Mulvihill, de Leon (zoom), Page

ABSENT: Councilmembers Smith and O'Donnell (excused)

Staff present: Andrew Williamson, MDRT/Ec Dev Director; Mona Davis, Community Development Director; Scott Hanis, Public Works Director; Capital Project/Program Manager, Ryan Sweet; Jamey Kiblinger, Police Chief; David Linehan, City Attorney; Rob Reed, IS Manager; and Brenda L. Martinez, City Clerk/HR Manager.

READING OF GUIDING PRINCIPLES

AGENDA REVIEW AND APPROVAL:

Councilmember Deady **moved** to accept the agenda; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (5-0).

PUBLIC COMMENTS:

Kathy McKinney, unincorporated King County spoke to Council.

Mario Sorci, Black Diamond spoke to Council.

Geoff Bowie, Black Diamond spoke to Council.

John Olsen, Black Diamond spoke to Council.

Kristen Bryant, Bellevue spoke to Council.

APPOINTMENTS, ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS: None

CONSENT AGENDA:

Councilmember Deady **moved** to adopt the Consent Agenda; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (5-0). The Consent Agenda was approved as follows:

- 1) Claim Checks** – September 1, 2022, Check No. 51881 through 51925 (void 51762) in the amount of \$188,026.26

- 2) **Minutes** – Work Session of August 11, 2022, Special Meeting of August 18,2022, and Council Meeting of August 18, 2022

PUBLIC HEARINGS: None

UNFINISHED BUSINESS:

- 3) **AB22-067A** – Discussion and Possible Action on Comment Letter to Commercial Aviation Coordinating Commission (CACC) Regarding the Elimination of the King County Southeast Greenfield Site

Mayor Benson led the discussion on this item.

Councilmember Page **moved** to authorize the City to sign on to the comment letter to the Commercial Aviation Coordinating Commission (CACC) regarding the elimination of the King County Southeast Greenfield site; **second** Deady. Motion passed with all voting in favor (5-0).

NEW BUSINESS:

- 4) **AB22-0068** – Resolution Accepting Bid and Awarding Contract to Lakeridge Paving for Ravensdale Road Project

Public Works Director Hanis reviewed this item with Council.

Councilmember Deady **moved** to approve Resolution No. 22-1498, authorizing the Mayor to execute a construction contract with Lakeridge Paving Co. for the 2022 Black Diamond Ravensdale Rd Asphalt Overlay project; **second** Councilmember Mulvihill. Motion **passed** with all voting in favor (5-0).

- 5) **AB22-069** – Resolution Authorizing the Mayor to Execute a Collective Bargaining Agreement with the Black Diamond Police Officers Association

City Clerk/HR Manager Martinez briefed Council on this agenda item.

Councilmember Deady **moved** to adopt Resolution No. 22-1499, authorizing the Mayor to sign the Collective Bargaining Agreement and Memorandum of Understanding between the City of Black Diamond and the Black Diamond Police Officers Association; **second** Councilmember Mulvihill.

There was discussion.

Motion **passed** (4-1 – (de Leon)).

- 6) **AB22-070** – Resolution Approving Special Event Permit for Tough Mudder

Community Development Director Davis discussed this item with Council.

Councilmember Mulvihill **moved** to approve Resolution No. 22-1500, authorizing the Mayor to execute the approval of SEP-22-0012 for Tough Mudder Seattle 2022; **second** Councilmember Page. Motion **passed** with all voting in favor (5-0).

DEPARTMENT REPORTS:

Fire – Chief Smith reported being ready for the Labor Days event this weekend. He expressed that they are also looking forward to working with the City and FCS on the levy lid lift options. He shared that currently the department is working on their 2023 budget which will be to their board by October with adoption to occur in December. He discussed the project on 218th and the challenges it presents for them.

MAYOR'S REPORT:

Mayor Benson reported on the City Administrator recruitment firm process and shared that there is a new coal cart on the northside of the city and it looks really nice and thanked Jason for his work on this.

COUNCIL REPORTS:

Councilmember Mulvihill expressed how gorgeous the new coal cart is and would like to see a flower bed in it. She noted calling Ms. Davis regarding the dimensions of Lake Sawyer regarding the wake surfers and the damage that is being done and shared the research she has done. She updated everyone on items discussed during the Public Safety Committee meeting.

Councilmember de Leon noted being grateful that Councilmember Mulvihill was able to attend the Public Safety meeting in her absence. She was able to attend her Finance Committee meeting and emphasized for the record that when we are creating our public safety network how can we be more holistically caring to our community.

Councilmember Page congratulated Jason in Public Works as he was recognized as the Black Diamond Civil Servant of the Year. She noted that as we work through things in the coming year especially in code noted how many times, we have gender specific pronouns in our code and if there is plans to change that. She shared there are 359 gender specific pronouns in our code and would like to see this changed to be gender neutral. She thanked Director Davis for being so responsive to the questions and notices on the rezone and wondered if our 300 feet radius is in align with other cities. She also discussed wayfinding signs, and this has been brought up by the businesses and how other communities have these. She respectfully asked the Mayor that a work group be put together to help with the workload on this. She invited everyone to attend the Labor Day events this weekend and thanked Councilmember Mulvihill for her work on the signs and banners for this event.

Councilmember Deady commented that the coal cart looks fabulous and would like to see some night lighting on it to draw attention to it. She shared that there is a car show this weekend at the Eagles and this is their biggest fundraiser. She shared information

regarding free bus passes for youth and commented on the Police contract and thanked the officers for what they do. She discussed what needs to be on top of the coal carts and bringing in residents to help with the watering of plants in them.

Councilmember Stallard spoke on the police contract, labor days and gender inclusive language coming up and all being more inclusive. She noted that a local school district which many residents' children attend has community members getting together to put together go home meals for those students attending those schools and asked everyone to spread the word.

ATTORNEY REPORT: None

PUBLIC COMMENTS:

John Olson, Black Diamond spoke to Council.

Geoff Bowie, Black Diamond spoke to Council.

EXECUTIVE SESSION: None

ADJOURNMENT

Councilmember Mulvihill **moved** to adjourn the meeting; **second** Councilmember Deady. Motion **passed** with all voting in favor (5-0). The meeting ended at 8:06 p.m.

ATTEST:

Carol Benson, Mayor

Brenda L. Martinez, City Clerk

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Resolution authorizing the Mayor to execute the City's written final plat approval for The Villages MPD, Ten Trails Plat 2D Division 2 Final Plat	Agenda Date: September 15, 2022	
	AB22-071	
	Mayor – Carol Benson	
	City Administrator –	
	City Attorney – David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev/Nat Res – Mona Davis	
	Finance – May Miller	
	MDRT/Eco Dev – Andy Williamson	X
Cost Impact (see also Fiscal Note): None	Police – Chief Kiblinger	
Fund Source: n/a	Public Works – Scott Hanis	
Timeline:	Court – Stephanie Metcalf	
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution; Staff Report; Plat Map; Performance and Maintenance Bonds		
SUMMARY STATEMENT: The Villages (also referred to as “Ten Trails”) Plat 2D Division 2 is a 69-lot plat that was granted preliminary plat approval under City File Number PLN18-0078, pursuant to the Hearing Examiner’s April 23, 2020, decision. The plat is located within The Villages Master Planned Development Phase 2D and is zoned Master Planned Development (MPD). The owners, Oakpointe / CCD Black Diamond Partners LLC, have completed the preliminary plat requirements and now are requesting final plat approval. Staff has worked with the applicants to ensure preliminary requirements have been met. Staff’s written findings and recommendation for approval are documented in a Staff Report for City Council’s review. If the Council determines that the final plat conforms to all terms of the preliminary plat approval set forth by the Hearing Examiner and that adequate bonds have been posted, then by resolution, it shall accept staff’s written findings and authorizes The Mayor to execute the final plat approval by entering the City’s written approval on the face of the plat.		
FISCAL NOTE (Finance Department): N/A		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION: N/A		
RECOMMENDED ACTION: MOTION to adopt Resolution No. 22-1501 approving the Final Plat for Ten Trails Plat 2D Division 2 (PLN22-0031).		
RECORD OF COUNCIL ACTION		
Meeting Date	Action	Vote
September 15, 2022		

RESOLUTION NO. 22-1501

A RESOLUTION OF THE CITY OF BLACK DIAMOND, WASHINGTON, GRANTING APPROVAL OF THE FINAL PLAT FOR TEN TRAILS (F/K/A “THE VILLAGES”) PLAT 2D DIVISION 2 SUBDIVISION

WHEREAS, on September 20, 2010, the City Council adopted Ordinance No. 10-946 approving a Master Planned Development (“MPD”) permit for applicant CCD Black Diamond Partners LLC’s (“Oakpointe”), f/k/a Yarrow Bay, to develop a master planned community known as “The Villages”; and

WHEREAS, on December 12, 2011, the City Council adopted Ordinance No. 11-970 approving The Villages Development Agreement (“DA”) with Oakpointe setting forth extensively negotiated requirements and agreed conditions governing commercial and residential development activity within The Villages MPD, now known as “Ten Trails”; and

WHEREAS, in a decision dated April 23, 2020, the City’s Hearing Examiner granted Preliminary Plat Approval for the subdivision known as Ten Trails Phase 2D (“PP2D”) of The Villages MPD, processed under City File No. PLN18-0078; and

WHEREAS, Oakpointe has applied for final plat approval (File No. PLN22-0031) for Ten Trails Plat 2D Division 2, which lies within Ten Trails PP2D; and

WHEREAS, under the DA, Oakpointe’s application for final plat approval of Ten Trails Plat 2D is vested to the Black Diamond Municipal Code in effect as of the date of the DA, which is attached as Exhibit E to the DA (“Vested Code”); and

WHEREAS, City staff and members of the Master Developer Review Team (“MDRT”) have reviewed the proposed final plat for Ten Trails Plat 2D Division 2 for compliance with all provisions of state law and the Vested Code, as well as all conditions imposed by the applicable MPD permit, the DA, the Hearing Examiner’s Preliminary Plat Approval, and the MPD Framework Design Standards and Guidelines (collectively, “Conditions of Approval”), and have prepared and provided to the City Council a Staff Report summarizing their findings in detail; and

WHEREAS, City staff and members of the MDRT, based on their review of the final plat application, recommend approval of Ten Trails Plat 2D Division 2 final plat, subject to Oakpointe’s submission of adequate security to ensure the completion of the remaining work; and

WHEREAS, City staff and members of the MDRT have reviewed and approved the bonds guaranteeing completion and maintenance of the infrastructure improvements required by the Conditions of Approval; and

WHEREAS, section 17.20.060.B of the Vested Code requires the City Council to review the Staff Report and proposed final plat to assure its conformance to all

Conditions of Approval and that the required bonds, if applicable, have been posted, and further requires the City Council, by resolution, to make written findings to that effect and thereupon to authorize the Mayor to execute the City Council's approval in writing on the face of the final plat; and

WHEREAS, RCW 58.17.140 and Vested Code section 17.20.060 require that the City Council approve, disapprove, or return the final plat for modification within a limited time period, unless the applicant consents to a longer time; and

WHEREAS, RCW 58.17.195 prohibits the approval of any subdivision unless the City makes a formal, written finding of fact that the proposed subdivision conforms to applicable zoning ordinances and other land-use controls;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Final Plat Approval. The City Council finds, based on its review of the Staff Report and proposed final plat for Ten Trails Plat 2D Division 2, that all Conditions of Approval have been satisfied, or where they have not yet been satisfied, that adequate security has been or will be posted to ensure the full and prompt completion of all required improvements that have not yet been completed. Further, the City Council finds that the proposed subdivision conforms to applicable zoning ordinances and land-use controls of the City. Accordingly, the final plat for Ten Trails Plat 2D Division 2 is hereby approved on condition that Oakpointe provides bonds, in a form and amount acceptable to the City, guaranteeing completion of all infrastructure improvements required by the Conditions of Approval that have not yet been completed.

Section 2. Authorization. Upon Oakpointe's provision of the bond(s) described in Section 1, the Mayor is authorized to sign the final plat for Ten Trails Plat 2D Division 2, signifying the Council's approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF SEPTEMBER 2022.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk



CITY OF BLACK DIAMOND

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September 8, 2022

STAFF REPORT – PLN22-0031 Ten Trails MPD Plat 2D – Division 2 Final Plat

Table of Contents

Table of Contents	1
Section II: Summary of Request	3
Section III: Process	3
Section IV: Project Analysis	3
• RCW 58.17.170(1), regarding written approval of Final Plat Applications:.....	3
• BDMC Chapter 17, regarding the City’s Subdivision Ordinance:	4
• BDMC 17.20.060, regarding the City’s process for final plat review and decision:.....	4
• Compliance with Associated Conditions of Approval.....	5
○ Phase 2 Plat D SEPA Environmental Review Mitigation Measures (PLN18-0079).....	5
○ Phase 2 Plat D Preliminary Plat Conditions of Approval (PLN18-0078).....	7
○ The Villages Master Planned Development Conditions of Approval (PLN09-0017)	11
• Compliance with The Villages Development Agreement (PLN10-0020/PLN11-0013).....	12
Section V: Staff Recommendation.....	16
Section VI: Exhibits	17

Administrative Note: References to “Ten Trails” within this final plat application can be used interchangeably with “The Villages.” The applicant has re-branded The Villages Master Planned Development as “Ten Trails,” however the approved Master Planned Development Permit for The Villages (City File Number PLN09-0017) has not been amended to officially refer to the Master Planned Development as “Ten Trails.”

Section I: Application Information

Staff Report Date: September 8, 2022

Name of Subdivision: Ten Trails Master Planned Development Plat 2D – Division 2

Number of Lots: 69 total lots for residential development (Lots 83 – 151) and 4 tracts for utility, pedestrian access, landscape, and sensitive area uses.

Location: Unaddressed King County Parcel Number 152106-9106

Zoning: Master Planned Development (MPD)

Comprehensive Plan Designation: Low Density Residential with MPD Overlay

Land Owner / Applicant: CCD Black Diamond Partners LLC, d/b/a Oakpointe

Preliminary Plat Approval: The Ten Trails MPD Phase 2 Plat D Preliminary Plat application, processed under City File Number PLN18-0078, was approved by the City’s Hearing Examiner on April 23, 2020 subject to 51 conditions of approval. Notably, Phase 2 Plat D is identified as an age-qualified development, with a minimum age restriction imposed within the development’s Declaration of Covenants, Conditions, and Restrictions (CC&Rs).

Compliance with the Phase 2 Plat D Preliminary Plat conditions of approval is detailed in Section IV – Project Analysis of this Staff Report.

Final Plat Application: The City initially received an application for final plat approval on June 6, 2022. The final plat application is for Division 2 of Plat 2D, with remaining Divisions to be final platted in the future. The applicant provided revised final plat drawings and additional information to the City on July 21, 2022 and August 22, 2022.

Section II: Summary of Request

This application is for the final platting of Division 2 of Ten Trails MPD Plat 2D, which received preliminary plat approval in April 2020. The Plat 2D – Division 2 final plat contains the following:

- 69 Single-Family Residential Lots
 - Residential lot sizes range from 4,500 square feet (0.10 acres) to 8,860 square feet (0.20 acres). The average residential lot size is 5,543 square feet (0.13 acres).
- 4 Tracts
 - Tract uses include utility, pedestrian access, landscape, and sensitive area uses. Refer to the Tract Areas table on Sheet 3 of the final plat.
 - The total area comprised by Tracts within this Division 2 Final Plat is 71,561 square feet (1.64 acres).

Section III: Process

The applicant is required to receive preliminary plat approval prior to submittal and approval of a final plat. The Ten Trails Phase 2 Plat D Preliminary Plat was approved by the City’s Hearing Examiner on April 23, 2020 subject to 51 conditions.

The applicant filed a complete final plat application for Plat 2D – Division 2 on June 6, 2022 for review by the City. The applicant provided revised final plat drawings and additional information to the City on July 21, 2022 and August 22, 2022. The final plat was reviewed by City Staff and MDRT consultants for compliance with applicable preliminary plat conditions of approval (see Section IV – Project Analysis below). This Staff Report provides written findings related to the Plat 2D – Division 2 final plat application and a recommendation to the City Council for final plat approval.

It is the City Council’s responsibility to make a final determination on the final plat based on the conditions of preliminary plat approval and applicable laws and regulations. This Staff Report serves to provide Staff’s review of the final plat application and findings regarding compliance with applicable conditions of associated permits, including the preliminary plat application. If the final plat application complies with all applicable conditions and regulations, the City Council is required to enter written findings to that effect and authorize the Mayor to execute the City’s written approval on the face of the plat (BDMC 17.20.060.B and RCW 58.17.170). Final Plat approval is a Type 6 – City Council Decision (BDMC 18.08.030). The Code defines Type 6 decisions as quasi-judicial or other decisions that are made by the City Council following a recommendation by staff (BDMC 18.08.090).

Section IV: Project Analysis

- RCW 58.17.170(1), regarding written approval of Final Plat Applications:

“When the legislative body of the city, town, or county, or such other agency as authorized by RCW 58.17.100, 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. The original of said final plat shall be filed for record with the county auditor. One reproducible copy shall be furnished to the city, town, or county engineer.

One paper copy shall be filed with the county assessor. Paper copies shall be provided to such other agencies as may be required by ordinance.”

- BDMC Chapter 17, regarding the City’s Subdivision Ordinance:

The applicant submitted a preliminary plat application for Ten Trails MPD Phase 2 Plat D in compliance with the provisions of Black Diamond Municipal Code Chapter 17.12 under City File Number PLN18-0078. The application was approved by the Hearing Examiner on April 23, 2020 subject to 51 conditions of approval.

This final plat application complies with applicable conditions of approval established by the preliminary plat approval (refer to Section IV – Project Analysis: Compliance with Associated Conditions of Approval – The Phase 2 Plat D Preliminary Plat Conditions of Approval (PLN18-0078) below).

The applicant has submitted final plat drawings in compliance with the provisions of Black Diamond Municipal Code Section 17.20 under this City File Number, PLN22-0031. The submitted final plat drawings include all required contents and standards (as established by BDMC 17.20.020), required surveys and monumentation (as established by BDMC 17.20.030), required certificates (as established by BDMC 17.20.040), and required improvements/bonds (as established by BDMC 17.20.050). Bonds are provided as Exhibit A of this Staff Report.

In summary, the final plat meets all standards established by the City’s Subdivision Ordinance. Written approval from the designated Public Works Director, Surveyor, and Fire Chief are provided as Exhibit B of this Staff Report.

- BDMC 17.20.060, regarding the City’s process for final plat review and decision:

“Final plats shall be approved, disapproved or returned to the applicant for modification or correction within sixty days from the date of filing thereof unless the applicant consents to an extension of such time period.”

This section of the vested Black Diamond Municipal Code further provides for Staff Review and findings (BDMC 17.20.060.A), followed by a City Council decision on the final plat (BDMC 17.20.060.B). Specifically:

“The city council shall review the findings of the public works director or designee and review the proposed final plat to assure that there is conformance with all terms of the preliminary plat approval and, where applicable, MPD approval, the MPD development agreement, and MPD design standards. If the council determines that the final plat conforms with these requirements, and adequate bonds, if applicable, have been posted, then, by resolution, it shall enter written findings to that effect, and shall authorize the mayor to execute the city’s written approval on the face of the plat.”

Pursuant to BDMC 17.08.010, the public works director is defined as the “person, firm, or corporation appointed or authorized (including contractual authorization) by the mayor of the city to carry out the duties of the public works director as prescribed by the chapter.”

- Compliance with Associated Conditions of Approval
 - **Phase 2 Plat D SEPA Environmental Review Mitigation Measures (PLN18-0079)**

The City of Black Diamond prepared an Adoption of Existing SEPA Document (of The Villages Master Planned Development Environmental Impact Statement (EIS)) and Mitigated Determination of Non-Significance (MDNS) for the Ten Trails Phase 2 Plat D Preliminary Plat application. The City's SEPA Determination was appealed and ultimately upheld with revisions to the condition language in association with the Hearing Examiner's Report and Decision for this application, issued on April 23, 2020. The Decision added SEPA Mitigation Measure #17, removed SEPA Mitigation Measure #19 and revised the language of SEPA Mitigation Measures #14 and 20. The final language of the SEPA Mitigation Measures is provided as Conditions of Approval #1-19 of the Hearing Examiner's Report and Decision.

The following SEPA Mitigation Measures, as implemented by the Hearing Examiner's Report and Decision for the Ten Trails Phase 2 Plat D Preliminary Plat (completed under City File Number PLN18-0078), are not applicable to this final plat application:

SEPA Mitigation Measures #4, 5, 6, 7, 8, 9, 11, 12, 13, 15, 17, 18

These mitigation measures are specific to on-site construction activities associated with the approved utility permit application (City File Number PUB20-0017) for Plat 2D.

The following SEPA Mitigation Measures (written verbatim) from the Hearing Examiner's Report and Decision (PLN18-0079) have been completed or bonded for to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

SEPA Mitigation Measure #1: Pursuant to BDMC 19.10.220.D, wetland buffer boundaries adjacent to land within this plat shall be permanently delineated by split-rail fencing and identification signs, as approved by the City.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All wetland buffer boundaries adjacent to Plat 2D – Division 2 have been permanently delineated by split-rail fencing and identification signs.*

SEPA Mitigation Measure #2: Site plans for site development permits for lands adjacent to wetland buffers shall include location of all wetland buffer boundaries.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All subsequent permitting activity, ranging from individual building permits to site plan reviews to landscape plans, will be required to show the location of all applicable wetland buffer boundaries on the site development plans. The Conditions for Final Plat Note #1 on Sheet 4 of the final plat identifies this requirement.*

SEPA Mitigation Measure #3: Pursuant to BDMC 19.10.150(B), wetlands and associated buffers shall be defined as separate tracts in the final plat.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Tract R, which contains sensitive areas and/or associated buffers, has been*

delineated into a separate tract. Refer to the Tract Areas table on Sheet 3 for individual tract uses.

SEPA Mitigation Measure #10: Applicant shall comply with the Detailed Implementation Schedule Phase 2 Regional Infrastructure Improvements construction thresholds and improvement details, dated January 28, 2014 and approved on June 13, 2014.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #2 on Sheet 4 of the final plat binds all development and construction within the final plat to be consistent with the provisions of the MPD Permit and Development Agreement, including the construction thresholds established in the Detailed Implementation Schedule – Phase 2 Regional Infrastructure Improvements table.*

SEPA Mitigation Measure #14: Mitigation performance monitoring reports for the proposed wetland enhancement occurring within wetlands P/Q and E1 shall comply with the guidance and applicable content standards (denoting means and methods) of the State Department of Ecology's Washington interagency wetland mitigation guidance, published as Wetland Mitigation in Washington State: Part 1 - Agency Policies and Guidance (Version 1, March 2006), Pub. No. 06-06-11 a, and Wetland Mitigation in Washington State: Part 2 – Developing Mitigation Plans (Version 1, March 2006), Pub. No. 06-06-11 b. The Department of Ecology has determined that the US Army Corps of Engineers Regulatory Guidance Letter 08-03 is consistent with Washington's interagency wetland mitigation guidance for monitoring reports must be submitted to and approved by the City's Master Development Review Team (MDRT) in accordance with BDMC 19.10.260.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Wetland mitigation performance monitoring reports for the wetland enhancement activities permitted in association with the 2D preliminary plat will be submitted to MDRT annually for review and approval. Conditions for Final Plat Note #3 on Sheet 4 of the final plat identifies this requirement.*

SEPA Mitigation Measure #16: A wetland monitoring plan including detailed vegetation and monitoring methodology shall be submitted to, and approved by, the City's MDRT department prior to any site disturbance activities for final plat approval. The wetland monitoring plan shall meet all requirements of the applicable stormwater manual for pre and post-construction monitoring and shall perform monitoring pre and post construction to a level that exceeds requirements in the 2005 DOE manual and SEPA Mitigation Measure No. 14b from the Phase 2 Plat A Hearing Examiner Decision Upon Reconsideration dated April 29, 2019 which reads as follows:

"Wetland hydrology monitoring means and methods shall be submitted for evaluation and approval prior to permit issuance. Wetland vegetation should be monitored post-

construction and adaptive management provisions included to ensure substantially similar hydrologic support to the existing site conditions. Wetland vegetation monitoring shall be conducted annually for five years. As part of its wetland monitoring plan, the applicant shall prepare a tree study for each wetland that includes all trees over 6 inches dbh, including cottonwood trees. Once the phase is installed all actual topography must be verified to ensure the modelled hydro logic regime is accurate. Hydrologic monitoring must be done in each wetland within the project area. Piezometer-wells crest stage gauges at inlet and outlet should be installed and monitored on a daily basis using a continuous data logger. This should be done post-construction for a minimum of two years. Use vegetation sampling stations, arborist or wetland professional do site visit to each wetland twice yearly to review wetland vegetation, once in spring when trees are beginning to bud and second time in late August at end of growing season. Any signs of stress should be identified immediately and passed to the City so that stormwater reconveyance and flow modification can occur as soon as possible."

Staff Comment: The applicant has met the requirements of this condition for final plat approval. The wetland monitoring means and methods for Plat 2D have been reviewed and approved by the City's wetland consultant (Exhibit D). Conditions for Final Plat Note #4 on Sheet 4 of the final plat identifies this requirement.

SEPA Mitigation Measure #19: Oakpointe shall submit to the City MDRT a park plan for park use of Tract 922, including an analysis of potential impacts from such park use to wildlife habitat within the reduced width wetland buffer adjoining Tract 922. The City MDRT shall review and approve this park plan prior to any construction of recreation improvements on Tract 922. The proposed plan shall include measures to ensure the proposed park use on Tract 922 will not degrade or impair wetland functions; functional performance and the use of the wetland buffer adjoining Tract 922 for wildlife habitat.

Staff Comment: The applicant has met the requirements of this condition for final plat approval. Tract 922 of the preliminary plat was identified as Tract L of the Plat 2D – Division 1 final plat, which was processed and approved under City File Number PLN21-0064. This condition is not applicable to this final plat application.

○ **Phase 2 Plat D Preliminary Plat Conditions of Approval (PLN18-0078)**

The preliminary plat conditions of approval continue the numbering sequence from the SEPA Mitigation Measures associated with this proposal – preliminary plat specific conditions of approval begin at #20 of the Hearing Examiner's Decision. The following Phase 2 Plat D Preliminary Plat conditions of approval, as imposed by the Hearing Examiner's approval of the preliminary plat application, are not applicable to this final plat application:

Preliminary Plat conditions of approval #20, 21, 23, 27, 34, 36, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48

These conditions of approval are specific to on-site construction activities associated with the approved utility permit application (City File Number PUB20-0017) for Plat 2D.

The following Ten Trails Phase 2 Plat D Preliminary Plat conditions of approval (written verbatim) have been completed or bonded to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

Preliminary Plat Condition #22: Infrastructure improvements shall be constructed as required by The Villages Development Agreement Section 11: Project Phasing, implementing project conditions of approval, and SEPA Mitigation Measures.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #6 on Sheet 4 of the final plat binds all development and construction within the final plat to be consistent with the provisions of the MPD Permit and Development Agreement, including the construction thresholds established in Section 11 of the Development Agreement. Sheet 10 of the final plat also provides a non-comprehensive list of infrastructure improvement timings established by the MPD Permit and Development Agreement.*

Preliminary Plat Condition #24: At the time of building permit application, structures will be required to either have required fire flow available or to have a fire sprinkler system installed to allow for a reduction in required fire flow.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #7 on Sheet 4 of the final plat states this requirement. This requirement will be enforced at the time of building permit submittal for individual applications.*

Preliminary Plat Condition #25: All alleys shall be posted "No-Parking" with signage according to the International Fire Code; provisions for enforcement of these no parking zones shall be defined and accepted by the Designated Official prior to final plat approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Signage plans showing "No-Parking" sign locations were reviewed in association with the utility permit submittal (PUB20-0017). Additionally, Conditions for Final Plat Note #8 on Sheet 4 of the final plat states this requirement. The CCRs associated with this plat establish enforcement provisions in Sections 6.8, 11.1(c), 11.1 (e), and 8.5.7. The CCRs have been reviewed and approved by the City Attorney (Exhibit E).*

Preliminary Plat Condition #26: All ways-of-travel shall maintain a minimum 20 foot unobstructed driving surface, per the IFC.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. All ways-of-travel were reviewed for compliance for this condition in association*

*with the underlying utility permit submittal for Plat 2D (PUB20-0017).
Conditions for Final Plat Note #9 on Sheet 4 also identifies this requirement.*

Preliminary Plat Condition #28: All easements shall be shown on the final plat.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval.
All easements associated with this final plat application have been shown on the
final plat drawings.*

Preliminary Plat Condition #29: Prior to final plat approval, the applicant shall submit
Covenants, Conditions, and Restrictions (CCRs) for review and
approval by the Designated Official.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval.
The CCRs have been reviewed and approved by the City Attorney (Exhibit E).*

Preliminary Plat Condition #30: The CCRs submitted to the Designated Official must include
provisions to enforce the age-restriction that is identified by the
preliminary plat application. In the case that the applicant
proposes to construct housing that is not age-restricted, the
applicant must revise the CCRs and submit an updated traffic
impact study (TIS) to account for the appropriate traffic
generation rate and determine if any additional off-site
intersection improvements would be triggered that were not
identified in the original TIS. Any revisions to the CCRs and/or
updates to the original TIS must be submitted to, and approved
by, the Master Development Review Team (MDRT).

Staff Comment: *The applicant has met the requirements of this condition for final plat approval.
The CCRs have been reviewed and approved by the City Attorney (Exhibit E).
This requirement is also identified within Conditions of Approval Note #10 on
Sheet 4 of the final plat.*

Preliminary Plat Condition #31: The Master Developer shall comply with Exhibit Q (Maple
Valley Transportation Mitigation Agreement) of TV DA.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval.
Conditions for Final Plat Note #11 on Sheet 4 of the final plat states this
requirement.*

Preliminary Plat Condition #32: The Master Developer shall comply with Exhibit R (Covington
Transportation Mitigation Agreement) of TV DA.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval.
Conditions for Final Plat Note #12 on Sheet 4 of the final plat states this
requirement.*

Preliminary Plat Condition #33: Tracts 901-929 shall be owned and maintained by the Master
Developer (M.D.) or Applicable Owners Association (A.O.A.).

Staff Comment: *The applicant has met the requirements of this condition for final plat approval.
The Tract Table on Sheet 3 identifies that all tracts are granted and conveyed,
including maintenance responsibilities, to the Ten Trails Residential Owners
Association. Note that only 4 of the 29 tracts identified in the preliminary plat
application are included in this final plat application. For reference, the*

following table identifies preliminary plat tract numbers and the corresponding final plat tract letter:

Final Plat Tract Letter	Preliminary Plat Tract Number
Q	904
R	905

Final Plat Tract Letter	Preliminary Plat Tract Number
S	903
T	902

Preliminary Plat Condition #35: A second supply tap from the Tacoma regional water supply pipeline must be completed and operational prior to the issuance of the first building permit that permits combustible construction. This condition will be administered in conjunction with Building Permit submittal and Certificates of Occupancy.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This project is completed and operational. Additionally, Conditions for Final Plat Note #14 on Sheet 4 of the final plat states this requirement.*

Preliminary Plat Condition #37: In order to facilitate tracking of sewage capacity and assist the City in maintaining the tracking system the applicant shall identify, on the face of each building plan set, the following as applicable; the total building square footage included in that application, the number of fixture units, the Average Dry Weather Flow (ADWF), and the Peak Wet Weather Flow (PWWF) associated with the improvements in that application. The information must be in tabular form.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #15 on Sheet 4 of the final plat states this requirement. This condition will be administered in conjunction with subsequent building permit applications.*

Preliminary Plat Condition #42: A publicly accessible roadway connection must be provided through Parcel 233 connecting Road A to Road G when that parcel is developed. Such a connection may be a drive aisle through a parking lot, so long as a minimum 20-foot clear driving width is provided to ensure fire access. The design of the connection between Road A and Road G is subject to MDRT approval.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Parcel 233 was identified as Lot 66 within the Plat 2D – Division 1 final plat, which was processed and approved under City File Number PLN21-0064. This condition is not applicable to this final plat application.*

Preliminary Plat Condition #49: The SR 169/Roberts Drive and SR 169/SE Black Diamond Ravensdale Road intersection improvements (ID #11 and ID #12, respectively) shall be constructed at the earlier of: (a) the ERU trigger identified in the Detailed Implementation Schedule Phase 1 Regional Infrastructure Improvements, or (b) a schedule approved by the staff that assures these improvements are completed within six (6) years of final plat approval of Plat 2D.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. Conditions for Final Plat Note #17 on Sheet 4 of the final plat states this requirement. In accordance with this condition, the City has approved an improvement schedule for the intersection improvements at SR169/Roberts Drive/Black Diamond-Ravensdale Road (Exhibit C).*

Preliminary Plat Condition #50: The Phase 2 off-site transportation improvements (ID #9, ID #10, ID #11, ID #13, ID #14) shall be constructed upon the earlier of: (a) the ERU trigger identified in the Detailed Implementation Schedule Phase 2 Regional Infrastructure Improvements, or (b) a schedule approved by staff that assures these improvements are completed within six (6) years of final plat approval of Plat 2D.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The Approved MPD Statement on Sheet 3 of the final plat binds all development and construction within the final plat to be consistent with the provisions of the MPD Permit and Development Agreement, including the construction thresholds established in the Detailed Implementation Schedule – Phase 2 Regional Infrastructure Improvements table. Additionally, Conditions for Final Plat Note #18 on Sheet 4 of the final plat states this requirement.*

Preliminary Plat Condition #51: The applicant may obtain final plat approval in four separate divisions.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. This final plat application is for the second division of Plat 2D.*

○ **The Villages Master Planned Development Conditions of Approval (PLN09-0017)**

The following MPD Permit conditions of approval, as required by the Hearing Examiner's approval of the MPD Permit application, are not applicable to this final plat application:

MPD Permit conditions of approval #1 – 8 and 10 – 164.

These conditions are implemented by the approved Development Agreement for The Villages Master Planned Development.

The following MPD Permit condition of approval (written verbatim) has been completed to the satisfaction of the City's Master Development Review Team, Community Development Department, and Public Works Department:

MPD Permit Condition #9: Homeowners Association(s) conditions, covenants and restrictions (CCRs) and/or the proposed Architectural Review Committee shall be required to allow the use of green technologies (such as solar panels) in all buildings. In addition, the CCRs shall include provisions, to be enforced by the HOA, prohibiting washing of cars in driveways or other paved surfaces, except for commercial car washes, and limiting the use of phosphorous fertilizers in common areas, so as to limit phosphorous loading in stormwater.

Staff Comment: *The applicant has met the requirements of this condition for final plat approval. The Residential CCRs have been reviewed for compliance with this condition*

and approved by the City Attorney. Sections 6.26, 9.2, and 7.4.2 of the Residential CCRs meet the requirements of this condition (Exhibit E).

- Compliance with The Villages Development Agreement (PLN10-0020/PLN11-0013)

The Ten Trails Plat 2D – Division 2 final plat application complies with all applicable Sections of the approved Development Agreement for The Villages, as established through the review process of the preliminary plat application. In regards to Section 11 – Project Phasing, the following construction thresholds relating to this final plat approval have been completed or bonded for to the satisfaction of the City’s Master Development Review Team, Community Development Department, and Public Works Department:

- The Villages MPD Community Connector (Ten Trails Parkway)
Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.
Staff Comment: *This project has been submitted to the City and approved. The applicant has provided the City with a completion bond form for the construction of this project in association with the approved Phase 1A – Division 2 final plat (PLN18-0034).*
- The Ring Road (Willow Avenue SE)
Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A, but also must be completed and accepted by the City of Black Diamond’s Master Development Review Team/Public Works prior to the issuance of the first certificate of occupancy in Division 1 of Preliminary Plat 1A.
Staff Comment: *This project has been completed and approved by the City.*
- Frontage Improvements on SE Auburn-Black Diamond Road (Roberts Drive)
Construction Threshold: The first phase will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A. The second phase will be constructed prior to occupancy of the 726th Dwelling Unit in Preliminary Plat 1A. The third phase will be constructed concurrent with the development of the adjacent multi-family parcel 1H of Preliminary Plat 1A.
Staff Comment: *All three phases of the Roberts Drive frontage improvements have been completed and approved by the City.*
- Intersection of Community Connector and SE Auburn-Black Diamond Road
Construction Threshold: Constructed as a single lane roundabout prior to the occupancy of the 726th Dwelling Unit within Preliminary plat 1A, with the second phase of SE Auburn-Black Diamond Road frontage improvements.
Staff Comment: *This project has been completed and approved by the City.*
- Intersection Improvements at SE Auburn-Black Diamond Road (Roberts Drive) and Ring Road (Willow Avenue SE)

Construction Threshold: This project will be constructed or bonded prior to recording Division 1 of Preliminary Plat 1A.

Staff Comment: *This project has been completed and approved by the City.*

- The Villages MPD Small Interim Wastewater Pumping Station

Construction Threshold: This project will be complete and operational prior to issuance of the first building permit for any structure that might discharge sanitary sewer into the utility system.

Staff Comment: *This project has been completed and approved by the City.*

- The Villages MPD Interim Sewer Force Main

Construction Threshold: This project will be complete and operational prior to the issuance of the first building permit for any structure that might discharge sanitary sewer into the utility system.

Staff Comment: *This project has been completed and approved by the City.*

- The Interim Stormwater Pond and Infiltration Facility

Construction Threshold: This project will be constructed in phases as determined necessary by the MDRT / Public Works through final engineering review of each division within Preliminary Plat 1A.

Staff Comment: *This project has been completed and approved by the City.*

- The Village Green (Park at Roundabout)

Construction Threshold: This project will be commenced or bonded prior to recording Division 1 of Preliminary Plat 1A and will be completed no later than when Certificates of Occupancy or final inspection has been issued for 60% of the dwelling units located within ¼ mile of this park.

Staff Comment: *This project has been completed and approved by the City.*

- Civic Park in The Villages MPD

Construction Threshold: This project will be commenced or bonded prior to recording Division 1 of Preliminary Plat 1A and will be completed no later than when Certificates of Occupancy or final inspection has been issued for 60% of the dwelling units located within ¼ mile of this park.

Staff Comment: *This project has been completed and approved by the City.*

- SR169 / Roberts Drive (Interim Improvement)

Construction Threshold: Completed engineering, design, and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1 of Preliminary Plat 1A.

Staff Comment: *The applicant submitted an application to WSDOT prior to the final platting of Phase 1A – Division 1 (which was processed and*

approved under City File PLN17-0049). In accordance with Preliminary Plat Condition of Approval #49 (detailed above), the City has approved a schedule for the intersection improvements at SR169/Roberts Drive/Black Diamond-Ravensdale Road (Exhibit C).

- SR169 / SE Black Diamond-Ravensdale Road (Interim Improvement)
Construction Threshold: Completed engineering, design, and construction drawings and related application materials necessary for permit issuance for this interim improvement will be submitted to WSDOT prior to the City of Black Diamond's issuance of the first residential or commercial building permit associated with Division 1 of Preliminary Plat 1A.
Staff Comment: *The applicant submitted an application to WSDOT prior to the final platting of Phase 1A – Division 1 (which was processed and approved under City File PLN17-0049). In accordance with Preliminary Plat Condition of Approval #49 (detailed above), the City has approved a schedule for the intersection improvements at SR169/Roberts Drive/Black Diamond-Ravensdale Road (Exhibit C).*
- SE 288th Street / 216th Avenue SE Rechannelization
Construction Threshold: The rechannelization shall occur no later than recording of Division 1 of Preliminary Plat 1A.
Staff Comment: *This project has been completed and approved by the City.*
- Water Main Extension (from Black Diamond Library to The Villages MPD)
Construction Threshold: Construction will occur prior to recording of Division 1 of Preliminary Plat 1A. The dual water main must be completed, tested, and in-service prior to the first occupancy permit being issued for a dwelling unit or commercial use within Preliminary Plat 1A.
Staff Comment: *This project has been completed and approved by the City.*
- Roberts Drive Sidewalk/Safe Pedestrian Connection
Construction Threshold: The Applicant shall construct a safe pedestrian connection across Rock Creek for pedestrian linkage to Morgansville prior to the issuance of the certificate of occupancy of the 200th dwelling unit for The Villages MPD. In lieu of construction, the City shall have a financial commitment in place to complete the improvements within six years of PP1A approval.
Staff Comment: *This project has been completed and approved by the City.*
- Satellite Fire Station
Construction Threshold: The design of the satellite fire station, pursuant to Section 13.4 of TV DA, must be selected, completed, and mutually agreed to by the City and Master

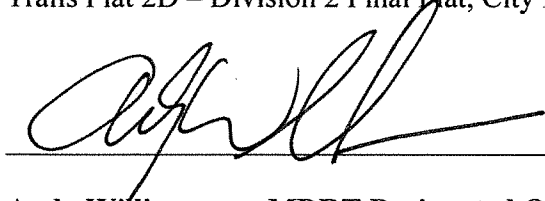
Developer no later than the issuance of a Certificate of Occupancy for the 250th Dwelling Unit in The Villages MPD.

Staff Comment: *This siting and site design of the satellite fire station has been approved by the Master Developer, the City, and Mountain View/Black Diamond Fire & Rescue (Exhibit F).*

Section V: Staff Recommendation

Based on the information and materials provided in the Staff Report, the City's Community Development Department, Public Works Department, and Master Development Review Team have determined that the Ten Trails Plat 2D – Division 2 Final Plat application meets all applicable requirements for final plat approval.

The City Staff recommends that the City Council adopt the findings in this report and **APPROVE** the Ten Trails Plat 2D – Division 2 Final Plat, City File Number PLN22-0031.



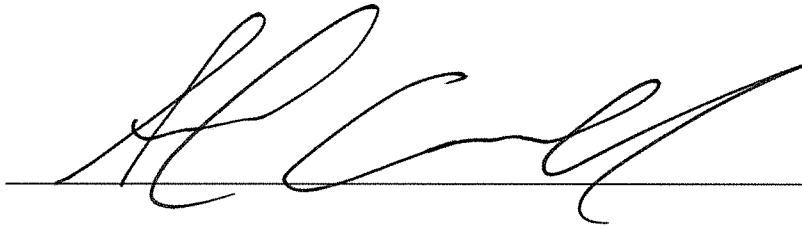
Date: 9/7/22

Andy Williamson – MDRT Designated Official



Date: September 7th 2022

Dan Ervin, PE – MDRT Reviewing Engineer



Date: 09/07/2022

Alex Campbell, AICP – MDRT Reviewing Planner

Section VI: Exhibits

The following Exhibits are hereby incorporated by reference into the findings of this Staff Report:

- Exhibit A: Completion and Maintenance Bond Forms for Ten Trails MPD Plat 2D – Division 2 Final Plat, prepared by David Evans and Associates on behalf of Oakpointe and reviewed by Varius, Inc – dated 08/08/2022
- Exhibit B: Final Plat Approval Letters, prepared by Varius, Inc., Parametrix, and Mountain View/Black Diamond Fire and Rescue – various dates
- Exhibit C: Completion Schedule Approval for SR169/Roberts Drive/Black Diamond-Ravensdale Road Intersection Improvements, prepared by the City of Black Diamond – dated 08/09/2022
- Exhibit D: Wetland Monitoring Means and Methods Approval Memo, prepared by Perteet – dated 07/22/2020
- Exhibit E: CC&R Review Memo, prepared by Madrona Law Group – dated 09/08/2022
- Exhibit F: Satellite Fire Station Site/Design Selection, prepared by Oakpointe and reviewed by City of Black Diamond and Mountain View/Black Diamond Fire and Rescue – dated 10/29/2018

THE VILLAGES / TEN TRAILS MPD
PHASE 2 PLAT D – DIVISION 2 FINAL PLAT
PLN22-0031

EXHIBIT A

TITLE: Performance and Maintenance Bond Forms for Ten Trails
Plat 2D – Division 2 Final Plat

PREPARED BY: David Evans and Associates, Inc. on behalf of
Oakpointe and reviewed by Varius, Inc.

DATE: 08/08/2022

August 8th, 2022

Andrew Williamson
MDRT Director
PO Box 599
Black Diamond WA 98010

Attn: Andrew Williamson, Director

RE: Final Plat Document – Plat 2D, Division 2 – Bond Review and Approval

Dear Andy:

This letter is your certification, for use during Final Plat review and approval, that the Public Works Director completed a site tour on August 2nd and has reviewed the proposed Performance Bond and Maintenance Bond Worksheets for Plat 2D – Division 2 and found them acceptable to complete and warrant the required work. The Maintenance Bond Worksheets (3 worksheets total, dated June 7th and noted for Job Number OAKPCBDP6001) include line items for the maintenance of the following completed work:

1. Curb and Gutter
2. Sidewalks, and Curb Ramps
3. Roadway
4. Water System
5. Storm System
6. Sewer System
7. Street Trees

The bond worksheets are attached for reference. The final bond amount is derated to 25% of the actual maintenance costs in accordance with Code.

The final Maintenance Bond amount for these items totals \$396,946.38.

The Performance Bond Worksheets (3 worksheets total, dated June 7th and noted for Job Number OAKPCBDP6001) include line items for completion of the following uncompleted work:

1. Street Lights
2. Street Trees
3. 4" HMA Class ½"
4. Striping
5. Survey Monuments
6. Jack and Raise Water Valves
7. Jack and Raise Manholes
8. Street Signs
9. Concrete Stairs in Tracts

The bond worksheets are attached for reference.

The final Performance Bond amount for these items totals \$348,482.32

Please call or email if you need additional information

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel R. Ervin', is positioned above the printed name.

Daniel R. Ervin, P.E.

Varius Inc – Executive Vice President

Opinion of Probable Cost for Remaining Infrastructure
For:
Ten Trails - Plat 2D, Division 2



Quantity and Cost per Unit Provided by: Goodfellow Bros., Inc.

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: OAKPCBDP6001

Date: June 7, 2022

Plat 2D, Division 2	Amount
---------------------	--------

Surface Improvements:

- 4" HMA Class 1/2" (Two Lifts)	\$89,002.00
- Striping	\$11,000.00
- Survey Monuments	\$6,825.00
- Jack & Raise Water Valves	\$4,550.00
- Jack & Raise Manholes	\$8,000.00
- Street Signs	\$12,500.00
- Concrete Stairs in Tracts	\$85,605.32

Total **\$217,482.32**



Opinion of Probable Cost for Remaining Infrastructure
For:
Ten Trails - Plat 2D, Division 2



Quantity and Cost per Unit Provided by: Goodfellow Bros., Inc.

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: OAKPCBDP6001

Date: June 7, 2022

Plat 2D, Division 2	Amount
---------------------	--------

Illumination:

- Street Lights	\$35,000.00
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Total **\$35,000.00**



Opinion of Probable Cost for Remaining Infrastructure
For:
Ten Trails - Plat 2D, Division 2



Quantity and Cost per Unit Provided by: Oakpointe
Cost Summary Provided by: David Evans and Associates, Inc.
Job Number: OAKPCBDP6001
Date: June 7, 2022

Plat 2D, Division 2	Amount
Landscape:	
- Street Trees	\$96,000.00
Total	\$96,000.00



Maintenance Cost Summary
For:
Ten Trails - Plat 2D, Division 2



Quantity and Cost per Unit Provided by: Goodfellow Bros., Inc.

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: OAKPCBDP6001

Date: June 7, 2022

Plat 2D, Division 2	Amount
---------------------	--------

Surface Improvements:

- Curb and Gutter	\$71,379.30
- Sidewalks and Curb Ramps	\$97,028.80
- Roadway	\$254,918.30

Total **\$423,326.40**

25% Bond Amount **\$105,831.60**



Maintenance Cost Summary
For:
Ten Trails - Plat 2D, Division 2



Quantity and Cost per Unit Provided by: Goodfellow Bros., Inc.

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: OAKPCBDP6001

Date: June 7, 2022

Plat 2D, Division 2	Amount
---------------------	--------

Utilities:

- Sewer System	\$322,070.68
- Storm Sewer	\$352,398.16
- Water System (750 PZ)	\$333,702.28

Total **\$1,008,171.12**

25% Bond Amount **\$252,042.78**



Maintenance Cost Summary
For:
Ten Trails - Plat 2D, Division 2



Street Tree Quantity Provided by: David Evans and Associates, Inc.

Unit Cost Provided by: Pacific Landscape Management

Cost Summary Provided by: David Evans and Associates, Inc.

Job Number: OAKPCBDP6001

Date: June 7, 2022

Plat 2D, Division 2	Amount
---------------------	--------

Landscape:

- Street Trees	\$156,288.00
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Total	\$156,288.00
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25% Bond Amount	\$39,072.00
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Note: Street tree unit costs provided by Pacific Landscape Management, the number of street trees were confirmed per the approved Right-of-Way Landscape Plans for Plat 2D and counted specific to Division 2.

THE VILLAGES / TEN TRAILS MPD
PHASE 2 PLAT D – DIVISION 2 FINAL PLAT
PLN22-0031

EXHIBIT B

TITLE: Final Plat Approval Letters

PREPARED BY: Varius, Inc., Parametrix, and Mountain View/
Black Diamond Fire and Rescue

DATE: Various dates



September 2nd, 2022

Andrew Williamson
MDRT Director
PO Box 599
Black Diamond WA 98010

Attn: Andrew Williamson, Director

RE: Final Plat Document – Plat 2D Division 2 – Final Plat Review and Approval

Dear Andy:

With this letter I transmit my approval of the Final Plat for Ten Trails, Phase 2D, Division 2 that was posted for review on September 1st, 2022, and based on survey certification provided by Parametrix dated August 31st, 2022. The Final Plat meets the requirements of the Preliminary Plat (including the Hearing Examiner Conditions of Approval) the applicable City codes and standards and the Development Agreement. My review was concluded in accordance with BDMC 17.20.060.

Please call or email if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Ervin', written over a light blue rectangular background.

Daniel R. Ervin, P.E.

Varius Inc – Executive Vice President

TECHNICAL MEMORANDUM

Date: August 10, 2022
To: Andrew Williamson
From: Luke Miller, PLS
Subject: 2nd Review of Ten Trails Plat 2D Division 2
cc:
Project Number: 247-3043-032, 28-01
Project Name: City of Black Diamond
PLN 22-0031



8/10/22

We have completed our 1st review of the above referenced plat and have the following comments:

Sheet 1 thru 10

- All comments have been addressed. No further comments at this time.

If you have any questions or need additional information, please contact me at (360) 420-0246 or lmiller@parametrix.com



MOUNTAIN VIEW/BLACK DIAMOND FIRE AND RESCUE

32316 148th AVE SE Auburn, WA 98092 253 735 0284 info@kcfd44.org www.mvfire.org

City of Black Diamond
24301 Roberts Drive
PO Box 599
Black Diamond WA 98010

September 7, 2022

This letter is to inform you that:

The Fire Department has reviewed Ten Trails, Plat 2D Division 2, and have approved the plat reviewed. This is to notify you that we are ready to sign the final document upon your request.

A handwritten signature in black ink, appearing to read 'Greg Smith', is written over the printed name.

Greg Smith
Fire Chief
Black Diamond Fire Department

THE VILLAGES / TEN TRAILS MPD
PHASE 2 PLAT D – DIVISION 2 FINAL PLAT
PLN22-0031

EXHIBIT C

TITLE: Completion Schedule Approval for SR169/Roberts Drive/
Black Diamond-Ravensdale Road Intersection Improvements

PREPARED BY: City of Black Diamond

DATE: 08/09/2022

SR 169 Phase 3 Corridor:

Pipeline Rd. Roundabout/Black Diamond-Ravensdale Rd./Roberts Dr. Roundabout

Design, Review, Approval, and Construction Schedule

Date: August 2022

WSDOT Design Submittal and Review Schedule

- WSDOT Submittal design package: Construction, PFA, BOD, ICE (6th submittal): September 2022
- WSDOT Response design package: Construction, PFA, BOD, ICE: October 2022
- WSDOT Submittal design package: Construction, PFA, BOD, ICE (7th submittal): October 2022
- WSDOT Response design package: Construction, PFA, BOD, ICE: November 2022

City of Black Diamond Phase 2: Stormwater Vault Design Submittal and Review Schedule

- City of Black Diamond Submittal (PUB) Phase 2 (Stormwater Vault – 5th Submittal): August 2022
- City of Black Diamond Response (PUB) Phase 2 (Stormwater Vault): September 2022

City of Black Diamond Phase 3: Corridor Design Submittal and Review Schedule

- ❖ City of Black Diamond Submittal (PUB) Phase 3 (Corridor Plans – 2nd Submittal): August 2022
- ❖ City of Black Diamond Response (PUB) Phase 3 (Corridor Plans): August 2022
- ❖ City of Black Diamond Submittal (PUB) Phase 3 (Corridor Plans – 3rd Submittal): September 2022
- ❖ City of Black Diamond Response (PUB) Phase 3 (Corridor Plans): September 2022
- ❖ City of Black Diamond Submittal (PUB) Phase 3 (Corridor Plans – 4th Submittal): October 2022
- ❖ City of Black Diamond Response (PUB) Phase 3 (Corridor Plans): October 2022

Construction Schedule

- Latest construction start is November 2024* with an estimated completion date of May 7, 2026 (26 months, allow for 6 months of wet weather intermittent work).
- City of Black Diamond SR169 Watermain Replacement Construction Timeline: The City of Black Diamond is proposing to install water improvements infrastructure within the limits of the Corridor project and has instructed that the construction of the Corridor be put on hold until April 2023, see attached letter for more information.

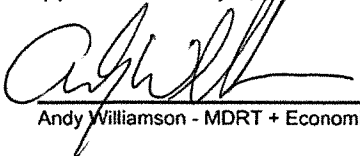
Note: WSDOT provided email (Duffy McColloch) that the Geometrics and ICE submittal package was being passed around for signatures (approved) on 6/2/2021.

*Construction start/completion dates are subject to approval for all design submittal/approval dates.

Hearing Examiner's Traffic Condition No. 4 Decision Upon Reconsideration for Preliminary Plat 2A regarding the SR169/Roberts Drive/Ravensdale Road intersection improvement schedule:

As an alternative to the 327 ERU analysis, the Applicant can implement a schedule approved by staff that assures that needed improvements shall be completed within six years of final plat approval of PP2A (which would be final plat approval of the first phase if PP2A is subsequently divided into phases).

Note that the language identified above ties the 6-year completion date to the approval of the Final Plat for Plat 2A Divisions 1-3 (PLN20-0033), not the date of the preliminary plat Decision. The Final Plat for Div. 1-3 for Plat 2A was approved on May 7, 2020.

 8/9/22
Andy Williamson - MDRT + Economic Dev. Director Date

THE VILLAGES / TEN TRAILS MPD
PHASE 2 PLAT D – DIVISION 2 FINAL PLAT
PLN22-0031

EXHIBIT D

TITLE: Wetland Monitoring Means and Methods Approval
Memo

PREPARED BY: Perteet

DATE: 07/22/2020

Andy Williamson

From: Jason Walker <jason.walker@perteet.com>
Sent: Wednesday, July 22, 2020 10:15 AM
To: Andy Williamson
Cc: Tracey Redd
Subject: RE: Plat 2D Revised Wetland Monitoring Means and Methods Memo

Hi Andy. In verifying the July 7, 2020 Golder memo in comparison to Finding #3 of the related Perteet review memo from July 2, 2020. The July 7, 2020 Golder memo states:

"Hearing examiner plat condition #16 states that "once the phase is installed all actual topography must be verified to ensure the modeled hydrologic regime." In order to comply with this condition, all existing undisturbed wetland tributary areas associated with this Plat, are to be maintained before, during, and post-construction. Disturbed wetland tributary areas, providing wetland recharge via non-pollution generating impervious or pervious surfaces, **are to be verified once as-constructed engineering drawings are completed and submitted to the City.** A memorandum verifying developed wetland hydrology will be provided by the Engineer of Record, David Evans & Associates Inc."

As-constructed engineering drawings would allow for an as-built verification of topography and would meet HE Condition #16 for means and methods and resolves Finding #3 of the related Perteet review memo.

There were no other outstanding items for this review. Thank you.

Jason Walker, PLA, PWS
Environmental Planning Manager

Perteet Inc.
2707 COLBY AVENUE, SUITE 900 | EVERETT, WA 98201
425.252.7700 | DIR 425.322.0251 | CELL 425.753.1294
jason.walker@perteet.com

PERTEET.COM
Better communities, by design

From: Andy Williamson <awilliamson@blackdiamondwa.gov>
Sent: Tuesday, July 7, 2020 4:51 PM
To: Jason Walker <jason.walker@perteet.com>
Cc: Tracey Redd <tredd@blackdiamondwa.gov>
Subject: FW: Plat 2D Revised Wetland Monitoring Means and Methods Memo

Please review

Andrew Williamson



MDRT/Economic Development Director
Phone: 360-851-4448
Fax: 360-851-4501
Email: awilliamson@ci.blackdiamond.wa.us

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From: Justin Wortman <jwortman@oakpointe.com>
Sent: Tuesday, July 7, 2020 4:50 PM
To: Andy Williamson <awilliamson@blackdiamondwa.gov>
Cc: Tracey Redd <tredd@blackdiamondwa.gov>
Subject: Plat 2D Revised Wetland Monitoring Means and Methods Memo

Andy,

Please find an electronic version of the revised Plat 2D wetland monitoring means and methods memo attached.

We'll bring down hard copy versions tomorrow.

Thanks,
Justin

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are NOT the intended recipient and receive this communication, please delete this message and any attachments. Thank you.

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To: Andrew Williamson, MDRT/Economic Development Director, City of Black Diamond

From: Jason Walker, PLA, PWS, Environmental Manager, Perteet

Date: July 2, 2020

Re: Villages MPD P2D (Ten Trails) Ten Trails Plat 2D Wetland Monitoring Plan Methodology Review

SUMMARY

Perteet Inc. conducted a review of the submitted Ten Trails Plat 2D Wetland Monitoring Plan Methodology, submitted pursuant to Plat 2D Condition of Approval #16 of the Hearing Examiner Decision for PLN18-0078 Ten Trails Master Planned Development Phase 2 Plat D Preliminary Plat.

Applicable approval conditions of the HE Decision to the submitted Monitoring Plan include both Conditions #16 and #17 of the HE Decision, restated below:

16. A wetland monitoring plan including detailed vegetation and monitoring methodology shall be submitted to, and approved by, the City's MDRT department prior to any site disturbance activities for final plat approval. The wetland monitoring plan shall meet all requirements of the applicable stormwater manual for pre and post-construction monitoring and shall perform monitoring pre and post construction to a level that exceeds requirements in the 2005 DOE manual and SEPA Mitigation Measure No. 14b from the Phase 2 Plat A Hearing Examiner Decision Upon Reconsideration dated April 29, 2019 which reads as follows: "Wetland hydrology monitoring means and methods shall be submitted for evaluation and approval prior to permit issuance. Wetland vegetation should be monitored post-construction and adaptive management provisions included to ensure substantially similar hydrologic support to the existing site conditions. Wetland vegetation monitoring shall be conducted annually for five years. As part of its wetland monitoring plan, the applicant shall prepare a tree study for each wetland that includes all trees over 6 inches DBH, including cottonwood trees. Once the phase is installed all actual topography must be verified to ensure the modelled hydro logic regime. is accurate. Hydrologic monitoring must be done in each wetland within the project area. Piezometer-wells crest stage gauges at inlet and outlet should be installed and monitored on a daily basis using a continuous data logger. This should be done post-construction for a minimum of two years. Use vegetation sampling stations, arborist or wetland professional do site visit to each wetland twice yearly to review wetland vegetation , once in spring when trees are beginning to bud and second time in late August at end of growing season. Any signs of stress should be identified immediately and passed to the City so that stormwater reconveyance and flow modification can occur as soon as possible."

17. A wetland monitoring plan for Plat 2D, including detailed means and methods for wetland hydrologic monitoring, shall be submitted to and approved by the City's MDRT prior to grading permit issuance. The wetland monitoring plan shall meet all requirements of the applicable stormwater manual for pre-and post-construction monitoring.

DOCUMENTS REVIEWED

The following documents and information were evaluated by Perteet for this review:

- Ten Trails Plat 2D Wetland Monitoring Plan (Monitoring Methodology), prepared by Golder Associates, dated June 18, 2020
- Hearing Examiner Decision (HE Decision) for PLN18-0078 Ten Trails Master Planned Development Phase 2 Plat D Preliminary Plat, Ordered April 23, 2020.

FINDINGS

- 1) The submitted Monitoring Methodology meets requirements of the applicable stormwater manual for pre and post-construction monitoring and methods indicate monitoring pre- and post-construction to a level that exceeds requirements in the 2005 DOE manual and SEPA Mitigation Measure No. 14b from the Phase 2 Plat A Hearing Examiner Decision Upon Reconsideration dated April 29, 2019.
- 2) HE Decision Condition #16 includes a provision to prepare a tree study for each wetland that includes all trees over 6 inches DBH, including cottonwood trees as part of its wetland monitoring plan. The Monitoring Methodology states “a tree survey will be completed for each wetland at the start of the monitoring program. All trees over 6 inches in diameter, at breast height, will be cataloged (including Black Cottonwood).” A tree study for each wetland will be reviewed by the MDRT with the submittal of the forthcoming baseline assessment monitoring report. The methods are acceptable.
- 3) HE Decision Condition #16 includes a provision that “once the phase is installed all actual topography must be verified to ensure the modelled hydro logic regime.”. This express provision was not found by Perteet to be addressed in the Monitoring Methodology.
- 4) HE Decision Condition #16 includes a provision that hydrologic monitoring must be done in each wetland within the project area using monitoring wells using a continuous data logger and for a minimum of two years. The Monitoring Methodology addresses this provision using monitoring wells and data loggers for the required time duration.
- 5) HE Decision Condition #16 includes a requirement for vegetation sampling stations, and an arborist or wetland professional do site visit to each wetland twice yearly to review wetland vegetation. The Monitoring Methodology addresses this provision. Sample locations will be reviewed by the MDRT with the submittal of the forthcoming baseline assessment monitoring report. The methods are acceptable.
- 6) HE Decision Condition #16 includes a requirement for post-construction and adaptive management provisions to ensure substantially similar hydrologic support to the existing site conditions. The Monitoring Methodology addresses this provision.
- 7) HE Decision Condition #17 requires detailed means and methods for wetland hydrologic monitoring, be submitted to and approved by the City's MDRT prior to grading permit issuance. Condition #17 is assumed to be addressed under the review of the Monitoring Methodology means and methods submitted for consistency review with Condition #16 since Condition #16 must be addressed prior to any site disturbance activities for final plat approval and similarly encompasses grading activities under grading permit as “site disturbance activities.”

END OF MEMO

THE VILLAGES / TEN TRAILS MPD
PHASE 2 PLAT D – DIVISION 2 FINAL PLAT
PLN22-0031

EXHIBIT E

TITLE: CC&R Review Memo

PREPARED BY: Madrona Law Group

DATE: 09/08/2022



MEMORANDUM

TO: Andy Williamson

FROM: David A. Linehan

DATE: September 8, 2022

RE: Ten Trails Plat 2D Division 2 Final Plat: Conditions implemented through Covenants, Conditions, and Restrictions (CC&Rs)

This memo addresses Oakpointe's satisfaction of the conditions of approval that are being implemented in the Ten Trails Plat 2D Division 2 final plat via provisions of the Covenants, Conditions, and Restrictions (CC&Rs) applicable to the Ten Trails MPD (f/k/a "The Villages"). As explained below, the Ten Trails Residential CC&Rs submitted by Oakpointe meet all conditions of approval imposed by the MPD Permit and the Hearing Examiner's April 23, 2020, decision approving the Ten Trails Phase 2, Plat D preliminary plat (City File No. PLN18-0076). Each applicable condition is set forth below verbatim, followed by an analysis of how that condition has been met in the Residential CC&Rs.

A. Preliminary Plat Conditions Imposed by Hearing Examiner

Condition No. 25: *All alleys shall be posted "No-Parking" with signage according to the International Fire Code; provisions for enforcement of these no parking zones shall be defined and accepted by the Designated Official prior to final plat approval.*

This condition has been met. Note 8 of the Conditions for Final Plat on Sheet 4 of the proposed final plat contains this condition verbatim, and Section 6.8 of the Residential CC&Rs contains specific parking prohibitions consistent with this condition: "Parking is prohibited within alleys and on any section of roadway that is twenty (20) feet wide or narrower." The streets and alleys within Plat 2D Division 2 are covered by the parking restrictions in Section 6.8 of the Residential CC&Rs.

Section 11.1(c) of the Residential CC&Rs authorizes the Residential Association to tow and impound any vehicle parked in violation of the CC&Rs. Section 11.1(e) additionally authorizes the Association board to bring legal action to enforce the parking restrictions. Finally, Section 8.5.7 of the Residential CC&Rs contains “provisions for enforcement” of these no parking zones and all other terms of the CC&Rs by authorizing the Association to “perform such acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce the provisions of this Declaration”

Condition No. 29: *Prior to final plat approval, the Applicant shall submit Covenants, Conditions and Restrictions (CCRs) for review and approval by the Designated Official.*

This condition has been met. Oakpointe previously submitted CC&Rs applicable to the residential areas of Ten Trails PP1A Division 1 (recorded under King County Recording No. 20171107001312) and has since submitted Supplemental Declarations sufficient to annex the entire Ten Trails (f/k/a “The Villages”) MPD site into the area covered by these CC&Rs (recorded under King County Recording No. 20180619000316). The Residential CC&Rs and Supplemental Declarations prepared and submitted by Oakpointe satisfy Condition No. 29 of the Hearing Examiner’s preliminary plat approval for Ten Trails Plat 2D.

Condition No. 30: *The CCRs submitted to the Designated Official must include provisions to enforce the age-restriction that is identified by the preliminary plat application. In the case that the applicant proposes to construct housing that is not age-restricted, the applicant must revise the CCRs and submit an updated traffic impact study (TIS) to account for the appropriate traffic generation rate and determine if any additional off-site intersection improvements would be triggered that were not identified in the original TIS. Any revisions to the CCRs and/or updates to the original TIS must be submitted to, and approved by, the Master Development Review Team (MDRT).*

This condition has been met. In addition to the CC&Rs Oakpointe previously submitted and recorded (under King County Recording Nos. 20171107001312 and 20180619000316), the final plat application for Plat 2D Division 2 is subject to an additional Declaration of Covenants, Conditions

and Restrictions for Regency at Ten Trails (“Regency CC&Rs”). Article 9 of the Regency CC&Rs (entitled “Use Restrictions”) establishes the necessary age restrictions and related enforcement provisions for Plat 2D Division 2. Section 9.2 of the Regency CC&Rs restricts unit occupancy in a manner consistent with the Black Diamond Municipal Code (at least one occupant age 55 or older) and corresponding federal and state housing regulations. This section further restricts permanent occupancy by minors without payment of applicable school mitigation fees, and gives the Enumclaw School District a right of enforcement. This section also creates a duty of occupants to cooperate in completing periodic surveys and certifications regarding the age-qualified status of units within the subdivision. Additionally, Section 9.3 of the Regency CC&Rs requires that written notice of changes in ownership be provided to the Board, along with a certification that new occupants meet the applicable age restrictions, and further provides that any leases include provisions making a violation of the age restrictions a default of the lease.

Section 9.4 of the Regency CC&Rs provides mechanisms for the Board to enforce the age restrictions in the community, including adoption of fines, fees, and hearing procedures. Finally, Section 9.5 requires an updated traffic impact study if the developer proposes to construct any housing units for occupancy without the applicable age restrictions provided in the CC&Rs. Any new or updated traffic impact studies or revisions to the Regency CC&Rs must be approved by the MDRT.

Based on the foregoing, the Regency CC&Rs satisfy Condition No. 30 of the Hearing Examiner’s preliminary plat approval for Ten Trails Plat 2D.

Note: In accordance with Condition No. 30, any revisions to the Regency CC&Rs and/or updates to the original TIS to account for construction of any non-age-restricted units must be submitted to, and approved by, the Master Development Review Team (MDRT). One such application to modify the Regency CC&Rs to align more closely with certain allowances under the federal Housing for Older Persons Act (HOPA) has been

submitted by the applicant and will be reviewed by the MDRT in due course.

B. MPD Permit Conditions

Condition No. 9: *Homeowners Association(s) conditions, covenants and restrictions (CCRs) and/or the proposed Architectural Review Committee shall be required to allow the use of green technologies (such as solar panels) in all buildings. In addition, the CCRs shall include provisions, to be enforced by the HOA, prohibiting washing of cars in driveways or other paved surfaces, except for commercial car washes, and limiting the use of phosphorous fertilizers in common areas, so as to limit phosphorous loading in stormwater.*

This condition is met by Section 6.26 of the Residential CC&Rs, which prohibits washing of vehicles on driveways and other paved surfaces, except for licensed and approved commercial car washes, and by Section 9.2, which provides that the Residential Association “shall limit the use of phosphorous fertilizers in Common Areas to the maximum extent practicable.” This condition is further met by Section 7.4.2 of the Residential CC&Rs, which provides that “the Design Review Committee shall not prohibit the use of green technologies (such as solar panels) in all buildings.”

#

THE VILLAGES / TEN TRAILS MPD
PHASE 2 PLAT D – DIVISION 2 FINAL PLAT
PLN22-0031

EXHIBIT F

TITLE: Satellite Fire Station Site/Design Selection

PREPARED BY: Oakpointe; reviewed/approved by City of Black Diamond and Mountain View/Black Diamond Fire & Rescue

DATE: 10/29/2018

FILE COPY



CITY OF BLACK DIAMOND

Physical Address: 24301 Roberts Drive
Mailing Address: PO Box 599
Black Diamond, WA 98010

Phone: (360) 886-5700
Fax: (360) 886-2592
www.ci.blackdiamond.wa.us

10/29/18

Colin Lund
Director of Development
OAKPOINTE
3025 112th Avenue Ne
Bellevue, WA 98004

RE: Selection of Alternative Site for Satellite Fire Station

Dear Colin:

I have reviewed your letter dated 10/1/18 on your proposed new site and layout for the fire station. Section 13.4(D)(ii)(b) of The Villages MPD Development Agreement calls out the process for selecting an alternative site if the three original sites are deemed infeasible at the reasonable discretion of the City and the Master Developer. In such case, the Master Developer shall provide and/or acquire a site for the satellite fire station.

The Master Development Review Team along with Fire Chief Greg Smith have revived the sites originally proposed and have communicated to me that they are infeasible, and we would have significant development cost with those sites.

The MDRT team and the Fire Chief also asked you to see if Parcel 1321069022 could be used for a fire station as a fourth option. In your exhibit dated September 24, 2018, you show a revised Parcel 1321069022 that would allow a fire station to be built at that location with an approved boundary line application.

The Fire Chief has sent me a letter stating that he has approved this location for the new fire station and the proposed site conception.

I have reviewed all the material and options for the location of the fire station and I agree with the new location at Parcel 1321069022 with an approved boundary line adjustment. This letter will serve as the City's formal agreement to the alternative site, per Section 13.4(D)(ii)(b) of the Development Agreement.

Sincerely

Carol Benson
City of Black Diamond Mayor



October 1, 2018

Andy Williamson
MDRT & Economic Development Director
City of Black Diamond
24301 Roberts Drive
Black Diamond, WA 98010

RE: Boundary Line Adjustment and Site Layout for Satellite Fire Station

Dear Andy:

I appreciate you and Fire Chief Smith's involvement in selecting an appropriate satellite fire station location pursuant to Section 13.4(D) of The Villages MPD Development Agreement and Section 13.4(C) of the Lawson Hills MPD Development Agreement (the DAs). The property selected needs to accommodate a fire station with two bays with a total building square footage not exceeding 4,915 square feet.

The DAs identified three preferred locations for the satellite fire station. One site is on Parcel No. 1421069014, located near the City shop on land owned by the City. A second site is also owned by the City and located by the City water tower on Parcel Nos. 1221069081 and 1221069082. A third location is owned by CCD Black Diamond Partners LLC located adjacent to the City's water tower on Parcel No. 1321069036.

The City and Fire Chief visited each of the sites and reviewed concept site plans for each site. As a result, the City requested the Master Developer provide information on a potential fourth site located between Lawson Street and Botts Drive on a portion of Parcel No. 1321069038. A site plan was provided to the City for evaluation. The City has verbally indicated the fourth site to be the preferred location for the satellite fire station.

A Boundary Line Adjustment will be necessary to create the parcel for the satellite fire station. The attached Lawson Fire Station BLA exhibit dated September 24, 2018 indicates a proposed boundary line adjustment to perfect the parcel to be used for the satellite fire station. Also attached is an illustrative site plan of the proposed station.

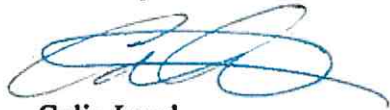
3025 112TH AVENUE NE
SUITE 100
BELLEVUE, WA 98004

WWW.OAKPOINTE.COM



We ask that the City indicate agreement to the proposed alternative fourth site. Once affirmed, we will begin the process as outlined in Section 13.4 of the DAs regarding the satellite fire station.

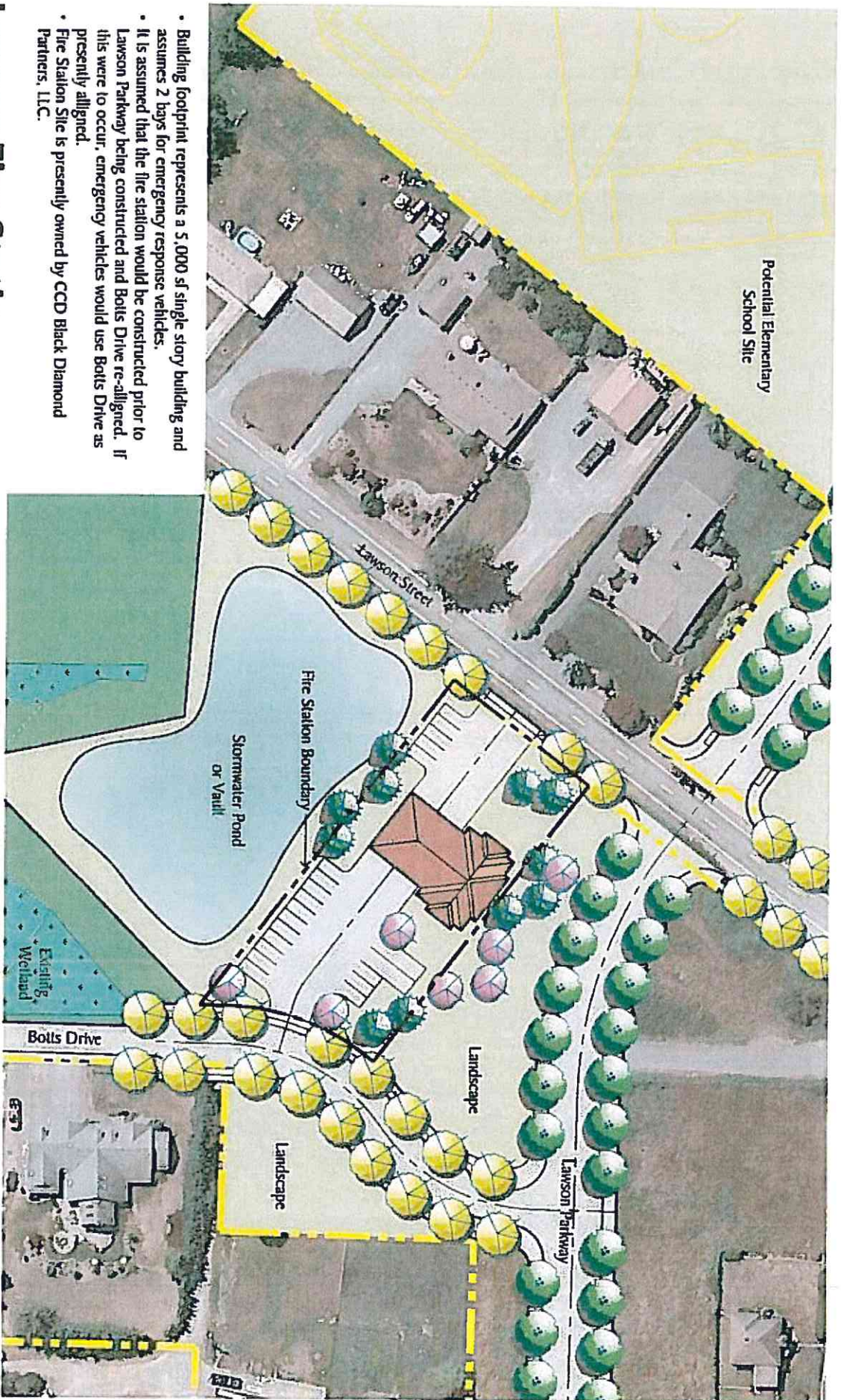
Sincerely



Colin Lund

Director of Development





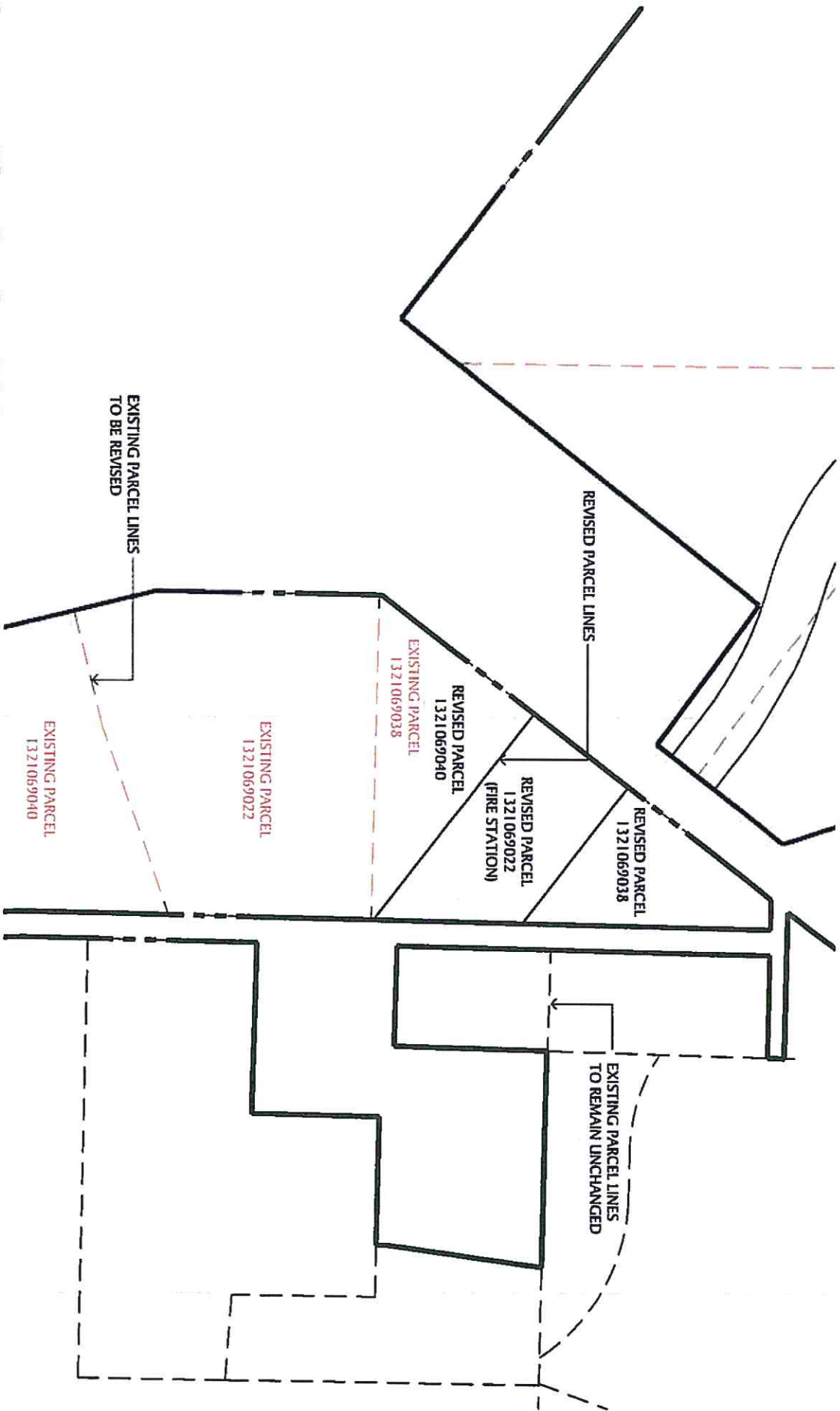
- Building footprint represents a 5,000 sf single story building and assumes 2 bays for emergency response vehicles.
- It is assumed that the fire station would be constructed prior to Lawson Parkway being constructed and Bolts Drive re-aligned. If this were to occur, emergency vehicles would use Bolts Drive as presently aligned.
- Fire Station Site is presently owned by CCD Black Diamond Partners, LLC.

Lawson Fire Station

AKPOINT
ARCHITECTS

September 24, 2018
Scale: 1" = 60'

Lawson Fire Station BLA





MOUNTAIN VIEW/BLACK DIAMOND FIRE AND RESCUE

32316 148th AVE SE Auburn, WA 98092 253 735 0284 info@kcfd44.org www.mvfire.org

City of Black Diamond
24301 Roberts Drive
PO Box 599
Black Diamond WA 98010

October 4, 2018

This letter is to inform you that:

The Fire Department has reviewed the attached Lawson Fire Station proposed site plan.

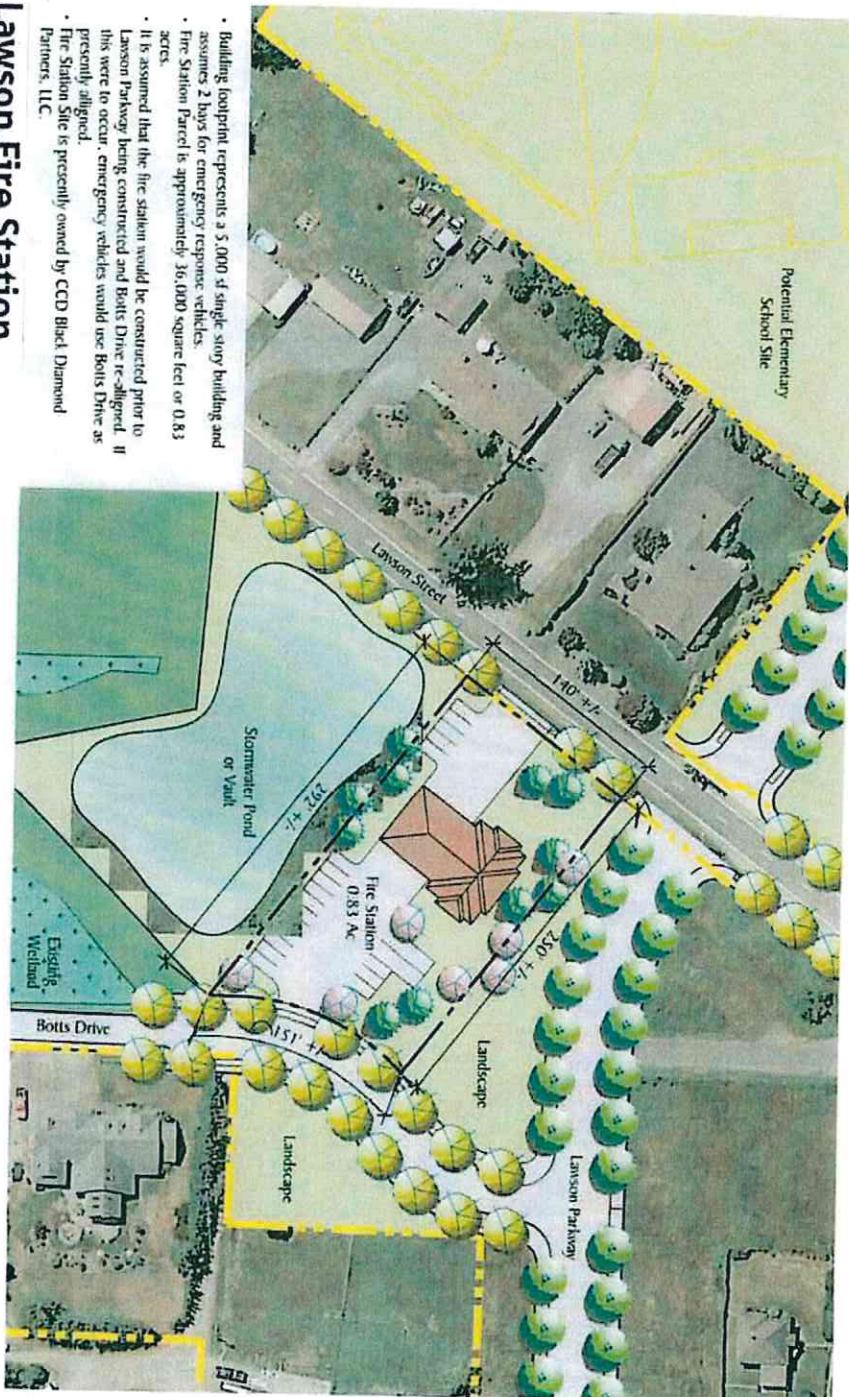
The Fire Department approves the proposed site conception, taking in consideration the planned road configuration as provided in this conceptual representation.


Greg Smith
Fire Chief
Black Diamond Fire Department

- Building footprint represents a 5,000 sf single-story building and assumes 2 bays for emergency response vehicles.
- Fire Station Parcel is approximately 36,000 square feet or 0.83 acres.
- It is assumed that the fire station would be constructed prior to Lawson Parkway being constructed and Botts Drive re-aligned. If this were to occur, emergency vehicles would use Botts Drive as presently aligned.
- Fire Station Site is presently owned by CCD Blvd. Diamond Partners, LLC.

Lawson Fire Station

©ARKOINTE



October 5, 2018
Scale: 1" = 60'

TEN TRAILS

PLAT 2D DIVISION 2

PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE HATCHED AREAS DEPICTED ON SHEET 5 OF 10 HERETO AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, INCLUDING THE RIGHT OF THE CITY OF BLACK DIAMOND TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS ADJACENT TO SAID HATCHED AREAS FOR THE ORIGINAL REASONABLE GRADING OF STREETS AND AVENUES. FURTHER, THE UNDERSIGNED OWNER WAIVES FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS AGAINST ANY GOVERNMENTAL AUTHORITY FOR DAMAGES TO SAID ADJACENT LOTS ARISING FROM THE REQUIRED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF THE DEDICATED AREA.

TRACTS Q AND T, UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS TRACTS; TRACT R, SENSITIVE AREA, UTILITY AND PEDESTRIAN ACCESS TRACT; TRACT S, PEDESTRIAN ACCESS, NATURAL LANDSCAPE AND UTILITY TRACT ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

NOTWITHSTANDING THE DEDICATIONS CONTAINED WITHIN THIS FINAL PLAT, CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, RETAINS AND RESERVES UNTO ITSELF CERTAIN RIGHTS WITH RESPECT TO TRACTS Q, R, S AND T INCLUDING, WITHOUT LIMITATION, THE RIGHT OF INGRESS, EGRESS AND ACCESS, AND TO CONSTRUCT, RECONSTRUCT, AND MAINTAIN ANY FACILITIES OR IMPROVEMENTS WITHIN SAID TRACTS AND THE RIGHT TO TEMPORARILY SUSPEND PUBLIC ACCESS TO SAID TRACTS FOR PURPOSES OF CONSTRUCTION AND MAINTENANCE.

A PERMANENT PUBLIC ACCESS AND PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE PUBLIC OVER TRACTS Q, R, S AND T. TRAILS SHALL BE CONSTRUCTED AND MAINTAINED AS DIRECTED IN THE VILLAGES MPD DEVELOPMENT AGREEMENT, RECORDED UNDER RECORDING NUMBER 20120130000655 AND AMENDED UNDER RECORDING NUMBERS 20120906000762, 20120906000763, 20140103000655, 20141112001375, 20171206000581, 20181011000280, 20181011000281, 20190228000492, 20190228000493 AND 20220210000586. MAINTENANCE SHALL BE THE OBLIGATION OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.

A LANDSCAPE MAINTENANCE AND RENEWAL EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR MAINTENANCE AND RENEWAL OF THE LANDSCAPED AREAS WITHIN THE ROADS DEDICATED TO THE PUBLIC WITHIN THIS SUBDIVISION.

A ONE-FOOT SIDEWALK EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE CITY OF BLACK DIAMOND UPON THE EXTERIOR ONE FOOT OF LOTS 83 THROUGH 151, INCLUSIVE, AND TRACTS Q AND T, ABUTTING ROADS HEREBY DEDICATED TO THE PUBLIC BY THIS SUBDIVISION FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, MAINTAINING, REPLACING AND OPERATING A SIDEWALK FOR THE PUBLIC USE TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED ABOVE. SEE SHEET 3 OF 10 FOR GENERAL DETAIL-1 OF EASEMENT LOCATION OVER INDIVIDUAL SAID LOTS AND TRACTS.

A ONE-FOOT CONCRETE BAND EASEMENT IS HEREBY GRANTED AND CONVEYED TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION UPON THE EXTERIOR ONE FOOT OF THAT PORTION OF LOTS 83 THROUGH 151, INCLUSIVE, AND TRACTS Q AND T, FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, MAINTAINING, REPLACING AND OPERATING A CONCRETE BAND TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSES STATED ABOVE. SEE SHEET 3 OF 10 FOR GENERAL DETAIL-1 OF EASEMENT LOCATION OVER INDIVIDUAL SAID LOTS AND TRACTS.

THIS SUBDIVISION, DEDICATION AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER. IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: OAKPOINTE LLC, A WASHINGTON LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: _____
BRIAN ROSS, MANAGER

TOLL BROS., INC., A PENNSYLVANIA CORPORATION

BY: _____
NAME: KELLEY MOLDSTAD, GROUP PRESIDENT

COUNCIL APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

COUNCIL RESOLUTION NUMBER _____.

MAYOR, CITY OF BLACK DIAMOND

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS DAY, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CAROL BENSON TO ME KNOWN TO BE THE MAYOR OF THE CITY OF BLACK DIAMOND THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

MY APPOINTMENT EXPIRES _____

REVIEW COPY
NOT FOR RECORDING

CITY OF BLACK DIAMOND FILE NO. PLN 22-0031

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS ____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED BRIAN ROSS, KNOWN TO ME TO BE THE MANAGER OF OAKPOINTE LLC, THE MANAGER OF CCD BLACK DIAMOND PARTNERS LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

SIGNATURE OF
NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____
DATE

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2022, PERSONALLY APPEARED KELLEY MOLDSTAD, KNOWN TO ME TO BE THE GROUP PRESIDENT OF TOLL BROS., INC., A PENNSYLVANIA CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH (HE) (SHE) IS AN OFFICER FOR THE USES AND PURPOSE THEREIN MENTIONED AND ON OATH STATED THAT (HE) (SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

SIGNATURE OF
NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____
DATE

FIRE CHIEF APPROVAL

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

CITY OF BLACK DIAMOND FIRE CHIEF

COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

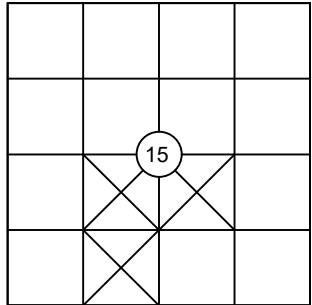
COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC WORKS DIRECTOR

THE PUBLIC WORKS DIRECTOR FOR THE CITY OF BLACK DIAMOND HAS APPROVED THE SURVEY DATA, THE LAYOUT OF THE STREETS, ALLEYS AND OTHER RIGHTS OF WAYS, DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEM AND OTHER STRUCTURES.

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

PUBLIC WORKS DIRECTOR



INDEXING MAP
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.

ORIGINAL TAX PARCEL NUMBER

152106-9106

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

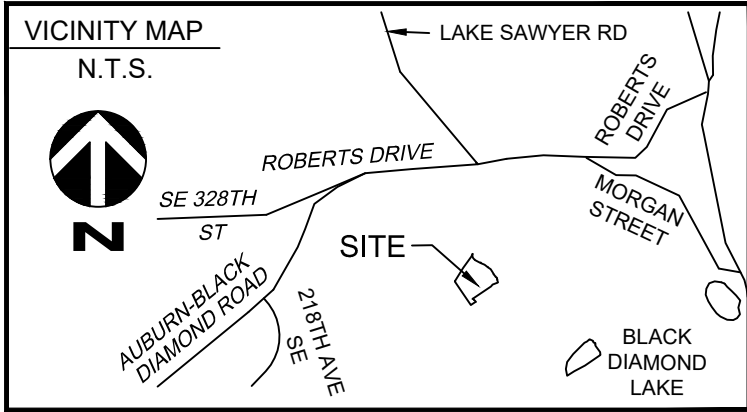
TREASURER CERTIFICATE

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 OTHER PUBLIC USE, ARE PAID IN FULL.

EXAMINED AND APPROVED THIS ____ DAY OF _____, 2022.

TREASURER

DEPUTY



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TEN TRAILS PLAT 2D DIVISION 2, CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CCD BLACK DIAMOND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE OR HAVE BEEN SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" WILL BE OR HAVE BEEN SET; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.



MARY H. MCDOWELL, PLS
SURVEYOR. CERTIFICATE NO. 36805
DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH RD NE
SUITE A-WOODINVILLE, WA 98072
PHONE: (425) 415-2000

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID EVANS AND ASSOCIATES, INC. THIS ____ DAY OF _____, 2022, AT ____ MINUTES PAST ____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER SUPERINTENDENT OF RECORDS

TEN TRAILS, PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND
FILE NUMBER: PLN 22-0031
CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON

PORTION OF THE NW 1/4 OF SE 1/4, NE 1/4 OF SW 1/4 AND THE SE 1/4
OF SW 1/4, OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.
CITY OF BLACK DIAMOND, WA

JOB NO. OAKPCBDP6001 SHEET 1 OF 10

VOL/PG

TEN TRAILS
PLAT 2D DIVISION 2
PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, GUARANTEE/CERTIFICATE NO.22000829-SC, REVISION 1, DATED MAY 16, 2022 AT 8:00 AM)

THAT PORTION OF LOT 1 OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN 19-0054, FILED IN VOLUME 448 OF SURVEYS, AT PAGE 124, RECORDED UNDER RECORDING NUMBER 20210628900005, RECORDS OF KING COUNTY, WASHINGTON LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING ON THE WESTERLY LINE OF SAID LOT 1 AT THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, NORTH 64°59'46" EAST, 87.71 FEET;
THENCE NORTHWESTERLY AND CONTINUING ALONG SAID WESTERLY LINE, NORTH 24°59'49" WEST, 29.97 FEET;
THENCE CONTINUING NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, THROUGH A CENTRAL ANGLE OF 09°11'00", AN ARC DISTANCE OF 168.29 FEET;
THENCE NORTH 34°10'49" WEST, 813.79 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
THENCE NORTHEASTERLY AND LEAVING SAID WESTERLY LINE, NORTH 55°49'11" EAST, 134.99 FEET;
THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 55°05'23" WEST, HAVING A RADIUS OF 173.00 FEET, THROUGH A CENTRAL ANGLE OF 23°25'01", AN ARC DISTANCE OF 70.71 FEET;
THENCE NORTHWESTERLY ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 227.00 FEET, THROUGH A CENTRAL ANGLE OF 07°20'50", AN ARC DISTANCE OF 29.11 FEET;
THENCE NORTHEASTERLY, NORTH 53°48'43" EAST, 56.47 FEET;
THENCE CONTINUING NORTHEASTERLY, NORTH 55°49'11" EAST, 457.20 FEET;
THENCE NORTH 43°56'49" EAST, 58.73 FEET;
THENCE NORTH 67°06'11" EAST, 120.79 FEET TO THE EASTERLY LINE OF SAID LOT 1 AND THE TERMINUS OF THIS DESCRIBED LINE.

SITUATE IN THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON.

EXCEPTIONS NOTED IN TITLE REPORT

(TITLE NOTES CORRESPONDING TO PARAGRAPH NUMBERS FROM SCHEDULE B, PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, GUARANTEE/CERTIFICATE NO.22000829-SC, REVISION 1, DATED MAY 16, 2022 AT 8:00 AM)

3. THIS PROPERTY IS SUBJECT TO A MITIGATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, BEARING A RECORDING DATE OF APRIL 22, 2011, RECORDED UNDER RECORDING NO. 20110422000249
4. THIS PROPERTY IS SUBJECT TO AN AMENDED AND RESTATED COMPREHENSIVE SCHOOL MITIGATION AGREEMENT, BEARING A RECORDING DATE OF DECEMBER 14, 2021, RECORDED UNDER RECORDING NO. 20211214000628.
5. THIS PROPERTY IS SUBJECT TO THE VILLAGES MPD DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, BEARING A RECORDING DATE OF JANUARY 30, 2012 UNDER RECORDING NO. 20120130000655 AND MODIFIED UNDER RECORDING NOS. 20120906000762, 20120906000763, 20140103000655, 20141112001375, 20171206000581, 20181011000280, 20181011000281, 20190228000492, 20190228000493, AND 20220210000586.
6. THIS PROPERTY IS SUBJECT TO A TEMPORARY ACCESS EASEMENT, BEARING A RECORDING DATE OF MAY 28, 2015, RECORDED UNDER RECORDING NO. 20150528000482 AND AMENDED UNDER RECORDING NOS. 20150811000652 AND 20151021001954
8. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, GRANTED TO PUGET SOUND ENERGY, INC., BEARING A RECORDING DATE OF MAY 18, 2017 UNDER RECORDING NO. 20170518000241 AND MODIFIED UNDER RECORDING NO. 20180313000130, DATED MARCH 13, 2018.
10. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN DOCUMENT RECORDED UNDER RECORDING NO. 20171107001312, DATED NOVEMBER 7, 2017 AND MODIFIED UNDER RECORDING NOS. 20171227000507, 20180619000316, 20180627001396, 20190822000857, 20191231001205, AND 20211209001073.
11. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED UNDER RECORDING NO. 20171107001314, DATED NOVEMBER 7, 2017 AND MODIFIED UNDER RECORDING NOS. 20171227000508, 20180619000315, 20180627001395.
12. THIS PROPERTY IS SUBJECT TO A STORM DRAINAGE EASEMENT FIN FAVOR OF TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION, BEARING A RECORDING DATE OF OCTOBER 22, 2020 UNDER RECORDING NO. 20201022000770.
14. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF TRANSMISSION AND DISTRIBUTION OF GAS AND ELECTRICITY GRANTED TO PUGET SOUND ENERGY, INC., BEARING A RECORDING DATE OF JULY 19, 2021 UNDER RECORDING NO. 20210719000564.
15. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF UTILITY MAINS AND APPURTENANCES GRANTED TO CITY OF BLACK DIAMOND, BEARING A RECORDING DATE OF DECEMBER 2, 2021 UNDER RECORDING NO. 20211202001864.

ALL RECORDS OF KING COUNTY, WASHINGTON.

EASEMENT PROVISIONS

PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO PUGET SOUND ENERGY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, ANY BROADBAND OR TELECOMMUNICATIONS COMPANY, CITY OF BLACK DIAMOND AND ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACTS Q, R, S AND T. ALL LOTS DESIGNATED WITH A STRIP FOR PUBLIC UTILITY EASEMENTS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, CATCH BASINS, MANHOLES, CLEANOUTS, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, STORM, WATER AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THE LANDS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

ALL PRIVATE STORM DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 10.

IN ADDITION THE APPLICABLE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING AND RENEWING ALL PRIVATE STORM DRAINAGE FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION LYING WITHIN THE TRACTS OWNED BY SUCH ASSOCIATION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 10.

ALL PRIVATE WATER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE WATER FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 10.

ALL PRIVATE SANITARY SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING THE PRIVATE SANITARY SEWER FACILITIES AND APPURTENANCES INSTALLED DURING THE INITIAL CONSTRUCTION OF THIS SUBDIVISION IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 10.

ALL TRAIL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, TO THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND RENEWING A PATH FOR TRAVELING AND LANDSCAPING IN ACCORDANCE WITH THE TRACT TABLE ON SHEET 3 OF 10.

ALL SINGLE FAMILY RESIDENTIAL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES, AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES, FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

RESTRICTIONS

1. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER
2. NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.
3. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001312 AND AS AMENDED BY KING COUNTY RECORDING NOS. 20171227000507, 20180619000316, 20180627001396, 20190822000857, 20191231001205 AND 20211209001073.
4. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TEN TRAILS COMMUNITY COUNCIL AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001314 AND AS AMENDED BY KING COUNTY RECORDING NOS. 20171227000508, 20180619000315 AND 20180627001395.
5. DECORATIVE TYPE ENTRY SIGNS EITHER FOR BEAUTIFICATION OR ADVERTISEMENT OF THIS PLAT SHALL NOT UNDER ANY CIRCUMSTANCES BE PLACED IN PUBLIC RIGHT OF WAY.

INSTRUMENTATION NOTE

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING TRIMBLE R10 GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING TRIMBLE VX SPATIAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.

MONUMENT NOTE

PROPERTY CORNERS SHALL BE SET AS FOLLOWS UNLESS OTHERWISE NOTED:

1. ALL TRACT CORNERS ARE SET WITH 1/2" X 24" REBAR WITH CAP STAMPED "DEA 36805".
2. ALL TACK IN LEAD WITH WASHERS ARE SET ON THE STREETWARD PROJECTION OF THE LATERAL LOT OR LOT/TRACT LINES.
3. SET 1/2" X 24" REBAR WITH CAP STAMPED "DEA 36805" AT ALL SIDE AND REAR LOT CORNERS.

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TEN TRAILS
PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425 415 2000 f: 425 486 5059

JOB NO. OAKPCBDP6001
SHEET 2 OF 10

TEN TRAILS

PLAT 2D DIVISION 2

PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

CITY OF BLACK DIAMOND CONDITIONS

MINE WORKING WARNING:

WARNING: THE CITY OF BLACK DIAMOND OVERLIES NUMEROUS MINE SHAFTS, TUNNELS, AND OTHER WORKINGS, THE EXACT LOCATION, DEPTH, AND SIZE OF WHICH ARE UNKNOWN. THE LAND ENCOMPASSED BY THIS SUBDIVISION MAY OR MAY NOT OVERLIE SUCH A WORKINGS. IN APPROVING THIS SUBDIVISION, THE CITY OF BLACK DIAMOND MAKES NO REPRESENTATIONS AND ASSUMES NO LIABILITY OR RESPONSIBILITY WITH RESPECT TO THE SUITABILITY OF THIS SITE FOR THE DEVELOPMENT CONTEMPLATED OR THE SUITABILITY OR INTEGRITY OF THE SUBSOIL AGAINST SUBSIDENCE OR COLLAPSE.

APPROVED MPD STATEMENT:

THIS PLAT IS PART OF AN APPROVED MASTER PLANNED DEVELOPMENT (MPD). ALL DEVELOPMENT AND CONSTRUCTION WITHIN THIS PLAT MUST BE CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF THE MPD DEVELOPMENT AGREEMENT, MPD DESIGN STANDARDS, AND MITIGATION REQUIREMENTS.

GENERAL NOTES:

- UNLESS OTHERWISE NOTED WITHIN THIS PLAT, ALL WATER AND SEWER PIPELINES WILL BE PUBLICLY OWNED AND OPERATED AND WILL BE WITHIN DEDICATED EASEMENT OR RIGHT OF WAY. STORMWATER PIPELINES MAY BE PRIVATELY OWNED AS LONG AS THE AREA SERVED BY THE PIPELINE IS ENTITLED BY EASEMENT AND OWNED BY THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION.
- WATER CAPITAL FACILITY CHARGES AND SEWER CAPITAL FACILITY CHARGES SHALL NOT BE IMPOSED FOR DEVELOPMENT IN THIS PLAT.
- MPD CONDITIONS OF APPROVAL: IN THE EVENT THAT THE REGENCY AT TEN TRAILS OWNERS ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF PRIVATE ALLEYS AS REQUIRED BY SECTION 5.5.7 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED PRIVATE ALLEY OR AUTO COURT PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 - .280, AS AMENDED.
- MPD CONDITIONS OF APPROVAL: IN THE EVENT THAT THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION FAILS TO PERFORM ANY MAINTENANCE OF STREET-SIDE LANDSCAPING FEATURES AS REQUIRED BY SECTION 5.5.7 OF THE VILLAGES MPD DEVELOPMENT AGREEMENT AND, AS A RESULT, THE CITY OF BLACK DIAMOND PERFORMS SAID MAINTENANCE, THE LOT OWNERS OF THE PLAT ACKNOWLEDGE AND AGREE ON BEHALF OF THEMSELVES AND ALL SUCCESSORS AND ASSIGNS THAT, IF NOT PAID WITHIN THIRTY (30) DAYS OF INVOICING BY THE CITY, THE CITY'S TOTAL COST ARISING FROM THE CITY'S PERFORMANCE OF SAID REQUIRED LANDSCAPING MAINTENANCE PLUS ANY PENALTIES AND INTEREST THEREON AS PROVIDED BY THE VILLAGES MPD DEVELOPMENT AGREEMENT RECORDED UNDER KING COUNTY RECORDING NO. 20120130000655 SHALL BE A LIEN AGAINST ALL PROPERTY, INCLUDING INDIVIDUAL LOTS, WITHIN THIS PLAT, AND SAID LIEN MAY BE FORECLOSED IN THE SAME MANNER PROVIDED FOR THE FORECLOSURE OF LIENS FOR UNPAID SEWER RATES AND CHARGES SET FORTH IN RCW 35.67.220 - .280, AS AMENDED.
- ANY STRUCTURE (INCLUDING RETAINING WALLS 4 FEET OR TALLER) ADJACENT TO A SENSITIVE AREAS SETBACK SHALL COMPLY WITH THE CITY OF BLACK DIAMOND SENSITIVE AREAS ORDINANCE AS FOUND IN EXHIBIT E OF THE VILLAGES MPD DEVELOPMENT AGREEMENT.

LOT AREAS

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
83	6000 SF	101	5000 SF	119	4590 SF	137	5851 SF
84	6061 SF	102	5639 SF	120	5100 SF	138	5933 SF
85	6317 SF	103	5879 SF	121	5100 SF	139	6145 SF
86	5276 SF	104	6067 SF	122	7808 SF	140	5076 SF
87	6317 SF	105	5709 SF	123	4500 SF	141	5000 SF
88	6317 SF	106	4500 SF	124	5000 SF	142	5000 SF
89	6317 SF	107	4500 SF	125	6211 SF	143	5270 SF
90	6078 SF	108	4500 SF	126	5000 SF	144	5500 SF
91	6000 SF	109	4500 SF	127	5000 SF	145	5000 SF
92	5000 SF	110	5000 SF	128	5050 SF	146	5962 SF
93	7081 SF	111	4506 SF	129	7266 SF	147	6455 SF
94	6037 SF	112	4704 SF	130	8860 SF	148	6411 SF
95	6037 SF	113	5310 SF	131	6422 SF	149	5601 SF
96	5315 SF	114	6715 SF	132	4504 SF	150	4721 SF
97	5000 SF	115	5037 SF	133	4500 SF	151	4721 SF
98	5000 SF	116	4716 SF	134	5000 SF		
99	6000 SF	117	4590 SF	135	6571 SF		
100	6000 SF	118	4590 SF	136	5706 SF		

TRACT AREAS

TRACT	AREA	USE	TYPE OF PARK	GRANTED AND CONVEYED TO
Q	22,225 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
R	3,561 SF	SENSITIVE AREA, UTILITY AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
S	43,775 SF	PEDESTRIAN ACCESS, NATURAL LANDSCAPE AND UTILITY		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION
T	2,000 SF	UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS		TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION

LOT ADDRESS TABLE

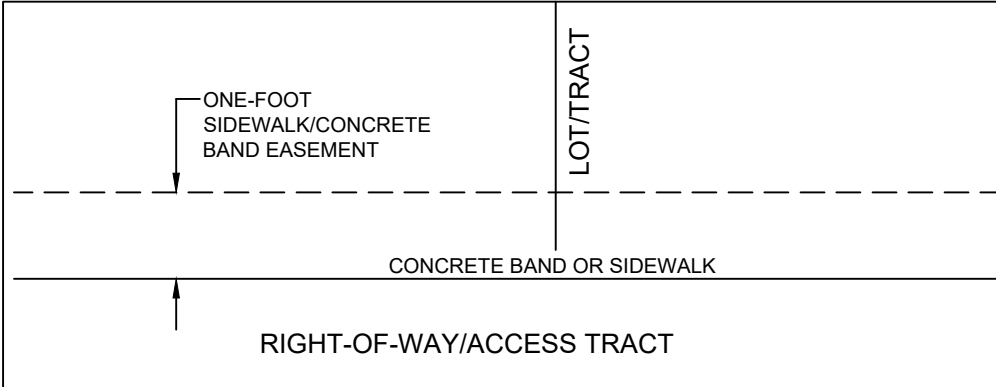
LOT NO.	STREET NAME	ADDRESS	LOT NO.	STREET NAME	ADDRESS
83	LIBERTY AVENUE SE	33226	118	DOUGLAS AVENUE SE	33310
84	LIBERTY AVENUE SE	33208	119	DOUGLAS AVENUE SE	33296
85	LIBERTY AVENUE SE	33194	120	DOUGLAS AVENUE SE	33282
86	LIBERTY AVENUE SE	33180	121	DOUGLAS AVENUE SE	33268
87	LIBERTY AVENUE SE	33166	122	DOUGLAS AVENUE SE	33254
88	LIBERTY AVENUE SE	33152	123	SE LARCH STREET	23379
89	LIBERTY AVENUE SE	33138	124	SE LARCH STREET	23391
90	LIBERTY AVENUE SE	33124	125	SPRUCE AVENUE SE	33205
91	LIBERTY AVENUE SE	33110	126	SPRUCE AVENUE SE	33219
92	LIBERTY AVENUE SE	33096	127	SPRUCE AVENUE SE	33233
93	LIBERTY AVENUE SE	33082	128	SPRUCE AVENUE SE	33247
94	SE LARCH STREET	23452	129	SPRUCE AVENUE SE	33261
95	SE LARCH STREET	23440	130	SE WISTERIA STREET	23511
96	SE LARCH STREET	23428	131	SE WISTERIA STREET	23523
97	SE LARCH STREET	23416	132	SE WISTERIA STREET	23535
98	SE LARCH STREET	23404	133	SE WISTERIA STREET	23547
99	SE LARCH STREET	23392	134	SE WISTERIA STREET	23559
100	SE LARCH STREET	23380	135	SE WISTERIA STREET	23571
101	SE LARCH STREET	23368	136	LIBERTY AVENUE SE	33191
102	SE LARCH STREET	23356	137	LIBERTY AVENUE SE	33177
103	DOUGLAS AVENUE SE	33225	138	LIBERTY AVENUE SE	33163
104	DOUGLAS AVENUE SE	33239	139	LIBERTY AVENUE SE	33149
105	DOUGLAS AVENUE SE	33253	140	LIBERTY AVENUE SE	33135
106	DOUGLAS AVENUE SE	33281	141	LIBERTY AVENUE SE	33121
107	DOUGLAS AVENUE SE	33295	142	LIBERTY AVENUE SE	33107
108	DOUGLAS AVENUE SE	33309	143	LIBERTY AVENUE SE	33093
109	DOUGLAS AVENUE SE	33323	144	SPRUCE AVENUE SE	33160
110	DOUGLAS AVENUE SE	33337	145	SPRUCE AVENUE SE	33172
111	DOUGLAS AVENUE SE	33351	146	SPRUCE AVENUE SE	33184
112	DOUGLAS AVENUE SE	33365	147	SPRUCE AVENUE SE	33196
113	DOUGLAS AVENUE SE	33379	148	SPRUCE AVENUE SE	33206
114	DOUGLAS AVENUE SE	33393	149	SE WISTERIA STREET	23508
115	DOUGLAS AVENUE SE	33352	150	SE WISTERIA STREET	23524
116	DOUGLAS AVENUE SE	33338	151	SE WISTERIA STREET	23540
117	DOUGLAS AVENUE SE	33324			

ADDRESSING NOTE

ADDRESSES FOR INDIVIDUAL LOTS HAVE BEEN SHOWN ON SHEET 3 OF 10 ON THIS PLAT PURSUANT TO BDMC 17.20.020 OF THE VESTED CODE, BUT THESE ADDRESSES WERE ASSIGNED WITHOUT BUILDING OR SITE PLANS AVAILABLE FOR EACH LOT. ANY ADDRESS CHANGES REQUIRED SUBSEQUENT TO RECORDING OF THIS FINAL PLAT SHALL NOT CONSTITUTE A PLAT ALTERATION AS DEFINED IN BDMC 17.20.090.B. OF THE VESTED CODE. REFER TO THE CITY OF BLACK DIAMOND (OR ITS SUCCESSOR AGENCY) BUILDING OR PLANNING DEPARTMENT RECORD ADDRESSES TO CONFIRM BUILDING ADDRESSES.

DETAIL-1

SIDEWALK EASEMENT AND CONCRETE BAND EASEMENT
NOT TO SCALE



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CITY OF BLACK DIAMOND FILE NO. PLN 22-0031



TEN TRAILS PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



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JOB NO. OAKPCBDP6001
SHEET 3 OF 10

TEN TRAILS

PLAT 2D DIVISION 2

PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

CONSERVATION EASEMENT DEED PARTIAL RELINQUISHMENT

THE CITY OF BLACK DIAMOND AND CCD BLACK DIAMOND PARTNERS LLC HEREBY AMEND THOSE CERTAIN CONSERVATION EASEMENT DEEDS RECORDED UNDER KING COUNTY RECORDING NOS. 20060323001818 ("CED1"), 20060323001819 ("CED2") AND 20100106000723 ("CED3") AS FOLLOWS:

TRACTS Q, R, S AND T ARE HEREBY ESTABLISHED AS AND DECLARED TO BE "CONSERVATION ZONES," AS DEFINED IN CED1 AND CED2.

TRACTS Q, S AND T ARE LANDSCAPED AREAS CONSISTING OF 68,000 SQUARE FEET, WHICH PROVIDE PERMANENT PUBLIC ACCESS AND TRAILS. SAID TRACTS PROTECT AND CONSERVE THE CONSERVATION VALUES IDENTIFIED IN CED1 AND CED2 PARAGRAPH 2.3 BY ENHANCING THE VALUE TO THE PUBLIC OF ABUTTING OR NEIGHBORING PARKS OR OTHER OPEN SPACE.

TRACT R IS A SENSITIVE AREA TRACT CONSISTING OF 3,561 SQUARE FEET, WHICH PROTECTS AND CONSERVES THE CONSERVATION VALUES IDENTIFIED IN PARAGRAPH 2.3 OF CED1 BY CONSERVING WETLANDS.

THE APPLICABLE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PRESERVATION AND PROTECTION OF THE CONSERVATION VALUES OF THE CONSERVATION ZONE ESTABLISHED HEREBY, AND THE CITY OF BLACK DIAMOND SHALL HAVE THE RIGHT TO ENFORCE SUCH PRESERVATION AND PROTECTION, PURSUANT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TEN TRAILS RESIDENTIAL OWNERS ASSOCIATION AS RECORDED UNDER KING COUNTY RECORDING NO. 20171107001312 AND AS AMENDED BY KING COUNTY RECORDING NOS, 20171227000507, 20180619000316, 20180627001396, 20190822000857 AND 20191231001205.

THE CITY OF BLACK DIAMOND HEREBY TERMINATES AND RELEASES ALL OF ITS RIGHTS, TITLE AND INTEREST IN CED1 AND CED2 WITH RESPECT TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS RELEASE IS INTENDED TO REMOVE CED1 AND CED2 FROM TITLE TO ALL PROPERTY IN THE PLAT NOT EXPRESSLY ESTABLISHED AS CONSERVATION ZONES HEREIN. THIS AMENDMENT AND RELEASE IS AN ADDENDUM TO CED1 AND CED2.

UPON RECORDING OF THIS AMENDMENT AND RELEASE, THE TOTAL SIZE OF THE CONSERVATION ZONES ESTABLISHED WITHIN THE PLAT AND THE REMAINING MINIMUM SIZE OF CONSERVATION ZONES TO BE ESTABLISHED SUBSEQUENTLY ARE AS FOLLOWS:

SOURCE OF REQUIREMENT: TABLE 9-1 OF THE VILLAGES DEVELOPMENT AGREEMENT	TOTAL CZ ACREAGE REQUIRED	TOTAL CZ ACREAGE ESTABLISHED BY PREVIOUS PLATS OF TEN TRAILS	CZ ACREAGE REMAINING LESS PREVIOUS PLATS	TOTAL CZ ACREAGE ESTABLISHED BY THIS PLAT OF TEN TRAILS	REMAINING MINIMUM CZ ACREAGE TO BE ESTABLISHED BY FUTURE PLATS WITHIN THE WEST ANNEXATION AREA
CED 1	63.3 ACRES	7.44 (PP1A DIV 1) 0.37 (PH2, PLAT C, DIV 1) 1.93 (PP1A DIV 2) 1.14 (V-13) 6.77 (PP1A, DIVS 3-5 AND 8) 3.74 (PH2, PLAT C, DIV 2) 1.55 (V-24) 5.53 (PLAT 2A, DIVS 1-3) 3.26 (PLAT 2A, DIV 4) 0.26 (PP1A, DIV 6) 0.78 (PLAT 2A, DIV 5) 1.70 (PLAT 2E) 0.05 (PLAT 2D, DIV 1)	28.78 ACRES	1.47 ACRES	27.31 ACRES
CED 2	91 ACRES	2.11 (PH2, PLAT C, DIV 1) 92.66 (PH2, PLAT C, DIV 2) 1.12 (PLAT 2E) 0.92 (PLAT 2D, DIV 1)	0 ACRES*	0.17 ACRES**	0 ACRES
CED 3	197.87 ACRES	2.34 (PLAT 2D, DIV 1)	195.53 ACRES	0 ACRES	195.53 ACRES

- * AN EXCESS OF 5.81 CONSERVATION ZONE ACRES LYING WITHIN CED 2 HAS PREVIOUSLY BEEN RECORDED.
** AN EXCESS OF 0.17 CONSERVATION ZONE ACRES LYING WITHIN CED 2 HAS BEEN RECORDED WITH THIS PLAT OF TEN TRAILS PLAT 2D DIVISION 2.

OPEN SPACE TABLE

	GROSS ACRES	BDUGAA/ OPEN SPACE REQUIREMENT	MPD REQUIREMENT (IF APPLICABLE)	REQUIRED OPEN SPACE	OPEN SPACE PREVIOUSLY RECORDED	REQUIRED OPEN SPACE LESS PREVIOUS PLATS	OPEN SPACE PROVIDED IN THIS PLAT	REMAINING OPEN SPACE REQUIRED
WEST ANNEXATION AREA								
PARCEL C	54.62				17.94 (PASSIVE) 16.58 (ACTIVE) (PP1A, DIV 1) (PH2, PLAT C, DIV 1) (PP1A, DIV 2) (V-13)			
PARCEL D	225.99	63.30	0	63.3	(PP1A, DIVS 3-5 and 8) (PH2, PLAT C, DIV 2) (V-24)	28.78	1.47 (PASSIVE)	27.31
PARCEL G	8.06				(PLAT 2A, DIVS 1-3) (PLAT 2A, DIV 4) (PP1A, DIV 6) (PLAT 2A, DIV 5) (PLAT 2E) (PLAT 2D, DIV 1)			
PARCEL E	151.15	0	75.58	75.58	94.63 (PASSIVE) 2.18 (ACTIVE) (PH2, PLAT C, DIV 1) (PH2, PLAT C, DIV 2) (PLAT 2E) (PLAT 2D, DIV 1)	0*	0.17** (PASSIVE)	0
PARCEL BDA	395.74	0	197.87	197.87	1.39 (PASSIVE) 0.95 (ACTIVE) (PLAT 2D, DIV 1)	195.53	0	195.53
TOTAL IN CITY/UGA MPD OPEN SPACE	1196.40	145	336.4	481.4	113.96 (PASSIVE) 19.71(ACTIVE)	347.73	1.64 (PASSIVE)	346.09

- *AN EXCESS OF 21.23 ACRES OF OPEN SPACE LYING WITHIN PARCEL E HAS PREVIOUSLY BEEN RECORDED.
**AN EXCESS OF 0.17 ACRES OF OPEN SPACE LYING WITHIN PARCEL E HAS BEEN RECORDED WITH THIS PLAT OF TEN TRAILS PLAT 2D DIVISION 2.

CONDITIONS FOR FINAL PLAT

- PRELIMINARY PLAT 2D CONDITION #2: SITE PLANS FOR SITE DEVELOPMENT PERMITS FOR LANDS ADJACENT TO WETLAND BUFFERS SHALL INCLUDE LOCATION OF ALL WETLAND BUFFER BOUNDARIES.
- PRELIMINARY PLAT 2D CONDITION #10 APPLICANT SHALL COMPLY WITH THE DETAILED IMPLEMENTATION SCHEDULE PHASE 2 REGIONAL INFRASTRUCTURE IMPROVEMENTS CONSTRUCTION THRESHOLDS AND IMPROVEMENT DETAILS, DATED JANUARY 28, 2014 AND APPROVED ON JUNE 13, 2014.
- PRELIMINARY PLAT 2D CONDITION #14: MITIGATION PERFORMANCE MONITORING REPORTS FOR THE PROPOSED WETLAND ENHANCEMENT OCCURRING WITHIN WETLANDS P/Q AND E1 SHALL COMPLY WITH THE GUIDANCE AND APPLICABLE CONTENT STANDARDS (DENOTING MEANS AND METHODS) OF THE STATE DEPARTMENT OF ECOLOGY'S WASHINGTON INTERAGENCY WETLAND MITIGATION GUIDANCE, PUBLISHED AS WETLAND MITIGATION IN WASHINGTON STATE: PART 1 - AGENCY POLICIES AND GUIDANCE (VERSION 1, MARCH 2006), PUB. NO. 06-06-11a, AND WETLAND MITIGATION IN WASHINGTON STATE: PART 2 - DEVELOPING MITIGATION PLANS (VERSION 1, MARCH 2006), PUB. NO. 06-06-11b. THE DEPARTMENT OF ECOLOGY HAS DETERMINED THAT THE US ARMY CORPS OF ENGINEERS REGULATORY GUIDANCE LETTER 08-036 IS CONSISTENT WITH WASHINGTON'S INTERAGENCY WETLAND MITIGATION GUIDANCE FOR MONITORING REPORTS MUST BE SUBMITTED TO AND APPROVED BY THE CITY'S MASTER DEVELOPMENT REVIEW TEAM (MDRT) IN ACCORDANCE WITH BDMC 19.10.260.
- PRELIMINARY PLAT 2D CONDITION #16: A WETLAND MONITORING PLAN INCLUDING DETAILED VEGETATION AND MONITORING METHODOLOGY SHALL BE SUBMITTED TO, AND APPROVED BY, THE CITY'S MDRT DEPARTMENT PRIOR TO ANY SITE DISTURBANCE ACTIVITIES FOR FINAL PLAT APPROVAL. THE WETLAND MONITORING PLAN SHALL MEET ALL REQUIREMENTS OF THE APPLICABLE STORMWATER MANUAL FOR PRE AND POST-CONSTRUCTION TO A LEVEL THAT EXCEEDS REQUIREMENTS IN THE 2005 DOE MANUAL AND SEPA MITIGATION MEASURE NO. 14b FROM THE PHASE 2 PLAT A HEARING EXAMINER DECISION UPON RECONSIDERATION DATED APRIL 29, 2019 WHICH READS AS FOLLOWS:

WETLAND HYDROLOGY MONITORING MEANS AND METHODS SHALL BE SUBMITTED FOR EVALUATION AND APPROVAL PRIOR TO PERMIT ISSUANCE. WETLAND VEGETATION SHOULD BE MONITORED POST-CONSTRUCTION AND ADAPTIVE MANAGEMENT PROVISIONS INCLUDED TO ENSURE SUBSTANTIALLY SIMILAR HYDRAULIC SUPPORT TO THE EXISTING SITE CONDITIONS. WETLAND VEGETATION MONITORING SHALL BE CONDUCTED ANNUALLY FOR FIVE YEARS.

AS PART OF ITS WETLAND MONITORING PLAN, THE APPLICANT SHALL PREPARE A TREE STUDY FOR EACH WETLAND THAT INCLUDES ALL TREES OVER 6 INCHES DBH, INCLUDING COTTONWOOD TREES. ONCE THE PHASE IS INSTALLED ALL ACTUAL TOPOGRAPHY MUST BE VERIFIED TO ENSURE THE MODELED HYDROLOGIC REGIME IS ACCURATE. HYDROLOGIC MONITORING MUST BE DONE IN EACH WETLAND WITHIN THE PROJECT AREA.

PIEZOMETER-WELLS CREST STAGE GAUGES AT INLET AND OUTLET SHOULD BE INSTALLED AND MONITORED ON A DAILY BASIS USING A CONTINUOUS DATA LOGGER. THIS SHOULD BE DONE POST-CONSTRUCTION FOR A MINIMUM OF 2 YEARS. USE VEGETATION SAMPLING STATIONS, ARBORIST OR WETLAND PROFESSIONAL DO SITE VISIT TO EACH WETLAND TWICE YEARLY TO REVIEW WETLAND VEGETATION, ONCE IN SPRING WHEN TREES ARE BEGINNING TO BUD AND SECOND TIME IN LATE AUGUST AT END OF GROWING SEASON. ANY SIGNS OF STRESS SHOULD BE IDENTIFIED IMMEDIATELY AND PASSED TO THE CITY SO THAT STORMWATER RECONVEYANCE AND FLOW MODIFICATION CAN OCCUR AS SOON AS POSSIBLE.

- PRELIMINARY PLAT 2D CONDITION #19: OAKPOINTE SHALL SUBMIT TO THE CITY MDRT A PARK PLAN FOR PARK USE OF TRACT 922, INCLUDING AN ANALYSIS OF POTENTIAL IMPACTS FROM SUCH PARK USE TO WILDLIFE HABITAT WITHIN THE REDUCED WIDTH WETLAND BUFFER ADJOINING TRACT 922. THE CITY MDRT SHALL REVIEW AND APPROVE THIS PARK PLAN PRIOR TO ANY CONSTRUCTION OF RECREATION IMPROVEMENTS ON TRACT 922. THE PROPOSED PLAN SHALL INCLUDE MEASURES TO ENSURE THE PROPOSED PARK USE ON TRACT 922 WILL NOT DEGRADE OR IMPAIR WETLAND FUNCTIONS; FUNCTIONAL PERFORMANCE AND THE USE OF THE WETLAND BUFFER ADJOINING TRACT 922 FOR WILDLIFE HABITAT.
- PRELIMINARY PLAT 2D CONDITION #22: INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE VILLAGES DEVELOPMENT AGREEMENT SECTION 11: PROJECT PHASING, REGIONAL FACILITIES IMPLEMENTATION SCHEDULE FOR PHASE 2, APPLICABLE IMPLEMENTING PROJECT CONDITIONS OF APPROVAL, AND APPLICABLE SEPA MITIGATION MEASURES INCLUDING, BUT NOT LIMITED TO, ITEMS LISTED ON SHEET 14.
- PRELIMINARY PLAT 2D CONDITION #24: AT THE TIME OF BUILDING PERMIT APPLICATION, STRUCTURES WILL BE REQUIRED TO EITHER HAVE REQUIRED FIRE FLOW AVAILABLE OR TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED TO ALLOW FOR A REDUCTION IN REQUIRED FIRE FLOW.
- PRELIMINARY PLAT 2D CONDITION #25: ALL ALLEYS SHALL BE POSTED "NO PARKING" WITH SIGNAGE ACCORDING TO THE INTERNATIONAL FIRE CODE (IFC); AND PROVISIONS FOR ENFORCEMENT OF THESE NO PARKING ZONES SHALL BE DEFINED AND ACCEPTED BY THE DESIGNATED OFFICIAL PRIOR TO FINAL PLAT APPROVAL.
- PRELIMINARY PLAT 2D CONDITION #26: ALL WAYS-OF-TRAVEL SHALL MAINTAIN A MINIMUM 20 FOOT UNOBSTRUCTED DRIVING SURFACE, PER THE IFC.
- PRELIMINARY PLAT 2D CONDITION #30: THE CCRs SUBMITTED TO THE DESIGNATED OFFICIAL MUST INCLUDE PROVISIONS TO ENFORCE THE AGE-RESTRICTION THAT IS IDENTIFIED BY THE PRELIMINARY PLAT APPLICATION. IN THE CASE THAT THE APPLICANT PROPOSES TO CONSTRUCT HOUSING THAT IS NOT AGE-RESTRICTED, THE APPLICANT MUST REVISE THE CCRs AND SUBMIT AN UPDATED TRAFFIC IMPACT STUDY (TIS) TO ACCOUNT FOR THE APPROPRIATE TRAFFIC GENERATION RATE AND DETERMINE IF ANY ADDITIONAL OFF-SITE INTERSECTION IMPROVEMENTS WOULD BE TRIGGERED THAT WERE NOT IDENTIFIED IN THE ORIGINAL TIS. ANY REVISIONS TO THE CCRs AND/OR UPDATES TO THE ORIGINAL TIS MUST BE SUBMITTED TO, AND APPROVED BY, THE MASTER DEVELOPMENT REVIEW TEAM (MDRT).

- PRELIMINARY PLAT 2D CONDITION #31: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT "Q" (MAPLE VALLEY TRANSPORTATION MITIGATION AGREEMENT) OF THE VILLAGES DEVELOPMENT AGREEMENT.
- PRELIMINARY PLAT 2D CONDITION #32: THE MASTER DEVELOPER SHALL COMPLY WITH EXHIBIT "R" (COVINGTON TRANSPORTATION MITIGATION AGREEMENT) OF THE VILLAGES DEVELOPMENT AGREEMENT.
- PRELIMINARY PLAT 2D CONDITION #33 TRACTS 901-929 SHALL BE OWNED AND MAINTAINED BY THE MASTER DEVELOPER (M.D.) OR APPLICABLE OWNERS ASSOCIATION (A.O.A.)
- PRELIMINARY PLAT 2D CONDITION #35: A SECOND SUPPLY TAP FROM THE TACOMA REGIONAL WATER SUPPLY PIPELINE MUST BE COMPLETED AND OPERATIONAL PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT THAT PERMITS COMBUSTIBLE CONSTRUCTION. THE CONDITION WILL BE ADMINISTERED IN CONJUNCTION WITH BUILDING PERMIT SUBMITTAL AND CERTIFICATES OF OCCUPANCY.
- PRELIMINARY PLAT 2D CONDITION #37: IN ORDER TO FACILITATE TRACKING OF SEWAGE CAPACITY AND ASSIST THE CITY IN MAINTAINING THE TRACKING SYSTEM THE APPLICANT SHALL IDENTIFY, ON THE FACE OF EACH BUILDING PLAN SET, THE FOLLOWING AS APPLICABLE: THE TOTAL BUILDING SQUARE FOOTAGE INCLUDED IN THAT APPLICATION, THE NUMBER OF FIXTURE UNITS, THE AVERAGE DRY WEATHER FLOW (ADWF), AND THE PEAK WET WEATHER FLOW (PWWF) ASSOCIATED WITH THE IMPROVEMENTS IN THAT APPLICATION. THE INFORMATION MUST BE IN TABULAR FORM.
- PRELIMINARY PLAT 2D CONDITION #42: A PUBLICLY ACCESSIBLE ROADWAY CONNECTION MUST BE PROVIDED THROUGH PARCEL 233 CONNECTING ROAD A TO ROAD G WHEN THAT PARCEL IS DEVELOPED. SUCH A CONNECTION MAY BE A DRIVE AISLE THROUGH A PARKING LOT, SO LONG AS A MINIMUM 20-FOOT CLEAR DRIVING WIDTH IS PROVIDED TO ENSURE FIRE ACCESS. THE DESIGN OF THE CONNECTION BETWEEN ROAD A AND ROAD G IS SUBJECT TO MDRT APPROVAL.
- PRELIMINARY PLAT 2D CONDITION #49: THE SR 169/ROBERTS DRIVE AND SR 169/SE BLACK DIAMOND RAVENSDALE ROAD INTERSECTION IMPROVEMENTS (ID #11 AND ID #12, RESPECTIVELY) SHALL BE CONSTRUCTED UPON THE EARLIER OF: (A) THE ERU TRIGGER IDENTIFIED IN THE DETAILED IMPLEMENTATION SCHEDULE PHASE 1 REGIONAL INFRASTRUCTURE IMPROVEMENTS, OR (B) A SCHEDULE APPROVED BY STAFF THAT ASSURES THESE IMPROVEMENTS ARE COMPLETED WITHIN SIX (6) YEARS OF FINAL PLAT APPROVAL OF PLAT 2D.
- PRELIMINARY PLAT 2D CONDITION #50: THE PHASE 2 OFF-SITE TRANSPORTATION IMPROVEMENTS (ID #9, ID #10, ID #11, ID #12, ID #13, AND ID #14) SHALL BE CONSTRUCTED UPON THE EARLIER OF: (A) THE ERU TRIGGER IDENTIFIED IN THE DETAILED IMPLEMENTATION SCHEDULE PHASE 2 REGIONAL INFRASTRUCTURE IMPROVEMENTS, OR (B) A SCHEDULE APPROVED BY STAFF THAT ASSURES THESE IMPROVEMENTS ARE COMPLETED WITHIN SIX (6) YEARS OF FINAL PLAT APPROVAL OF PLAT 2D.
- THE VILLAGES MPD DEVELOPMENT AGREEMENT SECTION 7.4.4.A.3: PURSUANT TO CONDITION OF APPROVAL NO. 68 OF THE MPD PERMIT APPROVAL, GALVANIZED AND COPPER AND SIMILAR ROOF AND GUTTER MATERIALS, AS WELL AS ROOF TREATMENTS SUCH AS CHEMICAL MOSS KILLERS ARE PROHIBITED FOR ANY ROOFTOP DRAINING DIRECTLY TO WETLANDS, STREAMS, OR THEIR ASSOCIATED BUFFERS WITHOUT TREATMENT. STORMWATER FROM NON-COPPER OR NON-GALVANIZED ROOFTOPS DOES NOT REQUIRE WATER QUALITY TREATMENT PRIOR TO INFILTRATION OR DISCHARGE UNLESS COMBINED WITH STORMWATER FROM POLLUTION GENERATING SURFACES.
- CLEARING AND GRADING ACTIVITIES ARE PROHIBITED IN SENSITIVE AREA BUFFER AREAS AND/OR TRACTS, INCLUSIVE OF AREAS ADDED FOR THE AVERAGING APPROVAL, EXCEPT FOR TEMPORARY DISTURBANCES THAT ARE REQUIRED FOR GRADING AND CONSTRUCTION AS DESCRIBED IN THE AVERAGING PROPOSAL, AND EXCEPT FOR TEMPORARY DISTURBANCES THAT ARE REQUIRED TO INSTALL UTILITIES AND CONSTRUCT THE SOFT-SURFACE TRAIL, AND EXCEPT FOR AREAS OF EXISTING BUFFER THAT WILL BE PERMANENTLY IMPACTED VIA CONVERSION TO DEVELOPMENT AREA IN EXCHANGE FOR PROTECTED BUFFER ADDITION AREA ELSEWHERE. BUFFER AVERAGING IS LIMITED TO THOSE AREAS SHOWN ON THE VILLAGES MPD PHASE 2 PLAT D PRELIMINARY PLAT (PLN 18-0078) AS SHOWN ON PLAT SET SHEETS PP1-PP5 AND SHEETS WL1-WL4.

TEN TRAILS PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



**DAVID EVANS
AND ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
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p: 425 415 2000 f: 425 486 5059

JOB NO. OAKPCBDP6001
SHEET 4 OF 10

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CITY OF BLACK DIAMOND FILE NO. PLN 22-0031

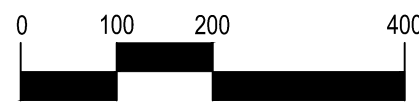
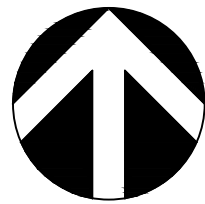


VOL/PG

TEN TRAILS

PLAT 2D DIVISION 2

PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



SCALE: 1" = 200'

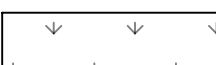
HORIZONTAL DATUM

NAD 83/91, WASHINGTON NORTH ZONE

BASIS OF BEARINGS

NORTH 01°32'55" WEST BEING THE WEST LINE
OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M.

HATCH LEGEND



WETLAND



WETLAND BUFFER

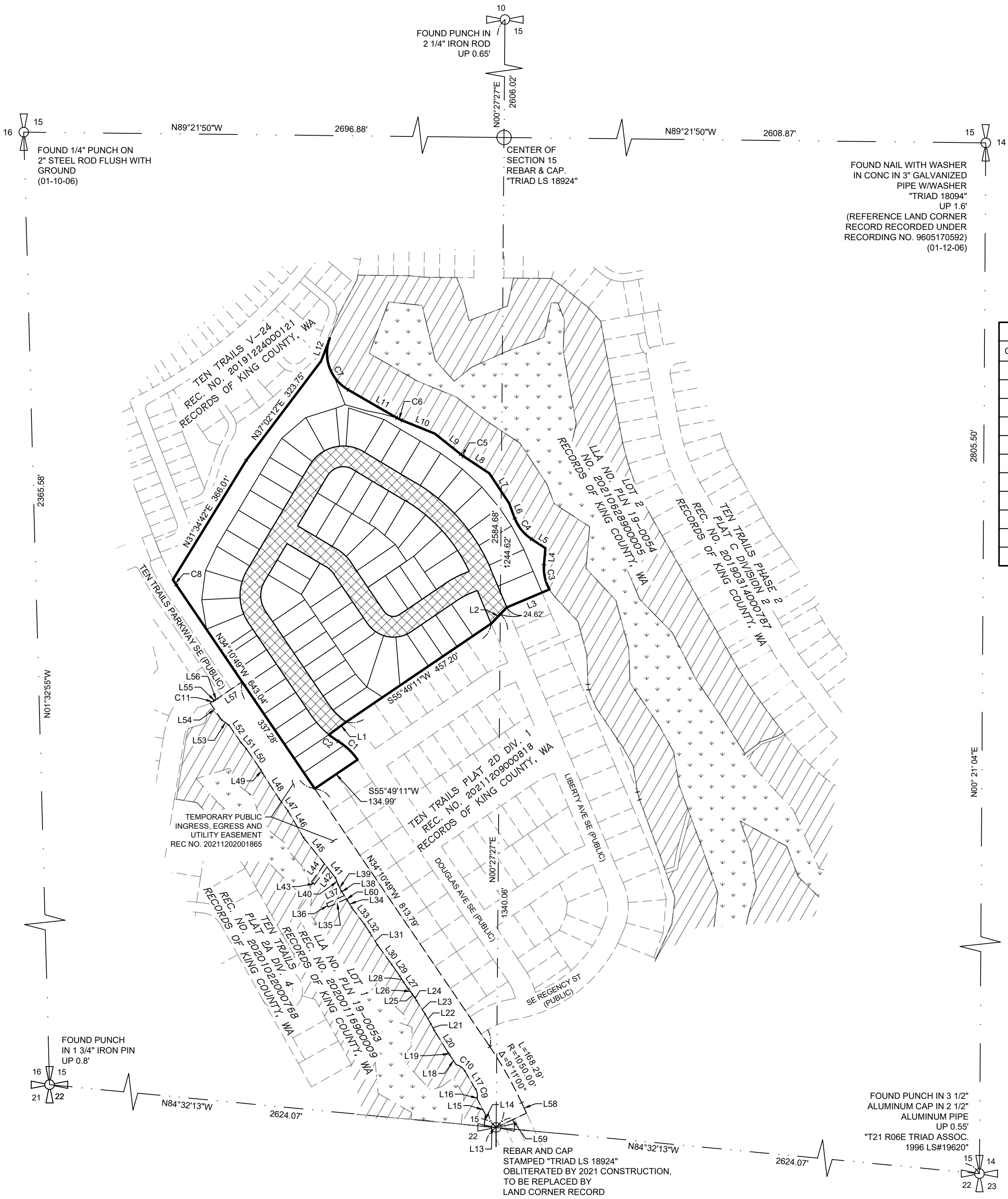


ROADS HEREBY DEDICATED TO
THE CITY OF BLACK DIAMOND
FOR PUBLIC RIGHT OF WAY

Curve Table			
Curve #	Delta	Radius	Length
C1	23°25'01"	173.00	70.71
C2	7°20'50"	227.00	29.11
C3	35°03'07"	110.00	67.29
C4	36°27'24"	110.00	69.99
C5	4°54'48"	110.00	9.43
C6	7°50'34"	110.00	15.06
C7	80°55'28"	110.00	155.36
C8	2°06'28"	450.00	16.55
C9	36°12'09"	35.00	22.11
C10	46°45'36"	35.00	28.56
C11	5°29'16"	105.00	10.06

Radial Bearing Table	
Curve #	Radial Bearing
C1	S55°05'23"W
C2	N31°40'22"E
C3	N60°06'26"E
C7	S69°07'24"E
C8	N57°55'39"E
C11	N28°41'33"W

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S53°48'43"W	56.47	L31	N31°34'11"W	38.95
L2	S43°56'49"W	58.73	L32	N33°00'29"W	24.63
L3	S67°06'11"W	120.79	L33	N37°20'08"W	54.80
L4	S05°07'18"W	43.05	L34	N31°05'06"W	22.62
L5	S56°57'37"E	44.02	L35	S65°37'31"W	52.33
L6	S20°30'13"E	41.98	L36	N24°22'29"W	10.00
L7	S33°25'37"E	93.73	L37	N65°37'31"E	50.79
L8	S56°28'45"E	81.25	L38	N33°08'53"W	14.43
L9	S51°33'57"E	85.61	L39	N26°10'59"W	18.50
L10	S67°53'25"E	92.81	L40	N21°29'54"W	18.91
L11	S60°02'52"E	146.62	L41	N38°02'47"W	36.00
L12	N20°52'37"E	64.19	L42	S35°50'15"W	55.18
L13	N84°32'13"W	31.23	L43	N54°09'45"W	10.00
L14	N05°27'25"E	31.32	L44	N35°50'15"E	58.06
L15	N27°51'19"W	45.52	L45	N38°44'42"W	87.44
L16	N05°28'00"E	4.69	L46	N30°09'00"W	80.98
L17	N30°44'08"W	55.20	L47	N36°10'38"W	39.26
L18	N33°16'20"W	30.44	L48	N32°59'23"W	79.94
L19	N35°24'42"W	6.44	L49	N28°33'00"W	10.41
L20	N31°58'07"W	69.48	L50	N34°20'06"W	66.47
L21	N28°00'39"W	19.50	L51	N40°48'09"W	20.04
L22	N29°48'05"W	30.07	L52	N34°51'39"W	56.06
L23	N32°56'42"W	41.15	L53	N54°44'06"W	22.50
L24	N29°34'12"W	9.60	L54	N34°10'49"W	54.07
L25	N34°47'42"W	11.80	L55	N55°49'11"E	4.46
L26	N36°41'06"W	15.05	L56	N60°14'17"E	8.02
L27	N36°11'21"W	22.20	L57	N55°49'11"E	77.50
L28	N32°25'48"W	18.36	L58	N24°59'49"W	29.97
L29	N34°44'20"W	37.41	L59	N64°29'46"E	87.71
L30	N36°06'35"W	62.69	L60	N33°08'53"W	4.44



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CITY OF BLACK DIAMOND FILE NO. PLN 22-0031



TEN TRAILS PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



DAVID EVANS
AND ASSOCIATES INC.
20300 Woodinville Snohomish Rd NE
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p: 425 415 2000 f: 425 486 5059

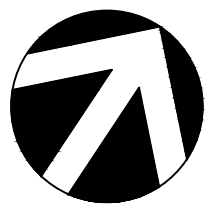
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SHEET 5 OF 10

TEN TRAILS

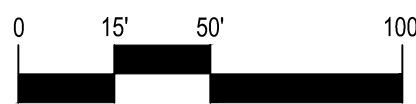
PLAT 2D DIVISION 2

PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

VOL/PG



NORTH



SCALE: 1" = 50'

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SYMBOL LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
- ✕① SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- ✕② SET 1.0' OFFSET TACK IN LEAD W/WASHER
- ✕③ SET 1.0' X 1.0' OFFSET TACK IN LEAD W/WASHER
- (R) RADIAL BEARING
- FOUND 1/2" X 24" REBAR AND CAP MARKED "DEA 21867" ON PROPERTY CORNER
- ✕② FOUND 1.0' OFFSET TACK IN LEAD W/WASHER
- (R) RADIAL BEARING

LEGEND

- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE WATER EASEMENT
- ④ PRIVATE WALL AND STORM DRAINAGE EASEMENT
- LA - LANDSCAPE
- PA - PEDESTRIAN ACCESS
- SA - SENSITIVE AREA AND BUFFER
- UT - UTILITY
- NL - NATURAL LANDSCAPE

Line Table		
Line #	Direction	Length
L7	N35°27'10"E	9.95'

Curve Table			
Curve #	Delta	Radius	Length
C1	18°51'09"	200.00'	65.81'
C2	25°00'00"	100.00'	43.63'
C4	7°20'50"	227.00'	29.11'
C16	5°12'33"	227.00'	20.64'
C17	11°35'27"	227.00'	45.92'
C18	20°22'01"	82.00'	29.15'
C19	17°30'50"	82.00'	25.07'
C20	22°36'56"	82.00'	32.37'
C24	25°00'00"	73.00'	31.85'
C33	6°10'56"	173.00'	18.67'
C34	15°23'53"	173.00'	46.49'
C35	16°47'59"	227.00'	66.56'
C36	21°34'50"	173.00'	65.16'
C40	6°17'58"	173.00'	19.02'
C41	11°50'10"	127.00'	26.24'
C42	13°59'49"	127.00'	31.03'
C44	2°06'28"	450.00'	16.55'



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NOTE 1



ROADS HEREBY DEDICATED TO
THE CITY OF BLACK DIAMOND
FOR PUBLIC RIGHT OF WAY

CITY OF BLACK DIAMOND FILE NO. PLN 22-0031

TEN TRAILS

PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



**DAVID EVANS
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SHEET 6 OF 10

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TEN TRAILS

PLAT 2D DIVISION 2

PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15, AND NE 1/4 OF SECTION 22,
ALL IN TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

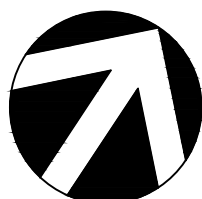
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SYMBOL LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
- SET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
- SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
- SET 1.0' OFFSET TACK IN LEAD W/WASHER
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- (R) RADIAL BEARING
- FOUND 1/2" X 24" REBAR AND CAP MARKED "DEA 21867" ON PROPERTY CORNER
- FOUND 1.0' OFFSET TACK IN LEAD W/WASHER
- (R) RADIAL BEARING

LEGEND

- PUBLIC UTILITY EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT
- PRIVATE WATER EASEMENT
- PRIVATE WALL AND STORM DRAINAGE EASEMENT
- PUBLIC WATER EASEMENT
- LA - LANDSCAPE
- PA - PEDESTRIAN ACCESS
- SA - SENSITIVE AREA AND BUFFER
- UT - UTILITY
- NL - NATURAL LANDSCAPE



NORTH

0 15' 50' 100'
SCALE: 1" = 50'

Line Table		
Line #	Direction	Length
L1	N69°15'13"E	25.47'
L2	N74°25'07"W	57.44'
L3	N78°15'30"W	43.85'
L5	N74°02'28"W	40.09'
L6	N59°10'49"W	3.58'
L8	N20°52'37"E	64.19'
L9	N34°10'49"W	52.34'
L10	N49°39'37"W	30.54'
L11	N49°39'37"W	37.15'
L12	N34°10'49"W	12.07'
L13	N34°10'49"W	40.27'
L14	N55°49'11"E	22.50'
L15	N17°38'51"W	17.82'
L16	N09°57'13"W	22.21'
L17	N64°00'19"W	17.88'
L18	N69°15'13"E	17.96'

Curve Table			
Curve #	Delta	Radius	Length
C2	25°00'00"	100.00'	43.63'
C3	11°17'00"	250.00'	49.23'
C5	25°00'00"	127.00'	55.41'
C7	6°30'50"	102.00'	11.60'
C8	23°38'58"	102.00'	42.10'
C11	23°38'58"	102.00'	42.10'
C12	9°24'12"	102.00'	16.74'
C13	26°47'02"	102.00'	47.68'
C14	14°59'51"	127.00'	33.24'
C15	10°00'09"	127.00'	22.17'
C21	20°59'10"	82.00'	30.03'
C22	8°31'02"	82.00'	12.19'
C23	90°00'00"	28.00'	43.98'
C25	1°36'25"	477.00'	13.38'
C26	6°55'16"	477.00'	57.62'
C27	6°55'16"	477.00'	57.62'
C28	6°55'16"	477.00'	57.62'
C29	5°46'00"	477.00'	48.01'
C30	6°55'16"	477.00'	57.62'
C31	1°13'30"	477.00'	10.20'
C32	26°13'54"	110.00'	50.36'
C38	11°17'00"	223.00'	43.92'
C43	11°17'00"	277.00'	54.55'
C50	4°54'48"	110.00'	9.43'

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TEN TRAILS PLAT 2D DIV. 1
REC. NO. 20211209000818
RECORDS OF KING COUNTY, WA

NOTE 1



ROADS HEREBY DEDICATED TO
THE CITY OF BLACK DIAMOND
FOR PUBLIC RIGHT OF WAY

CITY OF BLACK DIAMOND FILE NO. PLN 22-0031

TEN TRAILS PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



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TEN TRAILS

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PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

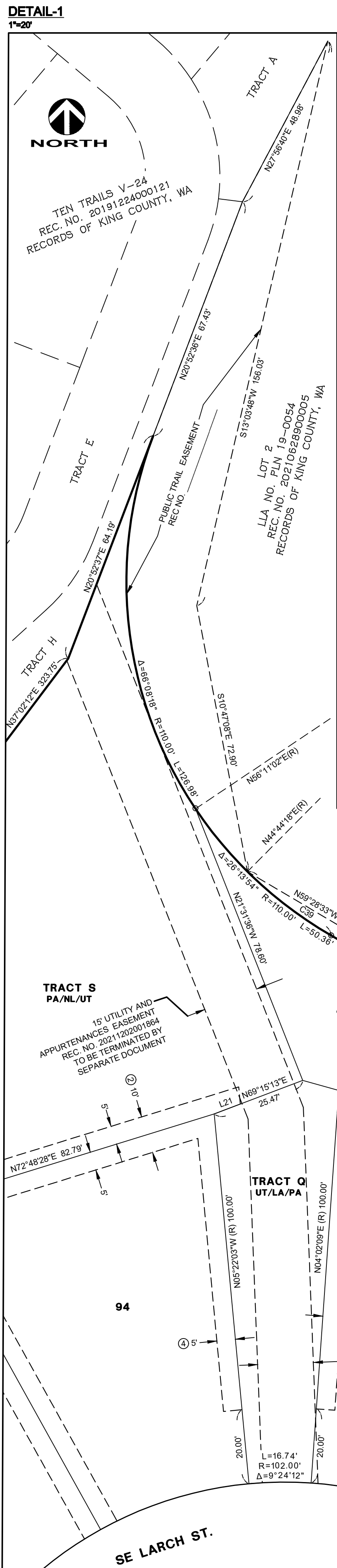
SYMBOL LEGEND

- SET STANDARD CITY OF BLACK DIAMOND ROAD MONUMENT IN CASE
 - SET 1/2" X 24" REBAR AND CAP MARKED "DEA 36805" ON PROPERTY CORNER
 - ✕① SET TACK IN LEAD W/ WASHER ON PROPERTY CORNER
 - ✕② SET 1.0' OFFSET TACK IN LEAD W/WASHER
 - ✕③ SET 1.0' X 1.0' OFFSET TACK IN LEAD W/WASHER
- (R) RADIAL BEARING
- FOUND 1/2" X 24" REBAR AND CAP MARKED "DEA 21867" ON PROPERTY CORNER
 - ✕② FOUND 1.0' OFFSET TACK IN LEAD W/WASHER

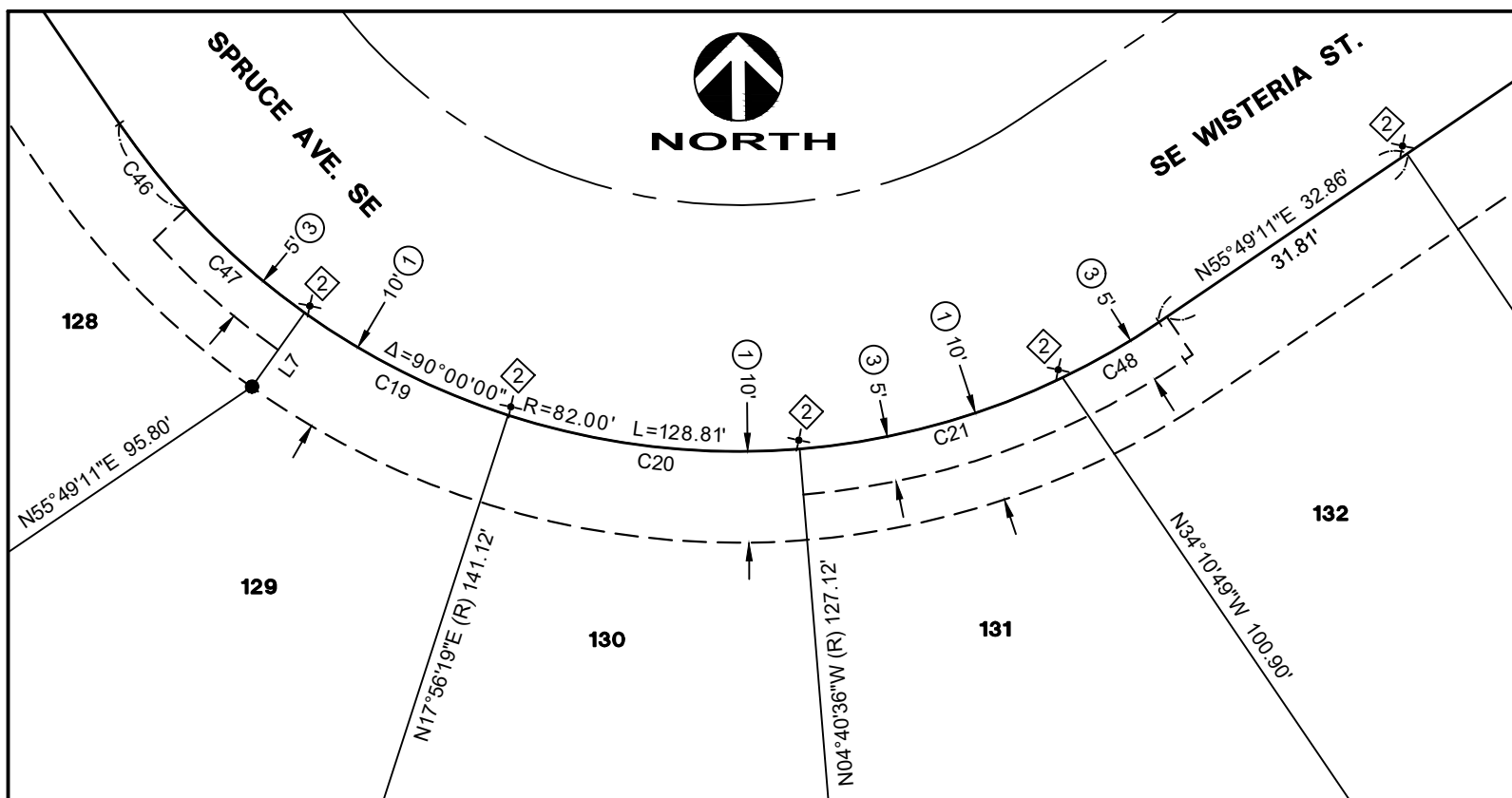
LEGEND

- ① PUBLIC UTILITY EASEMENT
- ② PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE WATER EASEMENT
- ④ PRIVATE WALL AND STORM DRAINAGE EASEMENT
- ⑤ PUBLIC WATER EASEMENT

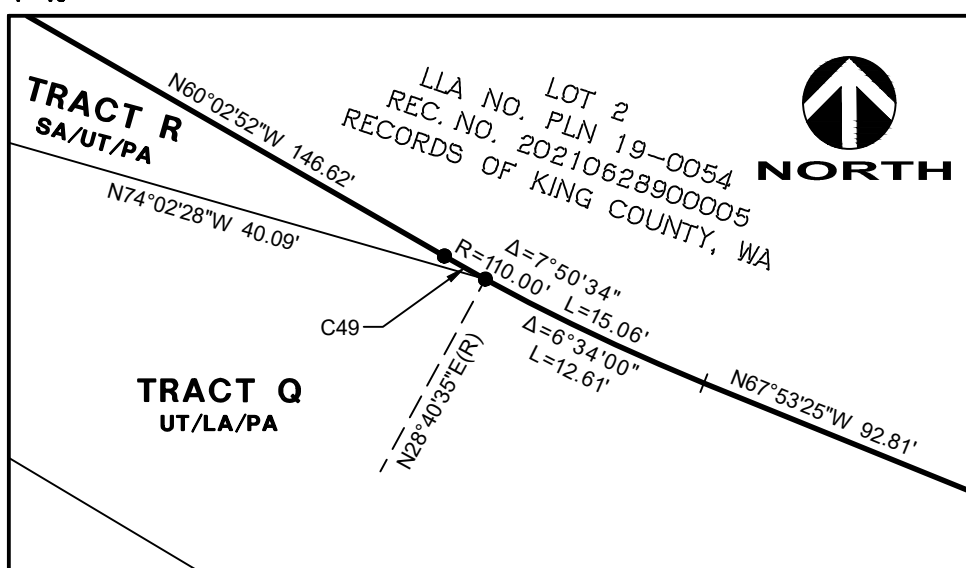
LA - LANDSCAPE
PA - PEDESTRIAN ACCESS
SA - SENSITIVE AREA AND BUFFER
UT - UTILITY
NL - NATURAL LANDSCAPE



DETAIL-2



DETAIL-3

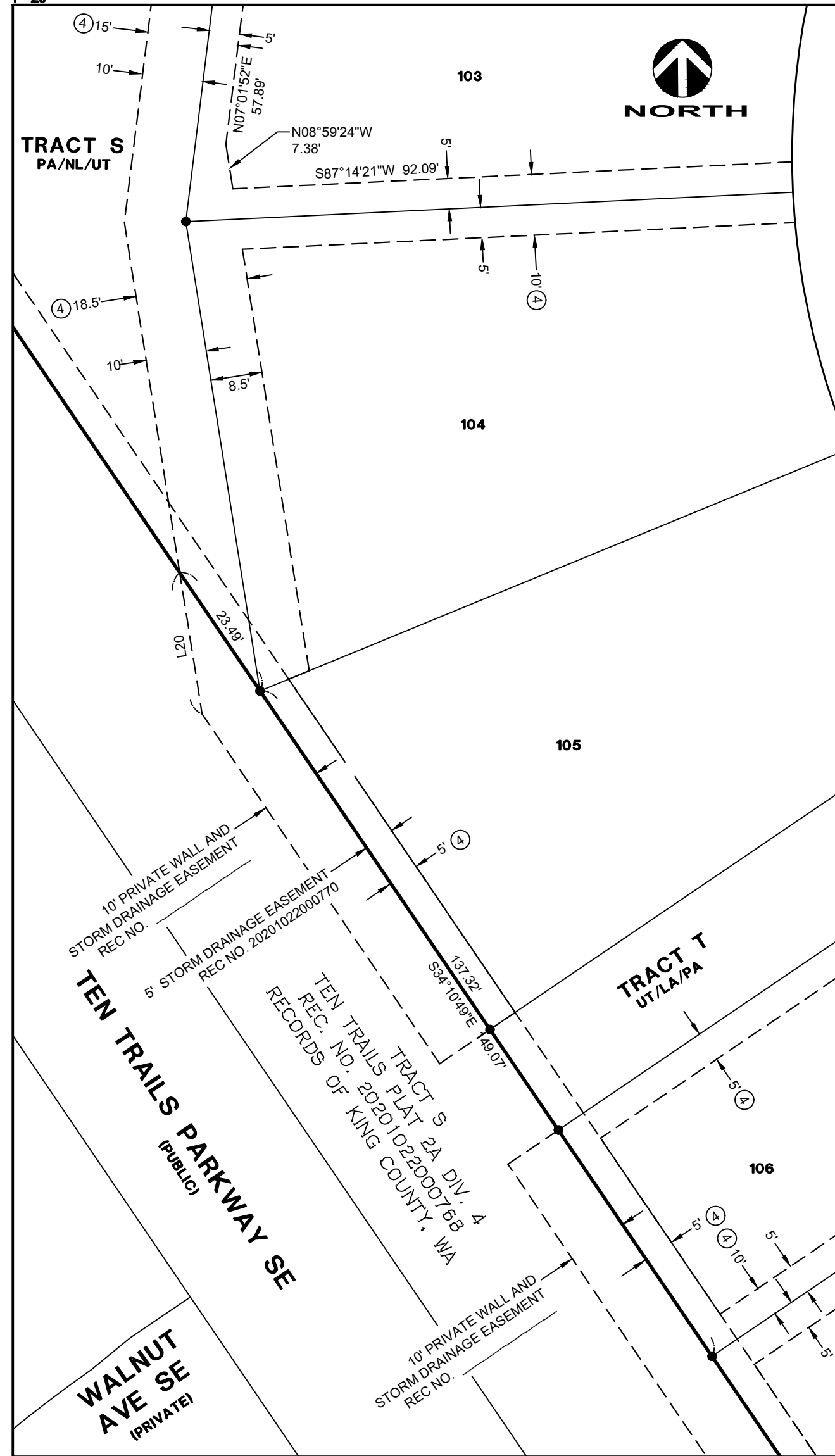


Curve Table			
Curve #	Delta	Radius	Length
C19	17°30'50"	82.00'	25.07'
C20	22°36'56"	82.00'	32.37'
C21	20°59'10"	82.00'	30.03'
C39	14°47'10"	110.00'	28.39'
C46	8°17'08"	82.00'	11.86'
C47	12°04'53"	82.00'	17.29'
C48	8°31'02"	82.00'	12.19'
C49	1°16'34"	110.00'	2.45'

Line Table		
Line #	Direction	Length
L7	N35°27'10"E	9.95'
L20	N08°59'24"W	23.49'
L21	N69°15'13"E	7.52'



DETAIL-4



TEN TRAILS
PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



**DAVID EVANS
ID ASSOCIATES INC.**
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425 415 2000 f: 425 486 5059

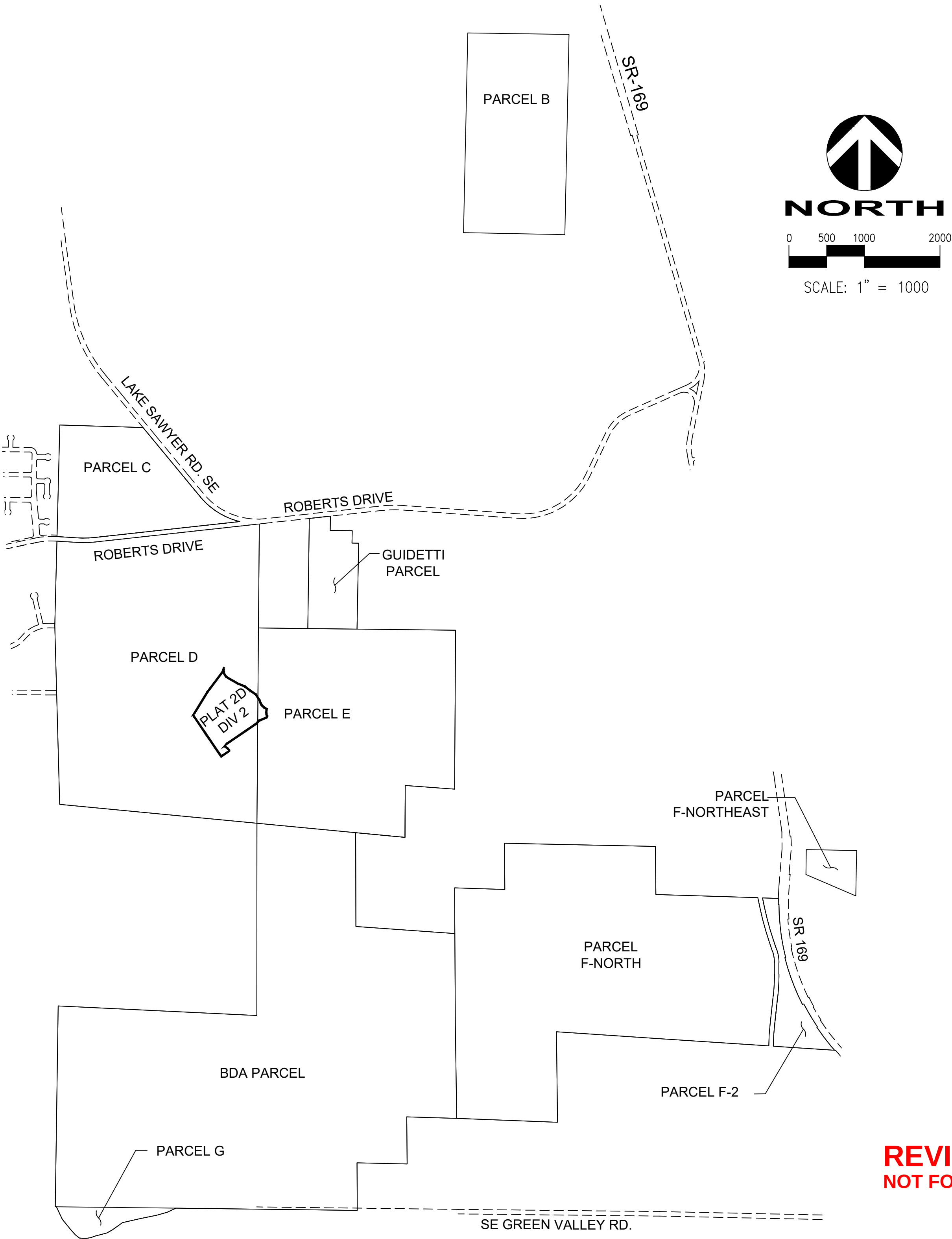
JOB NO. OAKPCBDP6001
SHEET 8 OF 10

TEN TRAILS

PLAT 2D DIVISION 2

PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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CITY OF BLACK DIAMOND FILE NO. PLN 22-0031

TEN TRAILS PLAT 2D DIVISION 2

CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



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AND ASSOCIATES INC.**
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JOB NO. OAKPCBDP6001
SHEET 9 OF 10

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TEN TRAILS

PLAT 2D DIVISION 2

PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 15,
TOWNSHIP 21 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON

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INFRASTRUCTURE IMPROVEMENT TIMING

(INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED AS REQUIRED BY THE VILLAGES DEVELOPMENT AGREEMENT SECTION 11: PROJECT PHASING, INCLUDING – BUT NOT LIMITED TO – THE FOLLOWING ITEMS:)

PROJECT IDENTIFICATION	DESCRIPTION	
SATELLITE FIRE STATION	THE SITING AND DESIGN OF THE SATELLITE FIRE STATION SHALL BE PROVIDED BY THE APPLICANT AND AGREED TO BY THE CITY.	NO LATER THAN THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 250TH DWELLING UNIT WITHIN THE VILLAGES.
RING ROAD	PHASE 2: WEST FROM COMMUNITY CONNECTOR TO ROAD G.	PRIOR TO OCCUPANCY WITHIN DIVISIONS G (DIVISION 3), J (DIVISION 6), AND K (DIVISION 5) OF PP1A. DIVISIONS G, J, AND K ARE NOW REFERRED TO AS DIVISIONS 3, 5 AND 6 PER PLAT ALTERATION PLN 16–0059.
INTERSECTION SR 169/ROBERTS DRIVE INTERSECTION	PHASE 1: (INTERIM IMPROVEMENT) SHIFT ROBERTS DRIVE TO THE SOUTH TO PROVIDE APPROXIMATELY 500 FEET OF SEPARATION WITH SE BLACK DIAMOND RAVENSDALE ROAD. RECONFIGURE THE INTERSECTION AS A T, SIGNALIZE.	COMPLETED ENGINEERING, DESIGN, AND CONSTRUCTION DRAWINGS AND RELATED APPLICATION MATERIALS SUBMITTED TO WSDOT PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL OR COMMERCIAL BUILDING PERMIT ASSOCIATED WITH PP1A. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PP1A, PLUS ANY ADDITIONAL TIME DEMONSTRATED TO THE REASONABLE SATISFACTION OF THE CITY'S DESIGNATED OFFICIAL TO BE NECESSARY DUE TO ACTION, INACTION, OR EVENTS OUTSIDE OF THE MASTER DEVELOPER'S CONTROL.
SR 169/SE BLACK DIAMOND–RAVENSDALE ROAD	PHASE 1: (INTERIM IMPROVEMENT) FOUR–WAY SIGNALIZED INTERSECTION TO MAINTAIN ACCESS TO PALMER COKING COAL PROPERTY.	COMPLETED ENGINEERING, DESIGN, AND CONSTRUCTION DRAWINGS AND RELATED APPLICATION MATERIALS SUBMITTED TO WSDOT PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL OR COMMERCIAL BUILDING PERMIT ASSOCIATED WITH PP1A. CONSTRUCTION SHALL COMMENCE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR 327TH ERU WITHIN PP1A, PLUS ANY ADDITIONAL TIME DEMONSTRATED TO THE REASONABLE SATISFACTION OF THE CITY'S DESIGNATED OFFICIAL TO BE NECESSARY DUE TO ACTION, INACTION, OR EVENTS OUTSIDE OF THE MASTER DEVELOPER'S CONTROL.
SE AUBURN BLACK DIAMOND ROAD/COMMUNITY CONNECTOR INTERSECTION	SINGLE LANE ROUNDABOUT.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A.
COMMUNITY CONNECTOR	PHASE 2: CONNECT PHASE 1 WITH SE AUBURN BLACK DIAMOND ROAD.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A, OR IF NECESSARY TO PROVIDE DUAL EMERGENCY ACCESS ROUTES TO ANY DEVELOPED LOTS WITHIN PP1A.
SE AUBURN–BLACK DIAMOND ROAD FRONTAGE IMPROVEMENTS	PHASE 2: COMPLETE FRONTAGE IMPROVEMENTS BETWEEN COMMUNITY CONNECTOR AND MAIN STREET, MAIN STREET SIGNALIZED.	PRIOR TO OCCUPANCY OF THE 726TH DWELLING UNIT WITHIN PP1A.
SE AUBURN–BLACK DIAMOND ROAD FRONTAGE IMPROVEMENTS	PHASE 3: COMPLETE FRONTAGE IMPROVEMENTS FROM ROUNDABOUT AT COMMUNITY CONNECTOR TO WEST PROPERTY LINE.	CONCURRENT WITH THE ADJACENT MULTI–FAMILY PARCEL 1H OF PP1A.
COMMUNITY CONNECTOR	EXTEND COMMUNITY CONNECTOR IN SEVERAL PHASES FROM END OF CONSTRUCTION IN PHASE 1A, NEAR INTERSECTION OF VILLAGES PARKWAY SE AND SE DOGWOOD STREET, INCLUDING APPROXIMATELY 2,800 LINEAR FEET OF ROADWAY.	CONSTRUCTED IN PHASES AS NECESSARY TO PROVIDE ACCESS TO EACH PHASE 2 PLAT THAT TAKES ACCESS FROM THE COMMUNITY CONNECTOR. EACH PHASE OF CONSTRUCTION WILL BE COMPLETED THROUGH THE INTERSECTION OF THE STREET THAT PROVIDES ACCESS TO EACH PHASE 2 PLAT WITHIN THE VILLAGES MPD.
NEIGHBORHOOD STREET	CONSTRUCT A NEIGHBORHOOD STREET, INCLUDING 64 FEET OF RIGHT–OF–WAY, TO THE INTERIM LIFT STATION.	THIS NEIGHBORHOOD STREET WITH BIKE LANES WILL BE CONSTRUCTED IN PHASES AS NECESSARY TO SERVE DEVELOPMENT WITHIN PHASE 2 OF THE VILLAGES MPD. THIS ROAD WILL BE CONSTRUCTED TO THE PLAT ENTRANCE TO PHASE 2 PLAT A WITH CONSTRUCTION OF PHASE 2 PLAT A. RIGHT–OF–WAY WILL BE DEDICATED FOR THE REMAINDER OF THE ROAD TO THE SOUTH PROPERTY LINE OF PARCEL D WITH THE RECORDING OF PHASE 2 PLAT A FINAL PLAT. THE REMAINDER OF THIS ROAD WILL BE CONSTRUCTED WITH DEVELOPMENT SOUTH OF PARCEL D OR CONSTRUCTION OF THE ULTIMATE LIFT STATION.
OFF–SITE WATER MAIN PARALLEL LOOP	EXTEND WATER MAIN TO SITE.	PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1,019TH ERU, AS NECESSARY TO SUPPLY FIRE FLOW REQUIRED FOR A SPECIFIC IMPLEMENTING PROJECT, OR AS UPDATED MODELING MAY ALLOW.
WASTEWATER STORAGE	CONSTRUCT A WASTEWATER STORAGE FACILITY SUFFICIENT TO SERVE PROPOSAL.	PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE DWELLING UNIT THAT USES THE 1,151ST ERU.
PIPELINE ROAD	CONSTRUCT PIPELINE ROAD FROM SR169 TO LAKE SAWYER ROAD SE.	PRELIMINARY DESIGN AND DEDICATION OF RIGHT–OF–WAY MUST BE DONE PRIOR TO BUILDING PERMIT FOR 1,200TH DWELLING UNIT. CONSTRUCTION MUST OCCUR AND THE ROAD OPEN TO TRAFFIC PRIOR TO BUILDING PERMIT FOR 1,746TH DWELLING UNIT (UNLESS REQUIRED EARLIER BY INCREASED DELAY OR LOS IMPACT).
SR 169/SE 288TH STREET INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
ROBERTS DRIVE/MORGAN STREET INTERSECTION INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
SE KENT KANGLEY ROAD/LANDBURG ROAD SE	CONSTRUCT SOUTHBOUND LEFT–TURN LANE.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,393RD ERU.
SE 288TH STREET/216TH AVENUE SE INTERSECTION	SIGNALIZE INTERSECTION.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,462ND ERU.
SE AUBURN–BLACK DIAMOND ROAD/SE GREEN VALLEY ROAD INTERSECTION	RECHANNELIZE THE WEST LEG OF THE INTERSECTION TO PROVIDE A REFUGE/MERGE AREA FOR NORTHBOUND–TO–WESTBOUND LEFT TURNING VEHICLES.	CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,687TH ERU.
SE AUBURN BLACK DIAMOND ROAD/LAKE SAWYER ROAD SE/RING ROAD INTERSECTION	PHASE 2: CONSTRUCT A RIGHT–TURN SLIP LANE ON THE NORTHWEST CORNER OF THE INTERSECTION.	ONLY NECESSARY IF VILLAGES PARKWAY SE IS NOT CONSTRUCTED BETWEEN ROBERTS DRIVE AND LAKE SAWYER ROAD SE. IF VILLAGES PARKWAY SE IS NOT CONSTRUCTED BETWEEN ROBERTS DRIVE AND LAKE SAWYER ROAD SE, CONSTRUCTION WILL COMMENCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE 1,857TH ERU.

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JOB NO. OAKPCBDP6001
SHEET 10 OF 10

CITY COUNCIL AGENDA BILL

City of Black Diamond
Post Office Box 599
Black Diamond, WA 98010

ITEM INFORMATION		
SUBJECT: Resolution authorizing the Mayor to execute a Letter of Understanding with Teamsters Local Union No. 117 representing both the Public Works/Admin Support and Professional Units	Agenda Date: September 15, 2022	
	AB22-072	
	Mayor Carol Benson	X
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	X
	Com Dev – Mona Davis	
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
Cost Impact (see also Fiscal Note):	Public Works – Scott Hanis	
Fund Source: Various	Court – Stephanie Metcalf	
Timeline: 2022		
Agenda Placement: ☒ Mayor ☐ Two Councilmembers ☐ Committee Chair ☐ City Administrator		
Attachments: Resolution and Letter of Understanding		
SUMMARY STATEMENT: The City of Black Diamond values their employees and is committed to retaining great employees in this competitive market. Authorization of the Letter of Understanding (LOU) would offer one-time, non-present setting retention payments to eligible bargaining unit employees to show the City's appreciation for their continued dedication and service to the City and the Community. Below is a schedule of how the one-time payments would be administered: 1. Each Union-represented employee who was employed with the City as of September 1, 2022, and remains employed at the time of payment by the City shall receive a retention payment of \$1,000.00, subject to withholdings required by law. Payment will be made on the end of month pay period for September 2022. 2. Each Union represented employee who was employed on September 1, 2022, and remains employed with the City as of December 26, 2022, shall receive an additional retention payment of \$1,000.00, subject to withholdings required by law. Payment will be made on the end of month pay period for December 2022. FISCAL NOTE (Finance Department): This Letter of Understanding was negotiated as directed by the City Council.		
COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:		
RECOMMENDED ACTION: MOTION to approve Resolution No. 22-1502, authorizing the Mayor to execute a Letter of Understanding with Teamsters Local Union No. 117 representing both the Public Works/Admin Support and Professional Units.		

RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
September 15, 2022		

RESOLUTION NO. 22-1502

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON
AUTHORIZING THE MAYOR TO EXECUTE THE LETTER
OF UNDERSTANDING BETWEEN THE CITY OF BLACK
DIAMOND AND TEAMSTERS LOCAL UNION NO. 117
PROFESSIONAL AND PUBLIC WORKS/ADMIN SUPPORT
UNITS**

WHEREAS, the Teamsters Local Union No. 117 is the authorized bargaining representative for the Black Diamond Professional and Public Works/Admin Support Units; and

WHEREAS, the City values their employees and is committed to retaining great employees in this competitive market; and

WHEREAS, the City desires to offer one-time, non-precedent setting retention payments to eligible employees to show the City's appreciation for their dedication and service to the City and Community; and

WHEREAS, the City's negotiating team has reached out to the Union and they have signed the Letter of Understanding; and

WHEREAS, the City Council has reviewed the Letter of Understanding and finds it was negotiated as directed by the City Council and it is in the best interest of the City and its employees to authorize the Mayor to execute the Letter of Understanding;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby authorizes the Mayor to execute the Professional and Public Works/Admin Support Unit's Letter of Understanding as attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15TH DAY OF SEPTEMBER 2022.

CITY OF BLACK DIAMOND:

Carol Benson, Mayor

Attest:

Brenda L. Martinez, City Clerk

LETTER OF UNDERSTANDING

By and Between

City of Black Diamond

And

Teamsters Local Union No. 117 (all bargaining units)

Re: One-Time Retention Payments

This Letter of Understanding (LOU) is entered this ____ day of _____, 2022, between the City of Black Diamond (City) and Teamsters Local Union No. 117 representing both the (1) Public Works and Admin Support, and (2) Professional bargaining units (Union).

WHEREAS, the City of Black Diamond values their employees; and

WHEREAS, the City is committed to retaining great employees in a competitive market; and

WHEREAS, in order to retain our great employees, the City desires to offer one-time, non-precedent setting retention payments to eligible bargaining unit employees to show the City's appreciation for their dedication and service to the City of Black Diamond;

NOW, THEREFORE, it is agreed between the City and the Union as follows:

1. Each Union-represented employee who was employed with the City as of September 1, 2022, and remains employed at the time of payment by the City shall receive a retention payment of \$1,000.00, subject to withholdings required by law. Payment will be made on the end of month pay period for September 2022.
2. Each Union represented employee who was employed on September 1, 2022, and remains employed with the City as of December 26, 2022, shall receive an additional retention payment of \$1,000.00, subject to withholdings required by law. Payment will be made on the end of month pay period for December 2022.
3. This LOU is effective when signed by the parties.

City of Black Diamond

Teamsters Local Union 117

Carol Benson
Mayor

John Searcy
Secretary-Treasurer

Date

Date