

Town Hall Meeting Room
3715 Bridgeport Way West

- 6:30 pm 1. **CALL REGULAR MEETING TO ORDER**
2. **ROLL CALL AND PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES – February 8, 2014, March 10, 2014 and March 17, 2014**
4. **APPROVAL OF AGENDA**
- 6:35 pm 5. **PRESENTATION**
• **AWC Retro Safety Academy – Roger Neal, Loss Prevention Coordinator**
- 6:40 pm 6. **PUBLIC COMMENTS** - (At this time, citizens will be given an opportunity to address the Council on any items listed under the Consent Agenda and on any subject not scheduled for a Public Hearing or Council consideration. Comments or testimony related to a scheduled Public Hearing or Council consideration should be held until the Mayor calls for citizen comments during that time. State law prohibits the use of this forum to promote or oppose any candidate for public office, or ballot measure. Public comments are limited to three minutes. Please provide your name and address for the record.)
- 6:45 pm 7. **COUNCIL COMMENTS/REPORTS**
- 6:50 pm 8. **CITY MANAGER'S REPORT**
- 6:55 pm 9A- **CONSENT AGENDA**
9D. **Motion: Approve or Amend the Consent Agenda as Proposed**
- The Consent Agenda consists of items considered routine or have been previously studied and discussed by Council and for which staff recommendation has been prepared. A Councilmember may request that an item be removed from the Consent Agenda so that the Council may consider the item separately. Items on the Consent Agenda are voted upon as one block and approved with one vote.

A. Receive and File: Payroll and Claims.

B. Adopt a resolution directing the Parks and Recreation Commission to examine the benefits and potential challenges of forming a Metro Park District to fund parks and recreation including options for creating, managing and operating a District, level of funding required to meet the City's long-term parks and recreation vision for the next twenty years.

C. Authorize the payment of \$48,567.84 for the Rainier Communications Commission invoice for 2014 membership dues covering January 1, 2014 through December 31, 2014.

D. Adopt a resolution amending and superseding Resolution No. 706 which established the Economic Development Commission to reflect a new meeting day and housekeeping changes.
- COUNCIL CONSIDERATION** – (The following item(s) will require Council action.)
- 7:00 pm 10. **CHAMBERS CREEK DESIGN STANDARDS ORDINANCE**
• Staff Report • Public Comment • Council Consideration
- 7:15 pm 11. **MAYOR'S REPORT**
- RECESS TO STUDY SESSION** - (At this time, Council will have the opportunity to study and discuss business issues with staff prior to its consideration. Citizen comment is not taken at this time; however, citizens will have the opportunity to comment on the following item(s) at future Council meetings.)
- 7:20 pm 12. **ZAYO FRANCHISE AGREEMENT**

- 7:40 pm **13. SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN UPDATE**
- 8:00 pm **14. MARIJUANA ORDINANCE**
- 8:45 pm **15. CURRAN LEASE AGREEMENT**
- 9:00 pm **16. U.S. OPEN – HOST CITY WORK PLAN**
- 10:00 pm **17. ADJOURNMENT**

*PRELIMINARY CITY COUNCIL AGENDA

April 14, 2014
Special Council Meeting

April 21, 2014
Regular Council Meeting

May 5, 2014
Regular Council Meeting

May 19, 2014
Regular Council Meeting

June 2, 2014
Regular Council Meeting

Preliminary City Council Agenda subject to change without notice*
Complete Agendas will be available 24 hours prior to scheduled meeting.
To obtain Council Agendas, please visit www.cityofup.com.

American Disability Act (ADA) Accommodations Provided Upon Advance Request
Call the City Clerk at 253-566-5656

APPROVAL OF MINUTES

**CITY OF UNIVERSITY PLACE
DRAFT MINUTES
Special Meeting of the City Council
Saturday, February 8, 2014
City Hall, Windmill Village**

1. CALL SPECIAL MEETING TO ORDER – MAYOR

Mayor McCluskey called the Special Meeting to order at 8:30 a.m.

Attendance was noted as follows: Councilmember Belleci, Councilmember Nye, Mayor McCluskey, Mayor Pro Tem Figueroa, Councilmember Grassi, Councilmember Keel, and Councilmember Worthington.

Staff Present: City Manager Sugg, Executive Director/ACM Faison, City Attorney Victor, Police Chief Blair, Parks Recreation and Public Works Director Cooper and Executive Director/ACM Craig.

2. STRATEGIC PLANNING

Dr. Kuehn discussed and laid out the process and options that Council can use to help them reach a cohesive method of addressing the legislative issues before them.

Executive Director/ACM Faison went over the history of the City's budget. Based on the City's long-range financial projections, the City will be able to meet all of its legal and contractual obligations; however, it will not be able to maintain existing service levels over time with existing revenues. The City will need to reduce police staffing levels and eliminate the recreation program beginning in 2016. The City also will need to reduce basic street maintenance in 2020 when the University Place Transportation Benefit District's authorization to collect a \$20.00 vehicle license fee sunsets. Director Faison outlined revenue options to address the City's projected deficit.

Council prioritized the three areas of financial concern and agreed to move forward with a ballot measure to fund Public Safety, await recommendation from the Parks and Recreation Commission for related funding strategy, and schedule a study session to explore the benefits of establishing a transportation task force for street maintenance issues.

The City Council recessed for lunch at 12:30 p.m. The meeting reconvened at 1:00 p.m.

3. 2014 SPECIAL EVENTS STRUCTURE

City Attorney Victor discussed the current policies related to city events, non-city events and city subsidy related to these events. He outlined an approach for special events on City property and proposed that it be considered for 2014 only so that the City may have an opportunity to assess its effectiveness before committing to it for 2015 and beyond. The City Council reviewed the list of events and identified which are to be considered City events. City Attorney Victor will prepare legislation on the 2014 events for additional study by Council.

4. ADJOURNMENT

The meeting adjourned at 3:30 p.m. No other action was taken.

Submitted by:

Mariza Craig
Assistant City Manager

**CITY OF UNIVERSITY PLACE
DRAFT MINUTES
Special Meeting of the City Council
Monday, March 10, 2014
City Hall, Windmill Village**

1. CALL SPECIAL MEETING TO ORDER – MAYOR

Mayor McCluskey called the Special Meeting to order at 6:30 p.m.

2. ROLL CALL

Roll call was taken by the City Clerk as follows:

Councilmember Belleci	Present
Councilmember Grassi	Present (left at 9:52 p.m.)
Councilmember Keel	Present (arrived at 6:40 p.m.)
Councilmember Nye	Present
Councilmember Worthington	Present (left at 8:31 p.m.)
Mayor Pro Tem Figueroa	Present
Mayor McCluskey	Present

Staff Present: City Manager Sugg, City Attorney Victor, Executive Director/ACM Craig, Executive Director/ACM Faison, Police Chief Blair, Planning and Development Services Director Swindale, City Engineer Ecklund, Public Works, Parks & Recreation Director Cooper, Parks Supervisor Smith, Paralegal Grover, Public Safety Manager Hales, and City Clerk Genetia.

Parks and Recreation Commission: Jim Baldes, Rebecca Vader, Greg Gooch, Stefanie Coleman, Julie Finnegan, and Elias Santiago.

MOTION: By Councilmember Grassi, seconded by Councilmember Worthington, to excuse the absence of Councilmember Keel.

The motion carried.

AMENDED MOTION: By Mayor Pro Tem Figueroa to not excuse Councilmember Keel's absence if he does not arrive in the next thirty minutes.

The motion passed 5 to 1. Councilmember Worthington voted no.

COUNCIL CONSIDERATION

3. PUBLIC SAFETY RESOLUTION

Staff Report – City Attorney Victor presented a resolution based directly on the recommendation of the Public Safety Commission previously discussed and studied by Council. The resolution would place a question to voters on the November 4, 2014 ballot whether they wish to raise utility tax revenues in the amount of 3.5% to be dedicated and restricted solely to fund public safety.

Public Safety Chair Smith commented on the Commission's education process that culminated in the recommendation to Council. The Commission expressed its support for the proposed measure and asked that the citizens of University Place be given an opportunity to vote on what they think Public Safety should look like in the future.

Public Comment – The following individuals provided comment on the matter: *Edward Wood, 6406 46th Street Court West; Bob Bennett, 2125 Seaview Avenue; Dixie Harris, 3130 Bridgeport Way West; and Eric Choiniere, 4802 92nd Avenue West.*

Council Consideration – **MOTION:** By Councilmember Belleci, seconded by Mayor Pro Tem Figueroa, to adopt a resolution providing for the submission to the electors of the City in the general election to be held on November 4, 2014, a proposition authorizing the City to levy an additional 3.5% tax on the privilege of conducting utility business within the City for the sole purpose of maintaining and enhancing public safety in the City; setting forth the ballot proposition and explanatory statement; and providing for the transmission of a certified copy of this resolution to the Pierce County Auditor.

Councilmember Nye stated that he is not against public safety. However, he is not in support of the proposal because he is against bad policy.

The motion passed 6 to 1. Councilmember Nye voted no.

At 7:33 p.m., the City Council took a five-minute break. The meeting reconvened at 7:42 p.m.

COUNCIL RETREAT

4. PARKS AND RECREATION COMMISSION REPORT

The Parks and Recreation Commission presented a report in response to Resolution No. 740 which directed the Commission to examine funding and service level options for parks, recreation and the senior center services. In its recommendation, the Commission concluded that a creation of a Metro Park District will provide a dedicated funding source and will meet existing and future service levels. Income generated from the Metro Park District will be solely dedicated to Metro Park District operations.

The City's long-range financial forecast anticipates declining revenues available for City services, including parks, recreation and senior center services in 2016.

A resolution directing the Parks and Recreation Commission to further explore the benefits of forming a Metro Park District within the City of University Place, including funding options, its governance, timeline and process will be brought back to Council for study at its future meeting. The Commission agreed to report back in August 2014.

Councilmember Worthington did not feel well and asked to be excused.

5. EVENTS

City Attorney Victor presented the proposed resolution for the 2014 events. Based on prior studies and preliminary decisions made by Council, the legislation pertains only to City events presented by the City and events presented by contract. Events presented by the City would be those earlier identified by Council in which the City will have direct responsibility for all aspects of the event plan. City contracted events would be those for which a formal contract is entered into between the City and a qualified third party. He pointed out that the resolution does not preclude volunteer participation, sub-participants such as vendors, and other community service organization events to be co-located and occur at the same time as they have in the past; however, organizers for those events would need to apply for a permit and meet the permit requirements in the City's Special Events Code. The legislation also proposed no change to the current budget of \$13,000 to fund the identified events.

City events identified in the resolution include the Duck Parade, Concerts in the Park, National Night Out, University Place Festival, Tree Lighting, and the Community Connector recognition event.

City Attorney Victor indicated that the second part of this study relating to the issue of any subsidies that Council wants to provide to non-city events will be covered under separate legislation.

After the conclusion of the 2014 events, the City hopes to have an opportunity to work through, refine and stabilize any issues that may arise and then be able to present a more predictable system for Council to review this fall.

MOTION: By Councilmember Grassi, seconded by Councilmember Nye, to suspend the rules to allow public comment.

The motion carried.

Discussion followed with regard to audit challenges; conformance of non-city events and activities that provide vital benefit to the community; cost associated with events; Friends groups and City policy; and expenditures that would put public funds at risk.

Public Comment – The following individuals provided comment on the matter: *Bob Schwartz, 8020 Cirque Drive West; Charlie Maxwell, 3869 94th Street SW; William Long, 2712 87th Avenue Court West; Debbie Klosowski, 6384 Chambers Creek Road West; Dixie Harris, 3130 Bridgeport Way West; Lorna Smith, 4713 70th Avenue Court West; Linda Bird, 4402 Memory Lane West; Jim Baldes, 2135 Willow Lane West; and Greg Gooch, 6002 75th Avenue Court West.*

At 9:32 p.m. and 10:03 p.m., motions were made and were carried to extend the meeting to 10:00 p.m. and 10:10 p.m. respectively.

Adjustments will be made to the resolution to ensure continuity of City events for 2014 for Council's consideration at its next business meeting. Council agreed to continue the discussion on subsidies for non-city events at a future study session.

6. ADJOURNMENT

The meeting adjourned at 10:09 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk

**CITY OF UNIVERSITY PLACE
DRAFT MINUTES
Regular Meeting of the City Council
Monday, March 17, 2014
City Hall, Windmill Village**

1. CALL REGULAR MEETING TO ORDER – MAYOR

Mayor McCluskey called the Regular Meeting to order at 6:30 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Roll call was taken by the City Clerk as follows:

Councilmember Belleci	Present
Councilmember Grassi	Present
Councilmember Keel	Present
Councilmember Nye	Present
Councilmember Worthington	Present
Mayor Pro Tem Figueroa	Present
Mayor McCluskey	Present

Staff Present: City Manager Sugg, City Attorney Victor, Executive Director/ACM Craig, Police Chief Blair, Planning and Development Services Director Swindale, Public Works, Parks & Recreation Director Cooper, Paralegal Grover, and City Clerk Genetia.

Councilmember Belleci led the pledge of allegiance.

3. APPROVAL OF MINUTES

MOTION: By Councilmember Belleci, seconded by Mayor Pro Tem Figueroa, to approve the minutes of February 18, 2014 and March 3, 2014 as submitted.

The motion carried.

4. APPROVAL OF AGENDA

MOTION: By Councilmember Belleci, seconded by Councilmember Grassi, to approve the agenda.

The motion carried.

5. PRESENTATIONS

Pierce County READS Proclamation – Mayor McCluskey presented a proclamation to Jennifer Patterson, Customer Experience Manager of Pierce County Library System, recognizing the Pierce County Library System's READS program. Pierce County READS is the largest community reading event in the county.

Relay for Life – Kathy Lanning of the American Cancer Society Relay for Life, spoke about the Relay for Life program and invited the City Council and the public to participate in the event on June 6-7, 2014 at Harry E. Lang Stadium.

6. PUBLIC COMMENT – *Paul Wagemann, 8920 Butte Terrace SW Lakewood.*

7. COUNCIL COMMENTS/REPORTS

Councilmember Keel encouraged the citizens of University Place to continue to stay engaged as the City moves forward with addressing the financial challenges concerning public safety, streets, and parks and recreation.

Mayor Pro Tem Figueroa remarked on the inappropriate use of the City's forum to promote political statements or political campaign.

Councilmember Belleci reported on the Coffee with Council session she, Councilmember Nye and City Manager Sugg attended. She remarked on the need to effectively advertise the forum and believes that this is a good avenue for informal discussion with citizens.

8. CITY MANAGER'S REPORT

City Manager Sugg reported that the City closed on the Lot 7 parcel with Verus Partners last Friday. Construction on the new Whole Foods site will begin this month.

COUNCIL CONSIDERATION

9. CHAMBERS CREEK CANYON TRAIL INTERLOCAL AGREEMENT

Staff Report – Planning and Development Services Director Swindale informed Council that the cities of University Place and Lakewood, and Pierce County are jointly working on the design and development of the proposed Chambers Creek Canyon Trail. Staff from the three jurisdictions has developed an interlocal agreement with the purpose of establishing a framework for the parties to cooperate and participate in the planning, design and permitting work for the trail, boardwalk and bridges, and associated trail connections and amenities, and to collaboratively seek grants and other funding sources for the trail. Director Swindale presented a resolution that would authorize the City Manager to enter into an Interlocal Agreement with Pierce County and the City of Lakewood for this purpose.

Trails in the Chambers Creek and Leach Creek Canyons have long been a goal of the City and have since been depicted in the Chambers Creek Master Site Plan and City's first Parks Recreation and Open Space (PROS) Plan.

Public Comment – None

Council Consideration – **MOTION:** By Mayor Pro Tem Figueroa, seconded by Councilmember Keel, to adopt a resolution authorizing the City Manager to enter into an Interlocal Agreement with Pierce County and the City of Lakewood for the purpose of establishing a framework for the Parties to cooperate and participate in the planning, design and permitting work for the trail, boardwalk and bridges and associated trail connections and amenities as necessary, and to collaboratively seek grants and other funding sources for the trail located between the Chambers Creek Road Trailhead and Kobayashi Park/Phillips Road.

The motion carried.

10. LANDSCAPING BID AWARD

Staff Report – Public Works, Parks & Recreation Director Cooper recommended awarding the bid for the 2014 streets and parks landscape maintenance contract to TrueGreen Landcare, who submitted the lowest bid of the three received by the City, in the amount of \$95,437.45.

Public Comment – None

Council Consideration – **MOTION:** By Councilmember Belleci, seconded by Councilmember Keel, to authorize the City Manager to award the bid and execute all necessary contract documents for the 2014 Landscape Maintenance contract to TruGreen Landcare in the amount of Ninety-Five Thousand Four Hundred Thirty-Seven and 45/100 (\$95,437.45).

Mayor McCluskey stated that she looks forward to Director Cooper's proposal to reinstate the landscaping services in-house come to fruition.

The motion passed 6 to 1. Mayor McCluskey voted no.

11. GRAY & OSBORNE CONTRACT

Staff Report – Public Works, Parks & Recreation Director Cooper reported that Public Works has identified six storm drainage concerns that require design and engineering assistance in order for the City to proceed with the needed system improvements. These storm drainage systems have had a history of failing during periods of heavy rainfall. The City has worked with Gray & Osborne to develop a priority list along with design and construction estimates. Director Cooper indicated that the City has identified state and federal construction grant opportunities in the fall of 2014 that require "shovel ready" projects. To get these ready for bid, he recommended that the City proceed with the design and engineering aspect of the project. The design and engineering cost for the six projects total \$256,235, and is included in the City's 2014 Surface Water Management (SWM) fund budget.

Public Comment – None

Council Consideration – **MOTION:** By Councilmember Keel, seconded by Councilmember Grassi, to authorize the City Manager to execute a Professional Services Agreement with Gray & Osborne for technical consultant and design services, as required for repair of six (6) storm drainage concerns, in an amount not to exceed Two Hundred Fifty-Six Thousand Two Hundred Thirty-Five Dollars (\$256,235.00).

The motion carried.

12. EVENTS RESOLUTION

Staff Report – City Attorney Victor presented two versions of the 2014 City events resolution for Council to choose for consideration. The first one is identical to what was studied last week; the second is an alternative that responds to some of the concerns expressed at Council's last study session. The alternate resolution adds the Curran Orchard Cider Squeeze as a City event. It also adds vendors as sub-participants of the City events for both the Duck Parade and Curran Orchard Cider Squeeze. He indicated that if Council approves this approach, these vendors will be organized by staff or through a limited professional services contract with an event organizer. Attorney Victor noted that with the number of concerns regarding the correct and appropriate City role in these events, every effort will be made to follow the rules and protect the public.

The City Council recognizes that City events are valuable in promoting the City's identity as a distinct community and are a fundamental component for University Place's quality of life.

Public Comment – The following individuals provided comments on the matter: *Linda Bird, 4402 Memory Lane West; Bob Schwartz, 8020 Cirque Drive West; Debbie Klosowski, 6384 Chambers Creek Road West; Sally Barrett, 3412 Soundview Drive West; Jim Baldes, 2135 Willow Lane West; and Greg Gooch, 6002 75th Avenue Court West.*

Council Consideration – **MOTION:** By Councilmember Belleci, seconded by Mayor Pro Tem Figueroa, to adopt a resolution (alternate) designating the City Events for 2014.

The motion carried.

13. MAYOR'S REPORT

Mayor McCluskey reported on several community activities and events arranged for the 16th Combat Aviation Brigade soldiers and families in support and appreciation of their service. She announced Whole Foods' ground breaking event on March 26, and Grassi's grand opening on April 10. Mayor McCluskey noted that she's wrapping up her interviews for the Planning Commission vacancy and will submit her candidate appointment soon for Council confirmation.

14. ADJOURNMENT

The meeting adjourned at 8:54 p.m. No other action was taken.

Submitted by,

Emy Genetia
City Clerk

**APPROVAL OF
CONSENT AGENDA**

Control No.: 5	Agenda of: 03/17/14	PREPAY
-----------------------	----------------------------	---------------

Claim of: Payroll for Pay Period Ending 02/28/2014

Check #	Date	Amount		Check #	Date	Amount
317881	03/05/14	277.05		317885	03/05/14	142.22
317882	03/05/14	73.88		317886	03/05/14	13.85
317883	03/05/14	27.70		317887	03/05/14	403.08
317884	03/05/14	46.17		317888	03/05/14	116.42

03/05/14 **104,612.64** **Direct Deposit**

EMPLOYEE NET 105,713.01

317889	03/05/14	16,521.95	- 106006, VANTAGEPOINT TRANSF
317890	03/05/14	3,745.61	- 106006 LOAN, VANTAGEPOINT
317891	03/05/14	4,960.11	- 304197, VANTAGEPOINT TRANSF
317892	03/05/14	300.00	- 705544, VANTAGEPOINT TRANSF
317893	03/05/14	3,800.84	- 800263, VANTAGEPOINT TRANSF
317894	03/05/14	513.63	- 304197 LOAN, VANTAGEPOINT TR
317895	03/05/14	1,885.00	HOWE TRUSTEE, DAVID M.
317896	03/05/14	315.00	IUOE LOCAL 612
317897	03/05/14	5,100.23	IUOE LOCALS 302/612 TRUST FUND
317898	03/05/14	250.00	NATIONWIDE RETIREMENT SOLUTION
317899	03/05/14	971.67	PACIFIC SOURCE ADMINISTRATORS
317900	03/05/14	8.75	PICIFIC SOURCE ADMINISTRATORS
317901	03/05/14	2,020.65	UNUM LIFE INSURANCE COMPANY
317902	03/05/14	690.83	UNUM LIFE INSURANCE COMPANY

WIRE	03/05/14	61,208.77	AWC EMPLOYEE BENEFIT TRUST
WIRE	03/05/14	20,300.70	BANK OF AMERICA
WIRE	03/05/14	21,897.57	WA STATE DEPT OF RETIREMENT SY
WIRE	03/05/14	126.39	AFLAC INSURANCE
WIRE	03/05/14	845.30	WA ST DEPT OF RETIREMENT SYS

BENEFIT/DEDUCTION AMOUNT 145,463.00

TOTAL AMOUNT 251,176.01

Preparer Certification:

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the above-named governmental unit, and that I am authorized to authenticate and certify to said claim.

Signed: (Signature on file)

Date

Steve Sugg, City Manager

City of University Place
Voucher Approval Document

Control No.: 5 Agenda of: 04/07/14	PREPAY
---	---------------

Claim of: Payroll for Pay Period Ending 03/15/14

Check #	Date	Amount		Check #	Date	Amount
317903	03/20/14	138.52		317907	03/20/14	60.03
317904	03/20/14	61.42		317908	03/20/14	212.57
317905	03/20/14	87.60		317909	03/20/14	222.24
317906	03/20/14	261.14		317910	03/20/14	260.54

03/20/14 **104,720.77** **Direct Deposit**
EMPLOYEE NET 106,024.83

317911	03/20/14	16,547.87	- 106006, VANTAGEPOINT TRANSF
317912	03/20/14	3,745.61	- 106006 LOAN, VANTAGEPOINT
317913	03/20/14	4,960.11	- 304197, VANTAGEPOINT TRANSF
317914	03/20/14	300.00	- 705544, VANTAGEPOINT TRANSF
317915	03/20/14	3,803.62	- 800263, VANTAGEPOINT TRANSF
317916	03/20/14	513.63	- 304197 LOAN, VANTAGEPOINT TR
317917	03/20/14	1,885.00	HOWE TRUSTEE, DAVID M.
317918	03/20/14	250.00	NATIONWIDE RETIREMENT SOLUTION
317919	03/20/14	971.67	PACIFIC SOURCE ADMINISTRATORS
WIRE	03/20/14	11,240.19	DEPT. OF LABOR AND INDUSTRIES
WIRE	03/20/14	20,469.41	BANK OF AMERICA
WIRE	03/20/14	21,951.45	WA STATE DEPT OF RETIREMENT SY
WIRE	03/20/14	126.39	AFLAC INSURANCE
WIRE	03/20/14	845.30	WA ST DEPT OF RETIREMENT SYS

BENEFIT/DEDUCTION AMOUNT 87,610.25

TOTAL AMOUNT 193,635.08

Preparer Certification:

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the above-named governmental unit, and that I am authorized to authenticate and certify to said claim.

Signed: _____ (Signature on file) _____ Date _____
 Steve Sugg, City Manager

FINAL CHECK LISTING
CITY OF UNIVERSITY PLACE

Check Date: 02/28/14

Check Range: 49979

Claims Approval

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

I also certify that the following list of checks were issued to replace previously issued checks that have not been presented to the bank for payment. The vendor receiving this replacement check has signed an affidavit of lost warrant for the originally issued check and that check was voided.

Vendor Name

Replacement Check #

Original Check #

Auditing Officer: (Signature on file)

Date: _____

Bank : bofa BANK OF AMERICA

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
49979	2/28/2014	025603	NARROWS MARINA, LLC	38806	1/24/2014	EMERGENCY CLEAN-UP/STORA	684.58	
	Voucher:	36330	38807	2/1/2014	STORAGE/FEB14/DERELICT BO/	126.00		
			39297	3/1/2014	STORAGE/MAR14/DERELICT BO.	126.00	936.58	
12898745	2/25/2014	002072	WA STATE DEPT OF REVENUE	JAN14	2/24/2014	JAN14/USE TAX & B&O TAX	619.48	619.48
	Voucher:	36331						
Sub total for BANK OF AMERICA:							1,556.06	

2 checks in this report.

Grand Total All Checks: 1,556.06

FINAL CHECK LISTING
CITY OF UNIVERSITY PLACE

Check Date: 03/14/14

Check Range: 49980 - 50029

Claims Approval

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

I also certify that the following list of checks were issued to replace previously issued checks that have not been presented to the bank for payment. The vendor receiving this replacement check has signed an affidavit of lost warrant for the originally issued check and that check was voided.

Vendor Name

Replacement Check #

Original Check #

Auditing Officer: (Signature on file)

Date: _____

Bank : bofa BANK OF AMERICA

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
49980	3/14/2014	025179	ACCESS INFORMATION MANAGE0545673	3/5/2014	FEB14/OFFSITE RECORDS STOF	172.18	172.18
		Voucher: 36332					
49981	3/14/2014	002661	AIR SYSTEMS ENGINEERING INC000196228	2/25/2014	HVAC REPAIR/HAIR SALON	257.64	
		Voucher: 36333	000196146	2/19/2014	A/C REPAIR/SERVER ROOM	193.37	451.01
49982	3/14/2014	001818	APEX ENGINEERING PLLC 201450431	2/11/2014	BRIDGEPORT PHASE 5 ROADW/	2,800.00	2,800.00
		Voucher: 36334					
49983	3/14/2014	002333	BANK OF AMERICA 548001400009	2/22/2014	MASTERCARD/02-22-14	13,337.98	13,337.98
		Voucher: 36335					
49984	3/14/2014	022104	BENNETT, ROBERT REIMB	3/5/2014	REIMB/POSTAGE/CORE	47.10	47.10
		Voucher: 36336					
49985	3/14/2014	025428	CAPITAL ONE COMMERCIAL/COS7003-7301-0003-1	2/26/2014	7003-7301-0003-1024/COSTCO	474.98	474.98
		Voucher: 36337					
49986	3/14/2014	003155	CDW.GOVERNMENT, INC. JX47931	2/18/2014	ACER 22 LED VGA MONITOR	127.01	127.01
		Voucher: 36338					
49987	3/14/2014	001152	CENTURYLINK 1292603542	2/23/2014	PHONES/LONG DISTANCE & INT	1,553.98	
		Voucher: 36339	253-584-0775	3/1/2014	PHONE/KOBAYASHI	45.83	
			206-Z20-0051	3/6/2014	PHONES/CITY WIDE	2,000.74	
			253-565-0497	2/25/2014	PHONE/CURRAN HOUSE	45.71	3,646.26

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
49988	3/14/2014	001024 CITY TREASURER	100573267	2/26/2014	POWER/4727 ALAMEDA AVE W	85.78	
	Voucher:	36340	100060658	2/27/2014	POWER/3510 67TH AVE W	235.42	
			100104132	2/27/2014	POWER/3503 67TH AVE W	75.97	
			100696565	2/26/2014	POWER/4609 ALAMEDA AVE W	92.35	
			100185134	2/21/2014	POWER/4401 67TH AVE W	56.52	
			100083115	2/25/2014	POWER/4000 67TH AVE W	55.85	
			100565439	2/25/2014	WATER/3761 BP WAY W	124.56	
			100165190	2/25/2014	POWER/3761 BP WAY W	43.92	
			100386367	2/25/2014	POWER/7223 40TH ST W	275.90	
			100385145	2/25/2014	WATER/3800 74TH AVE W	247.55	
			100077109	3/4/2014	POWER/6400 BP WAY W	24.18	
			100533758	3/4/2014	POWER/5418 CIRQUE DR W	40.59	
			100456986	3/4/2014	POWER/5918 HANNAH PIERCE F	51.24	
			100495884	3/6/2014	POWER/3625 DREXLER DR W	84.05	
			100751205	3/6/2014	WATER/3555 MARKET PL W, HSE	178.41	
			100068203	3/3/2014	POWER/3715 BP WAY W	1,580.10	
			100714386	3/6/2014	POWER/3609 MARKET PL W, #20	43.92	
			100312900	3/6/2014	POWER/3715 BP WAY W, #E3	142.01	
			100312960	3/6/2014	POWER/3715 BP WAY W, #A2	21.92	
			100312961	3/6/2014	POWER/3715 BP WAY W, #A3	65.19	
			100110228	3/6/2014	POWER/3715 BP WAY W, #B5	1,675.81	
			100105615	3/6/2014	POWER/3503 BP WAY W	54.99	
			100802489	3/6/2014	POWER/3904 BP WAY W	11.08	
			110156353	3/6/2014	POWER/4720 BP WAY W	38.58	
			100142834	3/6/2014	WATER/3715 BP WAY W	178.41	
			100086155	3/6/2014	POWER/7801 40TH ST W	3.46	
			100086165	3/6/2014	POWER/7813 44TH ST W	3.46	
			100086172	6/3/2014	POWER/7901 CIRQUE DR W	3.46	
			100445063	3/6/2014	POWER/3715 BP WAY W, #E2	29.11	5,523.79
49989	3/14/2014	025161 CITY TREASURER	131373	2/21/2014	CABLE TV/ATRIUM	3.33	3.33
	Voucher:	36341					

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
49990	3/14/2014	023782	COMPLETE OFFICE SOLUTIONS,	1051413-0	2/20/2014	MISC OFFICE SUPPLIES	162.62
	Voucher:	36342		1052584-0	2/24/2014	TONER CARTRIDGE	293.56
				C1039659-0	2/27/2014	RETURN/2GB DIGITAL CARD	-8.31
				1053066-0	2/25/2014	8GB STORE N GO USB DRIVE	122.95
				1046201-0	2/7/2014	INK PAD/REBAND DATE STAMP	39.38
				1050184-0	2/20/2014	TONER CARTRIDGE	67.05
				1050185-0	2/18/2014	COPY PAPER	39.76
							717.01
49991	3/14/2014	024347	COPIERS NORTHWEST, INC.	INV997837	2/24/2014	FEB22-MAR21/LEASE PAYMENT/	105.46
	Voucher:	36343		INV997838	2/24/2014	NOV22-FEB21/OVERAGE CHARG	213.53
							318.99
49992	3/14/2014	002878	DELL MARKETING L.P.	XJCC45871	2/26/2014	DELL OPTIPLEX 9020 AIO~	23,649.42
	Voucher:	36344					23,649.42
49993	3/14/2014	001703	FEDERAL EXPRESS CORP.	2-573-95316	2/28/2014	SHIPPING SERVICES	34.05
	Voucher:	36345					34.05
49994	3/14/2014	025604	GARCIA, TERESA ANN	UBI603247695001	2/28/2014	REFUND/BUSINESS LICENSE~	50.00
	Voucher:	36346					50.00
49995	3/11/2014	022268	GEMPLER'S	1019947333	1/16/2014	MISC LANDCAPE EQUIPMENT/P	326.10
	Voucher:	36347					326.10
49996	3/14/2014	001222	HOME DEPOT CREDIT SERVICES	6035-3225-0105-0	2/28/2014	MISC REPAIR & MAINTENANCE S	237.42
	Voucher:	36348					237.42
49997	3/14/2014	025606	INT'L ECONOMIC DEV COUNCIL	233044	2/3/2014	MAY14-APR15/MEMBERSHIP DU	385.00
	Voucher:	36349					385.00
49998	3/14/2014	021616	KELLEY IMAGING SYSTEMS	14857081	1/31/2014	SHARP COPIER	790.27
	Voucher:	36350		14988437	2/28/2014	LEASE/SHARP MX-5111N COPIER	366.50
							1,156.77
49999	3/14/2014	024933	LANDSCAPE BARK	L61182	2/14/2014	LANDSCAPE BARK	697.97
	Voucher:	36351		L61166	2/12/2014	LANDSCAPE BARK	697.97
				L61154	2/11/2014	LANDSCAPE BARK	697.97
							2,093.91

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
50000	3/14/2014	001378	MOUNTAIN MIST WATER	005333132	2/3/2014	#075361/BOTTLED WATER/CITY I	51.00	
	Voucher:	36352		005366717	2/19/2014	#075361/BOTTLED WATER/CITY I	28.25	
				005333131	2/3/2014	#075361/BOTTLED WATER/PW SI	21.25	
				005366718	2/19/2014	#075361/BOTTLED WATER/PW SI	12.50	
				005333118	2/3/2014	#075361/BOTTLED WATER/RECR	12.50	
				005333133	2/3/2014	#068332/BOTTLED WATER/CM O	12.22	
				005366714	2/19/2014	#068332/BOTTLED WATER/CM O	11.50	
				005366713	2/19/2014	#066460/BOTTLED WATER/FITNE	14.31	
				0053340060	2/5/2014	#031650/BOTTLED WATER/SR CE	21.25	
				005366744	2/19/2014	#031650/BOTTLED WATER/SR CE	7.25	
				005366712	2/19/2014	#065205/BOTTLED WATER/COU	31.55	223.58
50001	3/14/2014	001172	MULTICARE CENTERS	85839	3/3/2014	DOT PHYSICAL/T BIBBY	80.00	80.00
	Voucher:	36353						
50002	3/14/2014	003178	OWENS PRESS, INC.	25976	2/6/2014	MISC PRINTING SERVICES/PUBL	2,218.76	2,218.76
	Voucher:	36354						
50003	3/14/2014	023078	P.C. POLICE CHIEFS ASSN.	2014DUES	2/26/2014	2014 ANNUAL DUES/CHIEF MIKE	20.00	20.00
	Voucher:	36355						
50004	3/14/2014	001109	PIERCE COUNTY BUDGET & FIN/AR156330		2/10/2014	JAN14/I-NET CHARGES/AIR UPT	253.00	253.00
	Voucher:	36356						

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
50007	3/14/2014	001751	PIERCE COUNTY BUDGET & FIN/0220221027	3/14/2014	2014 PROPERTY TAX	140.42	
	Voucher:	36357	3355000170	3/14/2014	2014 PROPERTY TAX	5.59	
			3425001060	3/14/2014	2014 PROPERTY TAX	5.59	
			4002560020	3/14/2014	2014 PROPERTY TAX	2,195.31	
			4002560030	3/14/2014	2014 PROPERTY TAX	5.59	
			4002560040	3/14/2014	2014 PROPERTY TAX	5.59	
			4002560140	3/14/2014	2014 PROPERTY TAX	5.87	
			4002640190	3/14/2014	2014 PROPERTY TAX	5.74	
			4002700220	3/14/2014	2014 PROPERTY TAX	5.59	
			4002820370	3/14/2014	2014 PROPERTY TAX	5.59	
			4002820380	3/14/2014	2014 PROPERTY TAX	5.59	
			3850300250	3/14/2014	2014 PROPERTY TAX	5.59	
			3850300260	3/14/2014	2014 PROPERTY TAX	5.59	
			3867000280	3/14/2014	2014 PROPERTY TAX	5.59	
			3867000290	3/14/2014	2014 PROPERTY TAX	5.59	
			3867000300	3/14/2014	2014 PROPERTY TAX	5.59	
			3867000310	3/14/2014	2014 PROPERTY TAX	5.59	
			3867000320	3/14/2014	2014 PROPERTY TAX	5.59	
			4000270200	3/14/2014	2014 PROPERTY TAX	23.67	
			4000331060	3/14/2014	2014 PROPERTY TAX	5.59	
			4000331070	3/14/2014	2014 PROPERTY TAX	5.59	
			9180002173	3/14/2014	2014 PROPERTY TAX	5.76	
			9180810191	3/14/2014	2014 PROPERTY TAX	5.59	
			9180820300	3/14/2014	2014 PROPERTY TAX	5.59	
			9180830350	3/14/2014	2014 PROPERTY TAX	5.59	
			9412030200	3/14/2014	2014 PROPERTY TAX	5.59	
			9435000080	3/14/2014	2014 PROPERTY TAX	209.26	
			9435000090	3/14/2014	2014 PROPERTY TAX	5.79	
			9435000110	3/14/2014	2014 PROPERTY TAX	5.89	
			0220221036	3/14/2014	2014 PROPERTY TAX	5.59	
			4001460480	3/14/2014	2014 PROPERTY TAX	7.07	
			4001700670	3/14/2014	2014 PROPERTY TAX	5.59	
			4001700680	3/14/2014	2014 PROPERTY TAX	5.82	
			4001720970	3/14/2014	2014 PROPERTY TAX	5.77	
			4001720980	3/14/2014	2014 PROPERTY TAX	5.59	

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
			4001910150	3/14/2014	2014 PROPERTY TAX	5.59	
			4001950230	3/14/2014	2014 PROPERTY TAX	5.59	
			4001971120	3/14/2014	2014 PROPERTY TAX	5.59	
			4002260490	3/14/2014	2014 PROPERTY TAX	6.09	
			4002360640	3/14/2014	2014 PROPERTY TAX	5.79	
			0220221039	3/14/2014	2014 PROPERTY TAX	5.95	
			4002450380	3/14/2014	2014 PROPERTY TAX	5.59	
			4002560071	3/14/2014	2014 PROPERTY TAX	5.83	
			7720002105	3/14/2014	2014 PROPERTY TAX	5.82	
			8950000680	3/14/2014	2014 PROPERTY TAX	5.59	
			9009660010	3/14/2014	2014 PROPERTY TAX	1,594.75	
			9009660040	3/14/2014	2014 PROPERTY TAX	122.71	
			9009660050	3/14/2014	2014 PROPERTY TAX	105.88	
			9009660060	3/14/2014	2014 PROPERTY TAX	6.63	
			9009660070	3/14/2014	2014 PROPERTY TAX	6.63	
			9009680010	3/14/2014	2014 PROPERTY TAX	6.63	
			9127530200	3/14/2014	2014 PROPERTY TAX	23.68	
			9127530210	3/14/2014	2014 PROPERTY TAX	23.59	
			9178500860	3/14/2014	2014 PROPERTY TAX	23.49	
			4002560150	3/14/2014	2014 PROPERTY TAX	5.80	
			2140110010	3/14/2014	2014 PROPERTY TAX	5.59	
			4002460130	3/14/2014	2014 PROPERTY TAX	5.59	
			4002560110	3/14/2014	2014 PROPERTY TAX	5.59	
			0220091076	3/14/2014	2014 PROPERTY TAX	262.84	
			0220091131	3/14/2014	2014 PROPERTY TAX	5.59	
			0220101007	3/14/2014	2014 PROPERTY TAX	5.73	
			0220101009	3/14/2014	2014 PROPERTY TAX	88.56	
			0220104001	3/14/2014	2014 PROPERTY TAX	6.55	
			0220224061	3/14/2014	2014 PROPERTY TAX	5.59	
			0220231116	3/14/2014	2014 PROPERTY TAX	6.63	
			0220233012	3/14/2014	2014 PROPERTY TAX	5.82	
			0220234202	3/14/2014	2014 PROPERTY TAX	23.49	
			0220234203	3/14/2014	2014 PROPERTY TAX	6.86	
			0220235031	3/14/2014	2014 PROPERTY TAX	5.99	
			0220237020	3/14/2014	2014 PROPERTY TAX	5.59	

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
			0220271069	3/14/2014	2014 PROPERTY TAX	21.57	
			0220271072	3/14/2014	2014 PROPERTY TAX	209.74	
			0220281034	3/14/2014	2014 PROPERTY TAX	24.24	
			0220320025	3/14/2014	2014 PROPERTY TAX	5.78	
			4002640200	3/14/2014	2014 PROPERTY TAX	5.59	
			0220151106	3/14/2014	2014 PROPERTY TAX	5.75	
			0220151160	3/14/2014	2014 PROPERTY TAX	5.59	
			0220151189	3/14/2014	2014 PROPERTY TAX	5.59	
			0220152042	3/14/2014	2014 PROPERTY TAX	5.59	
			0220152069	3/14/2014	2014 PROPERTY TAX	5.59	
			0220154110	3/14/2014	2014 PROPERTY TAX	23.81	
			0220161017	3/14/2014	2014 PROPERTY TAX	24.70	
			0220162004	3/14/2014	2014 PROPERTY TAX	5.59	
			0220163014	3/14/2014	2014 PROPERTY TAX	209.99	
			0220212070	3/14/2014	2014 PROPERTY TAX	4,169.73	
			0220221008	3/14/2014	2014 PROPERTY TAX	6.08	
			0220221018	3/14/2014	2014 PROPERTY TAX	6.33	
			2262000300	3/14/2014	2014 PROPERTY TAX	5.59	
			4002560011	3/14/2014	2014 PROPERTY TAX	5,093.68	
			4002560120	3/14/2014	2014 PROPERTY TAX	2,507.88	
			4002910220	3/14/2014	2014 PROPERTY TAX	5.77	
			4002970120	3/14/2014	2014 PROPERTY TAX	5.59	
			4260000010	3/14/2014	2014 PROPERTY TAX	5.84	
			4260000020	3/14/2014	2014 PROPERTY TAX	5.59	
			4260000030	3/14/2014	2014 PROPERTY TAX	5.59	
			4260000040	3/14/2014	2014 PROPERTY TAX	5.59	
			4260000050	3/14/2014	2014 PROPERTY TAX	5.77	
			5444000250	3/14/2014	2014 PROPERTY TAX	5.59	
			7720002102	3/14/2014	2014 PROPERTY TAX	5.59	
			4002700240	3/14/2014	2014 PROPERTY TAX	5.59	17,573.09

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
50008	3/14/2014	001588	PIERCE COUNTY SEWER	01576739	3/2/2014	SEWER/3609 MARKET PL W/RET	31.57
	Voucher:	36358		00604682	3/2/2014	SEWER/2917 MORRISON RD W	43.72
				00566276	3/2/2014	SEWER/3715 BP WAY W	134.49
				01512692	3/2/2014	SEWER/3555 MARKET PL W	16.87
				00664685	3/2/2014	SEWER/4951 GRANDVIEW DR W	101.41
				01576712	3/2/2014	SEWER/3609 MARKET PL W/RET	31.57
				00000591	3/2/2014	SEWER/2534 GRANDVIEW DR W	64.65
				01571443	3/2/2014	SEWER/7520 CIRQUE DR W/RES	31.57
				01576721	3/2/2014	SEWER/3609 MARKET PL W/RET	31.57
							487.42
50009	3/14/2014	001114	PITNEY BOWES GLOBAL FIN. SV	MAR14	3/6/2014	MAR14/ACCT19533470/POSTAGE	1,500.00
	Voucher:	36359					1,500.00
50010	3/14/2014	025045	PROFORCE LAW ENFORCEMENT	1197266	2/24/2014	TSR X26 EXTENDED DPM/TASEF	145.28
	Voucher:	36360					145.28
50011	3/14/2014	001161	PUGET SOUND ENERGY CORP	200014542258	2/27/2014	GAS/7450 MARKET SQ W	35.38
	Voucher:	36361		200017087624	2/28/2014	GAS/2534 GRANDVIEW DR W	373.43
				200010256200	2/25/2014	GAS/6420 CHAMBERS CK RD W	14.31
				200000971479	2/25/2014	GAS/4910 BRISTONWOOD DR W	354.65
				30000000010987	3/3/2014	GAS/3715 BP WAY W, #E2	52.24
				300000009641	3/19/2014	GAS/3715 BP WAY W, #D2 & A3	461.25
							1,291.26
50012	3/14/2014	025607	RESTAURANT NEWS	868340	2/10/2014	ANNUAL SUBSCRIPTION/RESTAI	169.00
	Voucher:	36362					169.00
50013	3/14/2014	025241	ROBERT HALF TECHNOLOGY, IN	39846451	2/25/2014	WE 02-21-14/BRYAN HEAD/TEMP	1,136.00
	Voucher:	36363					1,136.00
50014	3/14/2014	001124	SAFEWAY, INC.	64682	2/22/2014	#721631-020814-0486/FOOD/DAC	665.18
	Voucher:	36364					665.18
50015	3/14/2014	025598	SHAKER, FOUAD M	ROW	3/5/2014	ROW PURCHASE/PARCELS 022C	12,222.00
	Voucher:	36365					12,222.00
50016	3/14/2014	024212	SHAKESPEARE COMPOSITE STR	524770	1/30/2014	DECORATIVE STREET LIGHT BA	1,142.14
	Voucher:	36366					1,142.14
50017	3/14/2014	002613	SUPERIOR LINEN SERVICE, INC.	77955	2/26/2014	OFFICE MAT RENTAL/PW SHOP	79.97
	Voucher:	36367					79.97
50018	3/14/2014	002823	THOMPSON ELECTRICAL CONST	0214-5957CV	2/28/2014	MISC STREET LIGHT REPAIRS	602.79
	Voucher:	36368		0214-5956CV	2/28/2014	REPLACE POLE/ GRANDVIEW &	1,258.10
						BP WAY PH 5/ROW ACQUISITION	20,086.97
50019	3/14/2014	025376	UNIVERSAL FIELD SERVICES, IN	38437	1/31/2014		20,086.97
	Voucher:	36369					20,086.97

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
50020	3/14/2014	025336 US BANK	745000006	3/7/2014	CUSTOMER #745000006/FEB14/M	22.00	22.00
		Voucher: 36370					
50021	3/14/2014	022202 WA STATE DEPT. OF AGRICULTUIFEES		3/5/2014	PESTICIDE TEST & LICENSING F	58.00	58.00
		Voucher: 36371					
50022	3/14/2014	022202 WA STATE DEPT. OF AGRICULTUIFEES		3/7/2014	PESTICIDE TEST & LICENSING F	58.00	58.00
		Voucher: 36372					
50023	3/14/2014	001389 WA STATE PATROL	I14005961	3/3/2014	FEB14/EMPLOYEE BACKGROUN	20.00	20.00
		Voucher: 36373					
50024	3/14/2014	025605 WELLMAN, CATHERINE	008860	2/27/2014	REFUND/OVERPAID/PET LICENS	13.80	13.80
		Voucher: 36374					
50025	3/14/2014	001149 WEST PIERCE FIRE & RESCUE	INV14-007	1/23/2014	2014 HOLDING CELL LEASE	4,100.00	
		Voucher: 36375	RTN13-005	2/25/2014	CREDIT/LEASE TERMINATED AF	-3,482.35	617.65
50026	3/14/2014	024041 WESTERN SYSTEMS INC.	0000024772	2/10/2014	SCHOOL ZONE SIGNS/40TH ST 9	6,057.64	6,057.64
		Voucher: 36376					
50027	3/14/2014	022306 WHITWORTH PEST SOLUTIONS	I212794	2/20/2014	PEST CONTROL/WM VILLAGE	67.55	
		Voucher: 36377	212793	2/20/2014	PEST CONTROL/SR CENTER	46.77	114.32
50028	3/14/2014	001781 WILLIAMS OIL FILTER SVC, INC.	105250	2/26/2014	MISC SUPPLIES/PW SHOP	207.63	207.63
		Voucher: 36378					
50029	3/14/2014	023675 ZEE MEDICAL INC.	68257444	2/28/2014	AED VITAL LINE ESSENTIALS/1 Y	217.71	217.71
		Voucher: 36379					
Sub total for BANK OF AMERICA:							124,093.60

48 checks in this report.

Grand Total All Checks: 124,093.60

FINAL CHECK LISTING
CITY OF UNIVERSITY PLACE

Check Date: 03/31/14

Check Range: 50030 - 50107

Claims Approval

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

I also certify that the following list of checks were issued to replace previously issued checks that have not been presented to the bank for payment. The vendor receiving this replacement check has signed an affidavit of lost warrant for the originally issued check and that check was voided.

Vendor Name

Replacement Check #

Original Check #

Auditing Officer: (Signature on file)

Date: _____

Bank : bofa BANK OF AMERICA

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
50030	3/31/2014	001000	ABC LEGAL MESSENGERS INC	MMFWA00061500	2/28/2014	LEGAL DELIVERY SERVICE	50.00	50.00
		Voucher: 36380						
50031	3/31/2014	025613	AHMED, NABIL S.	ROW	3/19/2014	ROW PURCHASE/PARCEL #5435	16,950.00	16,950.00
		Voucher: 36381						
50032	3/31/2014	002661	AIR SYSTEMS ENGINEERING INC000196462		3/6/2014	1STQTR1R/HVAC MAINT/CITY H/	1,811.12	1,811.12
		Voucher: 36382						
50033	3/31/2014	002709	ALPINE WEST SKI SCHOOL	100	3/25/2014	SKI LESSONS	268.80	268.80
		Voucher: 36383						
50034	3/31/2014	024899	ALSINAI, MOHAMED	ROW	3/19/2014	ROW PURCHASE/PARCEL #8855	15,000.00	15,000.00
		Voucher: 36384						
50035	3/31/2014	025269	AUTOMATED COMMUNICATIONS	24217	3/7/2014	TEST & CHECK CAMERAS/CIVIC	332.41	
		Voucher: 36385		24207	2/27/2014	TROUBLESHOOT&REPAIR/CCTV	661.82	994.23
50036	3/31/2014	025573	CANON FINANCIAL SERVICES	13628400	3/13/2014	MAR14/LEASE/IRC5255	311.67	311.67
		Voucher: 36386						
50037	3/31/2014	003155	CDW.GOVERNMENT, INC.	KG28574	3/3/2014	WatchGuard XTM 25-W Security S	1,124.38	1,124.38
		Voucher: 36387						
50038	3/31/2014	001152	CENTURYLINK	253-564-1992	3/11/2014	PHONE/SR CENTER	246.38	
		Voucher: 36388		253-566-9558	3/14/2014	PHONE/PW PUMP CALLOUT LINI	35.05	281.43
50039	3/31/2014	025066	CHURCH OF CHRIST	REFUND	3/18/2014	REFUND/DEPOSIT/SR CENTER F	200.00	200.00
		Voucher: 36389						
50040	3/31/2014	003056	CITY OF LAKEWOOD	12181	3/10/2014	FEB14/IN CUSTODY COURT TRA	1,485.00	1,485.00
		Voucher: 36390						

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
50041	3/31/2014	001024 CITY TREASURER	100109710	3/13/2014	POWER/8902 40TH ST W	8.60	
	Voucher:	36391	100360059	3/13/2014	POWER/3800 GRANDVIEW DR W	8.05	
			100808957	3/11/2014	WATER/7607 27TH ST W	50.21	
			100360178	3/13/2014	POWER/3900 GRANDVIEW DR W	8.05	
			100808956	3/11/2014	WATER/8005 27TH ST W	75.29	
			100360066	3/13/2014	POWER/3850 GRANDVIEW DR W	8.05	
			100808955	3/11/2014	WATER/8235 27TH ST W	86.66	
			100388431	3/12/2014	WATER/3003 MORRISON RD W	124.56	
			100597956	3/13/2014	POWER/8715 40TH ST W	553.42	
			100488528	3/12/2014	POWER/REGENTS BLVD	67.34	
			100032203	3/11/2014	POWER & WATER/2534 GRANDV	291.12	
			100176036	3/11/2014	POWER/2695 GRANDVIEW DR W	30.68	
			100077129	3/11/2014	POWER/2701 GRANDVIEW DR W	45.44	
			100358203	3/14/2014	POWER/7150 CIRQUE DR W	652.88	
			100357178	3/13/2014	POWER/2620 BP WAY W	37.20	
			100569668	3/17/2014	POWER/2610 SUNSET DR W	93.79	
			100080586	3/20/2014	POWER/4951 GRANDVIEW DR W	48.91	
			100129708	3/20/2014	POWER/2702 ELWOOD DR W	18.38	
			100083325	3/20/2014	POWER/4910 BRISTONWOOD DF	405.32	
			100333844	3/20/2014	WATER/4951 GRANDVIEW DR W	162.74	
			100156306	3/19/2014	POWER/5400 ALAMEDA AVE W	201.39	
			100737063	3/20/2014	POWER/2715 ELWOOD DR W	96.00	
			100057089	3/12/2014	POWER/2700 BP WAY W	145.06	
			100401273	3/11/2014	POWER/8420 20TH ST W	25.51	
			100672520	3/11/2014	POWER/2208 GRANDVIEW DR W	141.78	
			100125363	3/12/2014	POWER/6817 27TH ST W	22.94	
			100079031	3/6/2014	POWER/3715 BP WAY W, #D4	15.36	
			100737857	3/7/2014	POWER/2010 MILDRED ST W	32.66	
			100302273	3/6/2014	POWER/3715 BP WAY W #D2	10.46	
			100079046	3/6/2014	POWER/3715 BP WAY W, #D5	9.64	
			100312959	3/6/2014	POWER/3715 BP WAY W, #A1	9.64	
			100312905	3/6/2014	POWER/3715 BP WAY W, #A-3A	9.64	
			100052902	3/6/2014	WATER & POWER/3715 BP WAY \	422.78	3,919.55
50042	3/31/2014	001140 CITY TREASURER	90544760	2/7/2014	DESIGN ENGINEERING/56TH-CIF	3,870.10	3,870.10
	Voucher:	36392					

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
50043	3/31/2014	001140	CITY TREASURER	90550352	3/12/2014	LANDFILL CHARGES/KOBAYASH	114.00	114.00
		Voucher: 36393						
50044	3/31/2014	025161	CITY TREASURER	314	3/18/2014	MAR14/UPTV CHANNEL GUIDE L	92.70	92.70
		Voucher: 36394						
50045	3/31/2014	025161	CITY TREASURER	129335	3/7/2014	DTA RECEIVERS/SR CENTER	28.86	
		Voucher: 36395		130297	3/7/2014	DTA RECEIVERS/CITY HALL	0.57	29.43
50046	3/31/2014	024565	COMCAST	849835010094441	3/10/2014	MAR19-APR18/ INTERNET/SR CE	97.56	
		Voucher: 36396		849835010073571	4/6/2014	MODEMS/REMOTE SURVEILLAN	70.84	
				849835010073570	3/10/2014	MODEMS/REMOTE SURVEILLAN	70.84	
				849835010094487	3/15/2014	BUSINESS CLASS INTERNET/CIT	140.79	
				849835010094436	3/10/2014	MAR19-APR18/INTERNET/PW SH	137.56	517.59
50047	3/31/2014	023782	COMPLETE OFFICE SOLUTIONS,	1061722-0	3/19/2014	PEN REFILLS/FINANCE	5.63	
		Voucher: 36397		1061167-0	3/18/2014	MISC OFFICE SUPPLIES/FINANC	28.87	
				1059236-0	3/13/2014	WRISTWREST/HR OFFICE	20.99	
				1058243-0	3/11/2014	TONER CARTRIDGE	318.58	
				1057093-1	3/10/2014	CD/DVD SLEEVES	8.04	
				1057093-0	3/7/2014	MISC OFFICE SUPPLIES/ENG DE	97.93	
				1054853-0	3/5/2014	TONER CARTRIDGES	134.10	
				1055479-0	3/4/2014	MISC OFFICE SUPPLIES/CA OFF	192.33	
				1053697-0	2/26/2014	MISC OFFICE SUPPLIES/ED OFF	28.84	
				1053067-0	2/25/2014	MISC OFFICE SUPPLIES/ED OFF	28.84	
				1053068-0	2/25/2014	MISC OFFICE SUPPLIES/ED & DS	188.42	
				1056394-0	3/5/2014	MISC OFFICE SUPPLIES/DS OFF	4.67	
				1053068-1	3/3/2014	MISC OFFICE SUPPLIES/ED OFF	60.65	
				1055870-0	3/5/2014	MISC OFFICE SUPPLIES/DS OFF	24.64	
				1058522-0	3/11/2014	MISC OFFICE SUPPLIES/DS OFF	109.40	1,251.93
50048	3/31/2014	023260	CONCUT DIAMOND PRODUCTS	INV1081135	2/28/2014	DIAMOND BLADES/ASPHALT CU	538.35	538.35
		Voucher: 36398						
50049	3/31/2014	002066	CONSOLIDATED ELECTR.DIST.C	(8541-763871	3/14/2014	STREET LIGHT BULBS	678.12	
		Voucher: 36399		8541-763987	3/24/2014	LIGHT BULB/PW MAINT	12.06	690.18

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
50050	3/31/2014	024347	COPIERS NORTHWEST, INC.	INV1007142	3/11/2014	FEB9-MAR8/OVERAGE CHARGE	36.91	
	Voucher:	36400		INV1009130	3/17/2014	FEB14-MAR13/OVERAGE CHARG	125.83	
				INV1004514	2/28/2014	JAN4-FEB3/OVERAGE CHARGES	223.81	
				INV1007691	3/12/2014	FEB11-MAR10/OVERAGE CHARG	23.03	
				INV1007690	3/12/2014	MAR11-APR10/LEASE PAYMENT/	32.31	
				INV1006564	3/10/2014	FEB4-MAR3/OVERAGE CHARGE	198.60	640.49
50051	3/31/2014	025617	COSTANTI, JANET	76342	3/17/2014	REFUND/DEPOSIT/SR CENTER F	200.00	200.00
	Voucher:	36401						
50052	3/31/2014	002415	COSTCO MEMBERSHIP	000111758007027	3/18/2014	2014 COSTCO MEMBERSHIP RE	165.00	165.00
	Voucher:	36402						
50053	3/31/2014	025611	COY, DUSTIN	ROW	3/17/2014	ROW PURCHASE/PARCEL #0220	1,501.00	1,501.00
	Voucher:	36403						
50054	3/31/2014	002488	CWA CONSULTANTS, P.S.	14-050	3/12/2014	PLAN REVIEW SERVICES/BLD13	1,440.00	1,440.00
	Voucher:	36404						
50055	3/31/2014	024375	DAVIS DOOR SERVICE, INC.	180015	3/12/2014	DOOR REPAIRS/ CITY HALL	481.16	481.16
	Voucher:	36405						
50056	3/31/2014	002878	DELL MARKETING L.P.	XJCKDMM5	2/27/2014	MOUSE/KEYBOARD/PORT REPL	167.67	
	Voucher:	36406		XJCM5KWF4	3/12/2014	DELL LATITUDE E6430 ATG LAPT	2,454.98	2,622.65
50057	3/31/2014	025615	DENTAL SMILES INC	603367140001000	3/6/2014	REFUND/BUSINESS LICENSE~	50.00	50.00
	Voucher:	36407						
50058	3/31/2014	002431	DIANE DEMARS	MAR14	3/13/2014	MAR14/COMMUNITY YOGA CLAS	810.75	810.75
	Voucher:	36408						
50059	3/31/2014	001737	DON SMALL & SONS OIL DIST	CC51011	3/11/2014	BULK FUEL/PW SHOP	3,393.54	3,393.54
	Voucher:	36409						
50060	3/31/2014	025616	DUNAVANT, JOLYNN	76111	3/4/2014	REFUND/ #8459 - ZUMBA GOLD	24.00	24.00
	Voucher:	36410						
50061	3/31/2014	024855	EWING IRRIGATION PRODUCTS	I7617190	2/28/2014	TURFACE MOUND RED BRICKS	217.25	217.25
	Voucher:	36411						
50062	3/31/2014	002198	FIRST AMERICAN TITLE INSUR.	C865-426945540	3/17/2014	TITLE PROCESSING/2123 BP WA	185.82	
	Voucher:	36412		865-426945239	2/5/2014	TITLE PROCESSING/2111 BP WA	183.82	
				865-426945539	3/17/2014	TITLE PROCESSING/2125-2127 E	185.82	555.46
50063	3/31/2014	003063	FURNEYS NURSERY	I-75140	3/6/2014	SEASONAL PLANTS/CIVIC BUILC	67.01	
	Voucher:	36413		I-75139	3/6/2014	SEASONAL PLANTS/STREETS M	558.45	625.46
50064	3/31/2014	001212	GRAY & OSBORNE INC	13410.00-12	3/4/2014	CRYSTAL CREEK CULVERT PRO	553.69	
	Voucher:	36414		13410.00-11	2/4/2014	CRYSTAL CREEK CULVERT PRO	1,601.36	2,155.05

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
50065	3/31/2014	025571	JEWELLED SCARAB DANCE COMF	JAN-FEB14	3/18/2014	JAN-FEB14/BELLY DANCE INSTR	104.00	104.00
		Voucher: 36415						
50066	3/31/2014	022801	KATE MCDERMOTT	030114	3/1/2014	JAN-FEB2-14/TALKING UP NEWS	300.00	300.00
		Voucher: 36416						
50067	3/31/2014	023454	KELLMAN, DAVID	021214	2/12/2014	VIDEOGRAPHY SERVICES/DADC	380.00	380.00
		Voucher: 36417						
50068	3/31/2014	001072	KLOSOWSKI, DEBBIE	REIMB	3/20/2014	BORAX/ORCHARD/CORE	81.89	81.89
		Voucher: 36418						
50069	3/31/2014	001960	KROGER - FRED MEYER STORE	700070	3/1/2014	CUSTOMER # 700070/MISC PURC	83.92	83.92
		Voucher: 36419						
50070	3/31/2014	023115	LEMAY MOBILE SHREDDING	4378081	3/1/2014	FEB14/DOCUMENT SHREDDING	33.80	33.80
		Voucher: 36420						
50071	3/31/2014	001243	LLOYD ENTERPRISES INC	177268	2/27/2014	TRUCK RENTAL/WASTE REMOV	880.00	880.00
		Voucher: 36421						
50072	3/31/2014	001797	LOWE'S BUSINESS ACCOUNT/GE	874-3507-017634-	3/17/2014	MISC MAINT & REPAIR SUPPLIE	992.08	992.08
		Voucher: 36422						
50073	3/31/2014	001891	MICROFLEX INC	00021765	3/6/2014	TAX AUDIT PROGRAM	10.67	10.67
		Voucher: 36423						
50074	3/31/2014	001352	MILES RESOURCES, LLC	235553	3/17/2014	HOT ASPHALT/STREET REPAIRS	653.52	653.52
		Voucher: 36424						
50075	3/31/2014	025001	NATIONAL CONSTRUCTION REN	3849860	3/4/2014	MAR5-APR1/FENCE RENTAL/PAS	19.04	19.04
		Voucher: 36425						
50076	3/31/2014	001095	NEWS TRIBUNE	I00892197-020520	2/5/2014	ORDINANCE PUBLICATION/ORD	113.25	113.25
		Voucher: 36426						
50077	3/31/2014	001096	NORTHWEST CASCADE, INC.	1-873310	3/5/2014	PORTA POTTY RENTAL/SKATE P	72.00	
		Voucher: 36427		RETAINAGE	3/14/2014	RETAINAGE/CIRQUE RESTROOM	1,625.00	
				1-872641	3/6/2014	PORTA POTTY RENTAL/CURRAN	72.00	
				1-872642	3/6/2014	PORTA POTTY RENTAL/KOBAYA	52.00	
				1-872640	3/6/2014	PORTA POTTY RENTAL/SUNSET	72.00	1,893.00
50078	3/31/2014	001271	NORTHWEST WIRE ROPE EQUIP	50061040	3/10/2014	MISC PARTS/PW SHOP	57.54	57.54
		Voucher: 36428						
50079	3/31/2014	002150	OFFICE DEPOT, INC.	1663393229	3/4/2014	MISC OFFICE SUPPLIES/REC DE	89.19	89.19
		Voucher: 36429						
50080	3/31/2014	003178	OWENS PRESS, INC.	25988	3/24/2014	MAR-APR14/HEADLINES NEWSL	4,982.08	
		Voucher: 36430		25981	3/7/2014	ENVELOPES & BUSINESS CARD	2,143.15	7,125.23

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
50081	3/31/2014	022852	P & N QUALITY JANITORIAL SVC. 256	3/5/2014	FEB14/JANITORIAL SERVICES	2,687.17	2,687.17
		Voucher: 36431					
50082	3/31/2014	002051	PCRCO,LLC 3866	2/28/2014	DISPOSAL/TREATMENT OF VACU	1,842.02	1,842.02
		Voucher: 36432					
50083	3/31/2014	001109	PIERCE COUNTY BUDGET & FIN/AR157043	3/5/2014	MAR14/POLICE SERVICES	281,549.87	
		Voucher: 36433	AR157378	3/24/2014	2014 FIRE INVESTIGATION SERV	12,863.98	
			AR157713	3/20/2014	FEB14/ANIMAL CONTROL & SHE	8,769.69	
			AR157616	3/16/2014	FEB14/JAIL SERVICES	8,547.50	
			AR157615	3/16/2014	JAN14/JAIL SERVICES	8,826.50	
			AR156955	3/4/2014	FEB14/I-NET CHARGES/AIR UPT	253.00	
			AR156986	3/4/2014	FEB14/RECORDING FEES	223.00	321,033.54
50084	3/31/2014	024698	PIERCE COUNTY SECURITY, INC.272302	3/5/2014	#9206/FEB14/SECURITY/KOBAYA	150.00	
		Voucher: 36434	272247	3/5/2014	#9205/FEB14/SECURITY/CIRQUE	150.00	300.00
50085	3/31/2014	001114	PITNEY BOWES GLOBAL FIN. SV/APR14	3/20/2014	APR14/ACCT19533470/POSTAGE	1,500.00	1,500.00
		Voucher: 36435					
50086	3/31/2014	001114	PITNEY BOWES GLOBAL FIN. SV(7031321-MR14	3/13/2014	1STQTR1R/POSTAGE MACHINE	1,167.65	1,167.65
		Voucher: 36436					
50087	3/31/2014	025045	PROFORCE LAW ENFORCEMENT197839	2/28/2014	X26 BLK/BLK XDPM TASER	928.75	928.75
		Voucher: 36437					
50088	3/31/2014	025241	ROBERT HALF TECHNOLOGY, IN(39943341	3/11/2014	WE 03-07-14/BRYAN HEAD/TEMP	1,402.25	
		Voucher: 36438	39894464	3/4/2014	WE 02-28-14/BRYAN HEAD/TEMP	1,420.00	
			39976438	3/17/2014	WE 03-14-14/BRYAN HEAD/TEMP	1,420.00	4,242.25
50089	3/31/2014	001328	SHELL FLEET CARD SERVICES 8147100120403	3/6/2014	81-471-0012-0/SHELL	95.14	95.14
		Voucher: 36439					
50090	3/31/2014	002613	SUPERIOR LINEN SERVICE,INC. 80862	3/12/2014	OFFICE MAT RENTAL/PW SHOP	79.97	
		Voucher: 36440	83763	3/26/2014	OFFICE MAT RENTAL/PW SHOP	79.97	159.94
50091	3/31/2014	002097	TACOMA SCREW PRODUCTS INC30497703	3/13/2014	MISC REPAIR PARTS/PW SHOP	284.90	
		Voucher: 36441	30500735	3/20/2014	SUPPLIES ASSOCIATED WITH H/	635.07	919.97
50092	3/31/2014	002823	THOMPSON ELECTRICAL CONST0114-5823CG	1/21/2014	REPAIRS/STREETLIGHT	470.42	
		Voucher: 36442	0114-5863CV	1/21/2014	REPAIR/WINDMILL VILLAGE SIG	276.52	
			0114-5822G	1/16/2014	REPAIR & MAINT/STREET LIGHT	1,802.91	
			0214-5958CV	2/28/2014	REPAIR LIGHTS/MARKET SQ	1,042.63	
			0314-6056CV	3/18/2014	STREET LIGHT REPAIRS	1,561.14	5,153.62
50093	3/31/2014	001636	THOMSON REUTERS - WEST 829098400	3/1/2014	FEB14/WEST INFORMATION CH/	615.57	615.57
		Voucher: 36443					

Bank : bofa BANK OF AMERICA

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
50094	3/31/2014	025376	UNIVERSAL FIELD SERVICES, IN 38514	2/28/2014	BP WAY PH 5/ROW ACQUISITION	12,400.19	12,400.19
		Voucher: 36444					
50095	3/31/2014	025560	UNIVERSITY PLACE CIVIC BLDG 8/2ND PAYMENT	1/20/2014	2ND PAYMENT/OPERATING ACC	74,419.75	74,419.75
		Voucher: 36445					
50096	3/31/2014	001331	UNIVERSITY PLACE REFUSE SV, 785992	3/19/2014	APR14/BILLING PERIOD/REFUSE	316.00	316.00
		Voucher: 36446					
50097	3/31/2014	001151	UNIVERSITY PLACE SCHOOL DISF22004	3/21/2014	FEB14/CJH & CHS GYM USE/BAS	565.00	
		Voucher: 36447	F22002	3/21/2014	CUSTODIAL OT/MID WINTER BRI	385.00	
			F22003	3/21/2014	CUSTODIAL OT/CHS CAFETERIA	297.50	1,247.50
50098	3/31/2014	001153	VERIZON WIRELESS,LLC.	3/1/2014	MAR14/CELL PHONES/CITY WIDI	1,704.23	1,704.23
		Voucher: 36448					
50099	3/31/2014	001157	WA ASSN OF BUILDING OFFICIAL28551	3/20/2014	D BENTLEY/SPRING MTG/APR 2	60.00	60.00
		Voucher: 36449					
50100	3/31/2014	002891	WA ASSOC. OF TELECOMMUNIC/2014DUES	3/25/2014	2014 AGENCY MEMBERSHIP DUI	100.00	100.00
		Voucher: 36450					
50101	3/31/2014	001653	WA FINANCE OFFICERS ASSN	1516968-6677841 3/17/2014	DOR TRAINING/JULY 22/S LEWIS	60.00	
		Voucher: 36451	1516968-6666271 3/13/2014		DOR TRAINING/JULY 22/L HAND	60.00	120.00
50102	3/31/2014	001032	WA STATE	2014020114 3/4/2014	FEB14/ANALOG PHONE LINES/C	199.34	199.34
		Voucher: 36452					
50103	3/31/2014	022590	WA STATE DEPT OF TRANSPORTRE-313-ATB40311	3/11/2014	GEN PROJ MGMT/MILDRED & 67	107.15	
		Voucher: 36454	RE-313-ATB40311 3/11/2014		GEN PROJ MGMNT/MILDRED & 6	263.76	370.91
50104	3/31/2014	024399	WELLS FARGO FINANCIAL LEAS 5000987802	3/19/2014	APR15-MAY14/RENT/LEXMARK F	95.07	95.07
		Voucher: 36455					
50105	3/31/2014	021826	WHISTLE WORKWEAR	58389 3/3/2014	PERSONAL PROTECTIVE GEAR/	1,972.73	1,972.73
		Voucher: 36456					
50106	3/31/2014	001428	WILBUR-ELLIS COMPANY	7796069 3/11/2014	FERTILIZER AND LIME/CURRAN	3,471.48	3,471.48
		Voucher: 36457					
50107	3/31/2014	025610	WORTON ENTERPRISE, LLC	ROW 3/19/2014	ROW PURCHASE/PARCEL #0220	11,060.00	11,060.00
		Voucher: 36458					
12991699	3/14/2014	002072	WA STATE DEPT OF REVENUE	FEB14 3/13/2014	FEB14/USE TAX & B&O TAX	736.83	736.83
		Voucher: 36453					
Sub total for BANK OF AMERICA:							526,119.05

79 checks in this report.

Grand Total All Checks: 526,119.05

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Adopt a resolution directing the Parks and Recreation Commission to examine the benefits and potential challenges of forming a Metro Park District to fund parks and recreation including options for creating, managing and operating a District, level of funding required to meet the City's long-term parks and recreation vision for the next twenty years.

Agenda No: 9B
Dept. Origin: Public Works, Parks & Recreation Dept.
For Agenda of: April 7, 2014
Exhibits: Proposed Resolution
Concurred by Mayor: _____
Approved by City Manager: _____
Approved as to form by City Atty: _____
Approved by Finance Director: _____
Approved by Department Head: _____

Expenditure Required: \$0.00	Amount Budgeted: \$0.00	Appropriation Required: \$0.00
---------------------------------	----------------------------	-----------------------------------

SUMMARY / POLICY ISSUES

On March 10, 2014, as directed by City Council in Resolution #740, the Parks and Recreation Commission presented the finding from their study of Parks, Recreation and Senior Center needs. This study included options for funding those needs and recommends in depth study of a Metro Parks District style of funding to maintain service levels and meet the City's long-term Parks and Recreation needs over the next twenty years. The next step is to examine the benefits and potential challenges of forming a Metro parks District.

ALTERNATIVES CONSIDERED

BOARD OR COMMITTEE RECOMMENDATION

RECOMMENDATION / MOTION

MOVE TO: Adopt a resolution directing the Parks and Recreation Commission to examine the benefits and potential challenges of forming a Metro Park District to fund parks and recreation including options for creating, managing and operating a District, level of funding required to meet the City's long-term parks and recreation vision for the next twenty years.

RESOLUTION NO. XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DIRECTING THE PARKS AND RECREATION COMMISSION TO EXAMINE THE BENEFITS AND POTENTIAL CHALLENGES OF FORMING A METRO PARKS DISTRICT TO FUND PARKS AND RECREATION INCLUDING OPTIONS FOR CREATING, MANAGING AND OPERATING A DISTRICT, LEVEL OF FUNDING REQUIRED TO MEET THE CITY'S LONG-TERM PARKS AND RECREATION VISION FOR THE NEXT TWENTY YEARS

WHEREAS, the City Council's 2013-2014 goals identified "long range Parks, Recreation and Senior Center needs" as one of its primary goals; and

WHEREAS, through anticipated future growth and development, the City's density is expected to increase; and

WHEREAS, future growth is expected to increase demand for Parks, Recreation and Senior Center services; and

WHEREAS, the City's long-range financial forecast anticipates declining revenues available for City services, including parks, recreation and senior center services in 2016; and

WHEREAS, it is the intent of the City to develop a funding strategy for meeting those needs; and

WHEREAS, The Parks and Recreation Commission has studied Parks, Recreation and Senior Center needs including options for funding those needs and recommends in depth study of a Metro Parks District style of funding to maintain service levels and meet the City's long-term Parks and Recreation needs over the next twenty years service levels

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:

The Parks and Recreation Commission is directed to further study the benefits and potential challenges of forming a Metro Parks District within the City of University Place. The Commission will include options for creating, managing and operating a district, level of funding required to meet the Parks and Recreation and Senior Center needs over the next twenty years. The Commission will report progress and status of their study in August of 2014 and submit a final report for Council consideration by the fourth quarter of 2014.

ADOPTED BY THE CITY COUNCIL ON APRIL _____, 2014.

Denise McCluskey, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

AUTHORIZE THE PAYMENT OF \$48,561.84 FOR THE RAINIER COMMUNICATIONS COMMISSION INVOICE FOR 2014 RCC MEMBERSHIP DUES COVERING JANUARY 1, 2014 THROUGH DECEMBER 31, 2014.

Agenda No: 9C
Dept. Origin: Communications
For Agenda of: April 7, 2014
Exhibits: Invoice
Concurred by Mayor: _____
Approved by City Manager: _____
Approved as to form by City Atty: _____
Approved by Finance Director: _____
Approved by Department Head: _____

Expenditure	Amount	Appropriation
Required \$48,561.84	Budgeted \$49,500.00	Required \$ 0

SUMMARY / POLICY ISSUES

The City has been invoiced by Pierce County Budget & Finance for the first quarter Rainier Communications Commission membership dues in the amount of \$12,140.46. Multiplied by four, the entire amount which will be due for 2014, to be paid in quarterly installments, is \$48,561.84.

RCC membership dues are calculated as one-half of one percent of the cable companies' gross revenues from the previous year. Funds are identified within the Communications 2014 budget. These membership dues are necessary to ensure the ongoing production and support from the RCC for University Place Television (UPTV).

ALTERNATIVES CONSIDERED

N/A

BOARD OR COMMITTEE RECOMMENDATION

N/A

RECOMMENDATION / MOTION

MOVE TO: AUTHORIZE THE PAYMENT OF \$48,561.84 FOR THE RAINIER COMMUNICATIONS COMMISSION INVOICES FOR 2014 RCC MEMBERSHIP DUES COVERING JANUARY 1, 2014 THROUGH DECEMBER 31, 2014.

MAR 07 2014



Budget & Finance Department
615 So. 9th Street Suite 100
Tacoma, WA 98405-4673



CHANGE OF ADDRESS INFORMATION

Street Address: _____
City, State Zip: _____
Phone Number: _____

INVOICE DATE	INVOICE #	DUE DATE
3/4/2014	AR157006	Due upon receipt
CUSTOMER #	TOTAL DUE	TOTAL PAID
107334	\$12,140.46	

PLEASE MAKE CHECKS PAYABLE TO PIERCE COUNTY

CITY OF UNIVERSITY PLACE
3715 BRIDGEPORT WAY WEST
ACCOUNTS PAYABLE DEPT.
UNIVERSITY PLACE, WA 98466

REMIT TO: PIERCE COUNTY BUDGET & FINANCE
SUITE 100
615 S 9TH STREET
TACOMA WA 98405-4673

PLEASE DETACH HERE AND RETURN ABOVE PORTION WITH PAYMENT - THANK YOU



Budget & Finance Department
615 So. 9th Street Suite 100
Tacoma, WA 98405-4673

BILLED TO: CITY OF UNIVERSITY PLACE
3715 BRIDGEPORT WAY WEST
ACCOUNTS PAYABLE DEPT.
UNIVERSITY PLACE, WA 98466

COUNTY CONTACT: Tricia Jarbeaux 253-798-8712

TYPE OF INVOICE: Misc Other

DESCRIPTION: 2014 Membership dues for the Rainier Communications Commission, 1st Quarter

INVOICE DATE	INVOICE #	CUSTOMER #	PAYMENT TERMS	PAGE	DUE DATE
3/4/2014	AR157006	107334	Due upon receipt None	1	Due upon receipt

Item Details		Quantity	Units	Unit Price	Price w/o Tax
1.	Description: 1st Qtr. 2014 RCC Membership Dues	1	Quarter	\$12,140.46	\$12,140.46
SUBTOTAL					\$12,140.46
GRAND TOTAL					\$12,140.46

APPROVED BY
Awaiting P.O.
PO NUMBER (OR ACCT # IF NO PO REQUIRED)

PROJECT NUMBER

CLOSE PO YES NO



**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Adopt a resolution amending and superseding Resolution 706 which established the Economic Development Commission to reflect a new meeting day and housekeeping changes.

Agenda No: 9D
Dept. Origin: Community & Economic Development
For Agenda of: April 7, 2014
Exhibits: Resolution
Concurred by Mayor: _____
Approved by City Manager: _____
Approved as to form by City Atty: _____
Approved by Finance Director: _____
Approved by Department Head: _____

Expenditure Required	0	Amount Budgeted	0	Appropriation Required	0
-------------------------	---	--------------------	---	---------------------------	---

SUMMARY / POLICY ISSUES

This action is being requested to set the regular meeting day of the Economic Development Commission to the 4th Thursday of the month and to reflect a change in the name of the local Chamber of Commerce organization. The Commission was originally set up to meet on the 3rd Thursday of the month at 7:30 a.m. This change is being recommended in order to accommodate staffing schedules.

RECOMMENDATION / MOTION

Move to: Adopt a resolution amending and superseding Resolution 706 which established the Economic Development Commission to reflect a new meeting day and housekeeping changes.

RESOLUTION NO.

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON,
ESTABLISHING THE ECONOMIC DEVELOPMENT COMMISSION, AMENDING AND
SUPERSEDING RESOLUTION NUMBER 706**

WHEREAS, December 16, 2002, the City Council determined the need to establish a permanent Economic Development Commission to include representatives from University Place business and property owners, Chamber representatives, neighborhood residents, and other important representatives of the community to guide and advise the City Council on the implementation of the community's Economic Development Strategic Action Plan; and

WHEREAS, to allow for more effective staffing of the Commission, a change in the day of the regular meeting is desired from the 3rd Thursday of the month to the 4th Thursday of the month; and

WHEREAS, the University Place/Fircrest Division of the Tacoma-Pierce County Chamber of Commerce has changed its name to the West Side Branch of the Tacoma-Pierce County Chamber of Commerce.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
UNIVERSITY PLACE, WASHINGTON, AS FOLLOWS:**

Section 1. Superseding. Resolution Number 706 establishing and governing the University Place Economic Development Commission is hereby superseded.

Section 2. Purpose and Mission Statement. The purpose of the Commission is to advise the City Council regarding community-wide economic development issues and be an advocate for the implementation of the Economic Development Strategic Action Plan as adopted by the City Council, providing input on economic development issues, serving as a sounding board for various business community interests, and as the "eyes and ears" for the City in the business community. In addition, the Commission will, as necessary, participate in community outreach efforts to communicate economic development initiatives that impact the University Place community.

Section 3. Membership. There shall be seven (7) members of the Economic Development Commission. Members shall be City residents, business owners, property owners, or business professionals working in the City. One member will be a member with the West Side Branch of the Tacoma-Pierce County Chamber of Commerce. The Economic Development Commission is an advisory commission appointed by the City Council. It is highly desirable that no more than two (2) members be engaged in the same kind of occupation, business, trade, or profession.

Section 4. Vacancies and Appointments. Appointments to the Commission, whether due to term expiration or resignation, will be by the City Council during a Special Council Meeting and shall follow the commission recruitment and appointment process established by Resolution Number 719, as may be subsequently amended.

Section 5. Term. Commission members shall be appointed to four-year terms that shall expire on January 31. Commission members' terms shall be staggered so that only half of the members' terms will expire at one time. The Commission Chair shall serve a two-year term, and the Vice Chair will fill this position upon its vacancy. There are no term limits.

Section 6. Removal of Members. Members may be removed by City Council motion. Positions shall be deemed vacated after a member is absent for 4 consecutive unexcused Regular Meetings or absent for more than 50% of the Commission meetings in a calendar year.

Section 7. Meeting Schedule and Public Meetings. The Commission shall meet at least quarterly, the fourth Thursday of the month at 7:30 a.m. at City Hall. Meetings held on a different date or time shall be considered Special Meetings. All meetings shall comply with the Open Public Meetings Act and be held in the City (not including training or site visits and field trips originating in the City). No Executive Session shall be noticed or held without the prior knowledge of the City Clerk and City Attorney. The City Clerk is responsible for assuring the posting of Commission meeting notices.

Section 8. Voting. A quorum is necessary to act on any matter before the Commission. Four (4) members of the Commission constitute a quorum. Any recommendation that a majority of the Commission believes should be forwarded to the City Council shall be so forwarded and shall include the minority opinion. All Commissioners present are required to vote. Failure to vote shall be deemed an affirmative vote. Commissioners may submit written comments for the record on an issue that will be voted on in their absence.

Section 9. Expenditures and Staff Support. Members shall serve without compensation. Any expenditure for the Commission shall be within the amounts appropriated for the purposes set by the City Council and approved in advance by the City Manager or Designee. Staff resource and support shall be as provided by the City Council in the Adopted Budget under the City Manager's authority.

Section 10. Organization. The Commission shall elect its own Chairperson and Vice-Chairperson. The Vice-Chairperson shall preside in the absence of the Chairperson. The Chairperson and Vice-Chairperson shall be voting members of the Commission. The Commission shall adopt rules for transaction of business, and shall keep a written record of its meetings, attendance, and recommendations. These records shall be public record and filed with the City Clerk. Sub Commissions and Ad Hoc Commissions shall only be created by City Council motion, through a request to the City Council.

Section 11. Conflict of Interest. Each voting member present shall vote on all questions put to the Commission unless a conflict of interest under state law is present.

Section 12. Effective Date. This resolution shall take effect immediately upon adoption.

ADOPTED BY THE CITY COUNCIL ON APRIL 7, 2014.

Denise McCluskey, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

**Business of the City Council
City of University Place, WA**

Proposed Council Action:

Adopt an Ordinance repealing Ordinance 383 Amending Title 19 Zoning including Revisions to the Chambers Creek Properties Design Standards and Amending Title 22 Administration of Development Regulations to Administer the Chambers Creek Properties Design Standards.

Agenda No: 10
Dept. Origin: Planning and Development Services
For Agenda of: April 7, 2014
Exhibits: Proposed Ordinance Exhibits
Concurred by Mayor: _____
Approved by City Manager: _____
Approved as to form by City Atty: _____
Approved by Finance Director: _____
Approved by Department Head: _____

Expenditure Required	0	Amount Budgeted	0	Appropriation Required	0
----------------------	---	-----------------	---	------------------------	---

SUMMARY / POLICY ISSUES

The Chambers Creek Properties consist of 930 acres of property owned by Pierce County, located in the southwest corner of the City of University Place along the Puget Sound and extending two miles up the Chambers Creek Canyon. A Master Site Plan for these properties was adopted by Pierce County in 1997 following an extensive public participation process and an environmental impact statement.

On February 7, 2000 the City entered into a Joint Procedural Agreement (JPA) with Pierce County and the City of Lakewood to establish the process and procedures necessary to facilitate the implementation of the Chambers Creek Properties Master Site Plan. According to the JPA, the Master Site Plan is a 50-year plan but will be reviewed every ten years to determine if any changes are needed and to specify projects for the next ten years. In accordance with the JPA, all three jurisdictions must approve any amendment to the Master Site Plan. On September 5, 2006 The City Council adopted approved the 1st Master Site Plan Update subject to conditions, including the revising of the Chambers Creek Design Standards.

ALTERNATIVES CONSIDERED

The cities of University Place and Lakewood and Pierce County initially considered amending the existing design standards but agreed that the number of amendments needed to address all the concerns of the parties would be best achieved by repealing the existing standards and adopting new standards.

BOARD OR COMMITTEE RECOMMENDATION

The Planning Commission held several public meetings in 2013 including a public hearing on September 18th 2013 before unanimously recommending to the City Council proposed revisions of the Chambers Creek Properties Design Standards and Guidelines including amendments to Titles 19 and 22 of the Municipal Code.

RECOMMENDATION / MOTION

Move to: Adopt an Ordinance repealing Ordinance 383 Amending Title 19 Zoning including Revisions to the Chambers Creek Properties Design Standards and Amending Title 22 Administration of Development Regulations to Administer the Chambers Creek Properties Design Standards

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 19.57 OF THE UNIVERSITY PLACE MUNICIPAL CODE, ZONING CODE BY REPEALING ORDINANCE 383 THE CHAMBERS CREEK PROPERTIES DESIGN STANDARDS AND GUIDELINES, ADOPTING REVISED CHAMBERS CREEK PROPERTIES DESIGN STANDARDS AND GUIDELINES AND AMENDING TITLE 22 OF THE UNIVERSITY PLACE MUNICIPAL CODE ADMINISTRATION OF DEVELOPMENT REGULATIONS TO ADMINISTER THE REVISED CHAMBERS CREEK PROPERTIES DESIGN STANDARDS AND GUIDELINES.

WHEREAS, Pierce County owns approximately 920 acres of land in the vicinity of Chambers Creek collectively known as the "Chambers Creek Properties"; and

WHEREAS, Portions of the Chambers Creek Properties are located in the City of University Place, the City of Lakewood and unincorporated Pierce County; and

WHEREAS, The Pierce County Council passed Ordinance, No. 97-71s on August 19, 1997, which adopted the "Chambers Creek Properties Master Site Plan"; and

WHEREAS, The City of University Place, the City of Lakewood and Pierce County entered into a "Joint Procedural Agreement" regarding the Chambers Creek Properties and the Chambers Creek Master Site Plan, to facilitate further use and development of the Chambers Creek Properties; and

WHEREAS, Section 6 of the Joint Procedural Agreement describes the steps the cities and County will take to promote the implementation of the Master Site Plan including joint development of a set of Design Standards and Guidelines; and

WHEREAS, Ordinance 383 the "Chambers Creek Properties Design Standards and Guidelines" was adopted by the City Council on June 2, 2003; and

WHEREAS, Pursuant to the Chambers Creek Master Site Plan, the Plan is to be reviewed and updated every 10 years; and

WHEREAS, In 1994 Pierce County initiated the 1st Chambers Creek Properties Master Site Plan Update; and

WHEREAS, Pierce County's amendment process included appointing a citizens and resources committee, numerous public meetings and three public hearings on an associated Supplemental Environmental Impact Statement; and

WHEREAS, On September 5, 2006 the City Council adopted Ordinance 534 amending the Chambers Creek Properties Master Site Plan, subject to amendments to the Joint Procedural Agreement and revising the Chambers Creek Properties Design Standards and Guidelines to address architectural design standards and temporary structures; and

WHEREAS, University Place, Lakewood and Pierce County worked jointly to revised the Chambers Creek Properties Design Standards and Guidelines before presenting a draft to the University Place Planning Commission for review and a recommendation to the City County; and

WHEREAS, the Planning Commission held several public meetings in 2013 including a public hearing on September 18th 2013 before unanimously recommending to the City Council proposed revisions of the Chambers Creek Properties Design Standards and Guidelines including amendments to Titles 19 and 22 of the Municipal Code; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) issued on March 3, 2014 with a comment period ending on March 17, 2014; and

WHEREAS, the Washington State Department of Commerce granted an expedited state agency review period which began on February 28, 2014 and concluded on March 14, 2014; and

WHEREAS, the University Place City Council held a study session on February 3, 2014 to take public comment and discuss proposed amendments, and

WHEREAS, the University Place City Council finds the amendments are consistent with the goals, objectives and policies of the Comprehensive Plan; the proposed amendments is in the best interest of the citizens of the City; the proposed amendment enhances the public health, safety, comfort, convenience, or general welfare; and the proposed amendment will not be materially detrimental to uses on the Chambers Creek Properties or in the vicinity;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance 383 Repealed. Ordinance 383, an Ordinance adopting the Chambers Creek Properties Design Standards and Guidelines establishing development standards and guidelines by which development of the Chambers Creek Properties shall be subject in accordance with Section 6 of the Chambers Creek Joint Procedural Agreement is hereby repealed.

Section 2. Title 19 Zoning. University Place Municipal Code Sections 19.20.040 Overlay Zones, 19.25.030 Exempt Uses, 19.45.100 Density and Dimension Table Notes, 19.55.060 Chambers Creek Properties Overlay, and 19.57. Chambers Creek Properties Design Standards are hereby amended and revised as shown in Exhibit "A" attached.

Section 3. Title 22 Administration of Development Regulations University Place Municipal Code Sections 22.05.060 Notice of Application, 22.05.090 Consistency with Development Regulations and SEPA/ Consolidated Permit Review, and 22.05.110 Optional Permit Processing are hereby amended as shown in Exhibit "B" attached.

Section 4. Copy to be Available. One copy of this Ordinance shall be available in the office of the City Clerk for use and examination by the public.

Section 5. Severability. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 6. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON APRIL _____, 2014.

Denise McCluskey, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

Published:
Effective Date:

EXHIBIT A

19.20.040

Overlay zones.

A. Purpose. The purpose of an “overlay zone” is to identify areas where uses allowed in the underlying zone are permitted subject to special regulatory standards to achieve the goals and policies of the Comprehensive Plan. This is accomplished by establishing overlay zones with special or alternative standards as designated by the City’s Comprehensive Plan and this code. Examples include the Town Center, Chambers Creek properties, and the public facility overlay zones.

B. Overlay Zones.

1. Public Facility Overlay (PFO). The public facility overlay (PFO) designation includes properties currently owned or operated by a public entity. Uses in the public facility overlay include but are not limited to fire district and school district properties. The purpose of the public facility overlay is to recognize that public facilities provide necessary services to the community and have their own unique set of circumstances. Factors including size, technological processes, requirements for municipal comprehensive facility planning and budgeting, capital improvement programs, and compatibility with surrounding land uses must be considered when developing public facilities. New, improved and redeveloped public facilities should incorporate buffers and landscaping into their plans to ensure compatibility with adjacent land uses and zones. Sidewalks, open public spaces and public art shall be provided to encourage a pedestrian-friendly atmosphere and connections with public transit stops, schools, shopping, services, and recreational facilities.

2. Town Center Overlay (TCO). The Town Center Overlay Area is located within the Town Center Zone between 35th Street West and 38th Street West. This overlay area will be an urban mixed use neighborhood that is intended to create an integrated residential, retail, park, public open space, and civic development creating an urban village atmosphere. The development in this area should include luxury residential living units including flats, townhouses, lofts and live/work units in several buildings. The buildings would include ground floor retail and commercial uses. A hotel and conference center facilities are envisioned. The civic elements include the City Hall/library civic building, and town square, a public plaza. Parking should be accommodated along the internal streets, in parking garages located below the buildings and on surface parking lots located to the side of or behind buildings. Approximately 20 percent of the overlay zone would be dedicated as permanent open space/park. A portion of this area is currently designated as Homestead Park. In addition to preserving natural open space, there should be well-defined open space throughout the overlay area, with articulated streetscapes, landscaping, and other pedestrian features.

3. Chambers Creek Properties Overlay (CCPO). The Chambers Creek ~~p~~Properties ~~O~~overlay ~~area is an area of land located in the southwest corner of the City that is owned by Pierce County~~ ~~This property~~ consists of ~~a total of 930 700 acres owned by Pierce County in the southwest corner of the City with about 700 acres situated in the City.~~ A master plan was developed over several years with the help of area residents, and was originally adopted by Pierce County and the City in 1997 with an update in 2005. In accordance with the Chambers Creek ~~p~~Properties ~~M~~master ~~s~~Site ~~p~~plan, the “properties” as they are referred to by Pierce County are currently developed with a mix of public facilities and services including the County’s principal wastewater treatment facility, the County’s Environmental Services Building, active and passive open spaces including Chambers Bay, an 18-hole links style golf course, ball fields, open meadows and an extensive trail system. Future development includes restaurants, a golf club house, lodging, a boat launch, more trails and an off-leash dog area. The development of the Chambers Creek ~~P~~roperties is subject to a joint procedural agreement and design standards aimed at achieving County and City goals and promoting economic development.

19.25.030

Exempt uses.

A. ~~Applicability to Other Chapters.~~ Unless otherwise stated, ~~the uses exempted in this section are also exempted from Chapters 19.50 UPMC, Design Standards for Mixed Use, Mixed Use — Office and Commercial Zones, and Chapter 19.85 UPMC, Discretionary Land Use Permits.~~

~~B. Uses Exempted from This Chapter.~~ The provisions of this ~~chapter~~ Title shall not apply to the following uses:

1. On site and community septic systems;
2. Stormwater conveyance systems which include features such as gutters, pipelines, culverts, manholes, weirs, manmade and natural channels, water quality filtration systems and drywells;
3. Electrical distribution lines and poles less than 40 feet high and under 55 kilovolts;
4. Sewerage and water conveyance systems which include underground or flush-with-the-ground features, including but not limited to pipes and manholes;
5. Water, oil, and natural gas distribution pipelines;
6. Natural gas distribution lines (as opposed to transmission lines) and necessary appurtenant facilities and hookups;
7. Cable, fiber optic, or telephone transmission and distribution lines, poles and appurtenances less than 40 feet high (not including personal wireless telecommunication facilities; see UPMC 19.25.060, Utilities use category – Descriptions);
8. Streets and linear trails when located in existing rights-of-way; and
9. Fertilizer applications and biosolids applications at or below agronomic rates.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 443 § 1 (Exh. A), 2005; Ord. 394

Chapter 19.45

DENSITY AND DIMENSION

19.45.100

Density and dimension table notes.

(1) Base Density. These densities may be achieved outright by following the applicable development and design standards.

(2) Mixed Use Development. Multifamily residential development is only permitted in conjunction with a permitted commercial use and subject to applicable design standards.

(3) Maximum density in R1, R2 or specified overlay districts may only be achieved through approval of a small lot development designed in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC. Maximum density in MF-L, MF-H, MU-O, NC or MU districts may only be achieved for a multifamily project that receives Washington State Housing Finance Commission approval for a Low Income Housing Tax Credit (LIHTC) and is designed in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC.

(4) Side and Rear Yard Setbacks. A side or rear yard setback is not required in IB, C, TC, MU, NC, MF-L, MF-H and MU-O zones if the parcel does not abut an R1 or R2 zone. If abutting an R1 or R2 zone, a 30-foot setback is required along the abutting lot line(s), unless the subject parcel is in a transition overlay, in which case a 20-foot setback is required along the abutting lot line(s).

(5) Fifteen feet is a minimum setback requirement. Maximum setback is 20 feet. However, see also design standards (Chapter 19.50 UPMC).

(6) Refer to underlying zone.

(7) Single-family and duplex uses in these zones may, at their option, use minimum setbacks of the R1 zone.

(8) Single-family attached units shall meet all R1 setback requirements except for the common lot line where the side yard setback may be zero feet. The remaining side yard, if not attached, shall be set back eight feet.

(9) Mixed use (MU) zoned properties on the north side of 27th Street West between Grandview Drive and Crystal Springs Road may increase height and density in accordance with UPMC 19.55.080.

~~(10) Density and dimension standards are contained in the Chambers Creek properties design standards and guidelines.~~

(11) Detached one-story garages may be set back a minimum of five feet providing sight distance is maintained.

(12) The front yard setback shall be the distance between the existing house and the railroad right-of-way or 20 feet, whichever is less.

(13) Town Center Overlay Zone Setbacks.

(a) Front Yard. No setback is required from streets except at significant corners where a 20-foot setback is required;

(b) Rear Yard. A rear yard setback is not required if the parcel does not abut a parcel in the R1 or R2 zone. If abutting a parcel in the R1 or R2 zone, a 50-foot setback is required along the abutting lot lines;

(c) Side Yard. A side yard setback is not required. If a side yard setback is provided, a minimum of 10 feet is required.

(14) Within the Town Center overlay zone, structures on the west side of Bridgeport Way shall not exceed 75 feet in height. Between Bridgeport Way and 74th Avenue East, height shall not exceed 120 feet. East of 74th Avenue West, height shall not exceed 55 feet. Specific height requirements and exceptions are provided in the Town Center design standards.

(15) Newly created lots shall be of such shape that a circle with a diameter equal to the minimum specified lot width can fit within the boundary of the lot. Minimum lot widths for small lot developments shall be determined through the administrative design review process.

(16) Minimum lot sizes for detached single-family dwelling/duplex dwelling or new lots created through a short plat or conventional preliminary plat/final plat process. Minimum lot size for small lot or multifamily developments shall be determined through the administrative design review process. A legally nonconforming duplex lot existing prior to the effective date of this section may be subdivided into two attached single-family lots, one or both of which may contain less than the required lot area.

(17) Lot coverage refers to the percentage of a lot covered by buildings. For small lot developments, the lot coverage standard applies to buildings, private streets, parking lots, driveways and other impervious surfaces combined.

(18) Review Chapter 19.52 UPMC for additional information regarding setbacks, height, density and design standards for the Town Center zone.

(19) Setbacks for small lot developments shall be in accordance with the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC.

(20) See the "Design Standards and Guidelines for Small Lot and Multifamily Development" adopted pursuant to Chapter 19.53 UPMC for additional information regarding height limits for small lot developments.

(21) Floor area ratios for small lot development are based on the average for the entire project; FARs for individual lots may vary. See UPMC 19.45.080 for additional information concerning FAR standards.

(22) Only uses included in the Chambers Creek Properties Master Site Plan are allowed in the Chambers Creek Overlay. Residential uses are not included in the Chambers Creek Properties Master Site Plan.

Density and Dimensions Table

Overlay Zones Density and Dimensions (Setbacks)

OVERLAY ZONES	Town Center	Chambers Creek Properties (10)	Public Facility (6)	Transition Properties	Day Island	Day Island South Spit	Sunset Beach
	TCO	CCPO	PFO	TPO	DI	DIS	SB
Base Density (du/ac) (1), (2)	20	<u>0 (22)</u>		(6)	4	4	4
Maximum Density (du/ac)		<u>0 (22)</u>		(6)	6 (3)	6 (3)	6 (3)
Setback, Arterial Streets (10)	0/20	<u>25</u>		(6)	NA	NA	NA
Setback, Other Roads	0/20 (13)	<u>25</u>		25'	20' (11)	0	0/20 (12)
Setback, Rear (4)	0/50 (13)	<u>0</u>		(6)	20'	0	30'
Setback, Side (4)	0/10 (13)	<u>0</u>		(4)	5'	0	5 Total
Height (14)	75/120/55	<u>45</u>		(6)	35'	30'	35'

(Ord. 607 § 1 (Exh. A), 2012; Ord. 589 § 1 (Exh. A), 2011; Ord. 559 § 4 (Exh. A), 2009; Ord. 544 § 1 (Exh. A), 2009; Ord. 514 § 3, 2008; Ord. 470 § 1 (Exh. A), 2006; Ord. 443 § 1 (Exh. A), 2005; Ord. 441 § 1, 2005; Ord. 422 § 2, 2004; Ord. 409 § 7, 2004; Ord. 394 § 1, 2003. Formerly 19.45.080).

19.55.060**Chambers Creek Properties Overlay.**

A. Purpose. The purpose of the Chambers Creek Properties Overlay area is to promote the development of the Chambers Creek properties master site plan. The overlay will allow the City and County to manage the development of the Chambers Creek properties in a way that is most beneficial to the County and community.

B. Standards. The City has adopted the Chambers Creek Properties Master Site Plan, Joint Procedural Agreement and the Chambers Creek Properties Design Standards and Guidelines in this Title to implement the Master Site Plan. These documents are hereby incorporated by reference.

C. Use. The following uses shall be permitted in the Chambers Creek Properties Overlay:

1. Uses and uses commonly accessory to those uses identified in the Chambers Creek Properties Master Site Plan shall be permitted within the overlay area subject to the Chambers Creek joint procedural agreement and the Chambers Creek Properties Design Standards and Guidelines.

2. Essential public facilities, existing on January 1, 2005, located outside the master plan area and permitted in accordance with Chapter 19.40 UPMC.

3. Administrative government offices, ~~subject to a conditional use permit.~~

4. Level 1 public maintenance facilities outside the master plan area.

5. Level 2 public maintenance facilities outside the master plan area subject to a conditional use permit.

6. Uses and activities described in the Chambers Creek Properties Master Site Plan that are not listed as exemptions in the joint procedural agreement may occur without the requirement to obtain a land use permit (e.g., non-conforming use permit, conditional use permit, or special use permit) however, the requirements for building permits, land development permits, and environmental permits still apply. Uses and activities specifically exempted under the joint procedural agreement will continue to occur within the CCPO and may require modification of existing permits and approvals and/or issuance of new permits and approvals subject to the UPMC.

D. Scope of CCPO. The total acreage subject to the Master Site Plan and CCPO provisions in this Title may be increased upon submittal by the County of a formal written notice describing additional, contiguous properties acquired and approval by the City.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 443 § 1 (Exh. A), 2005; Ord. 394 § 1, 2003; Ord. 383 § 1, 2003).

Chapter 19.57

CHAMBERS CREEK PROPERTIES DESIGN STANDARDS

Sections:

19.57.010 Purpose.

19.57.020 Applicability.

19.57.030 Design standards and guidelines adopted.

19.57.010

Purpose.

The purpose of this chapter is to establish design standards and guidelines for the Chambers Creek ~~p~~P~~o~~Properties ~~e~~O~~v~~erlay to implement the Chambers Creek ~~p~~P~~o~~Properties ~~m~~M~~a~~ster Site Plan. (Ord. 607 § 2 (Exh. A), 2012).

19.57.020

Applicability.

These standards and guidelines apply to all development on the Pierce County Chambers Creek ~~P~~properties that are subject to the Chambers Creek Properties Design Standards ~~and Guidelines~~ in accordance with the Chambers Creek ~~p~~P~~o~~Properties Joint ~~p~~P~~r~~ocedural Agreement. (Ord. 607 § 2 (Exh. A), 2012).

19.57.030

Design standards and guidelines adopted.

The Chambers Creek Properties Design Standards ~~and Guidelines~~ are adopted by reference and contained in a separate City design manual titled "Chambers Creek Properties Design Standards ~~and Guidelines~~." (Ord. 607 § 2 (Exh. A), 2012).

Chapter 19.57
CHAMBERS CREEK PROPERTIES DESIGN STANDARDS

Sections:

- 19.57.010 Purpose
- 19.57.020 Applicability
- 19.57.030 Design Standards and Guidelines Adopted
- 19.57.040 Design Goals and Policies
- 19.57.050 Substitutions, and Adjustments
- 19.57.060 Exemptions
- 19.57.070 Design Review Process
- 19.57.080 Temporary Uses
- 19.57.090 Public Entrances & Gateways
- 19.57.100 Trails and Interior Roadways.
- 19.57.110 Parking
- 19.57.120 Parking Structures
- 19.57.130 Loading
- 19.57.140 Utilities
- 19.57.150 Landscaping
- 19.57.160 Fencing, Barriers & Buffers
- 19.57.170 Site Lighting
- 19.57.180 Signage
- 19.57.190 Sign Lighting
- 19.57.200 Wall Signs
- 19.57.210 Projecting Signs
- 19.57.220 Building Façade
- 19.57.230 Projections
- 19.57.240 Roof Designs and Materials
- 19.57.250 Building Colors
- 19.57.260 Building Materials
- 19.57.270 Materials to Avoid
- 19.57.280 Bulk Regulations
- 19.57.290 Auxiliary Spaces & Mechanical Equipment
- 19.57.300 Retaining Walls/Guardrails

19.57.010 Purpose.

The purpose of this chapter is to establish design standards and guidelines for the Chambers Creek Properties Overlay to implement the Chambers Creek Properties Master Site Plan.

19.57.020 Applicability.

These standards and guidelines apply to all development on the Pierce County Chambers Creek Properties that are subject to the Chambers Creek Properties Design Standards accordance with the Chambers Creek Properties Joint Procedural Agreement.

19.57.030 Design standards and guidelines adopted.

(See 19.57.030 Design standards and guidelines adopted in Title 19).

19.57.040 Design Goals and Policies.

- A. These Design Standards are intended to ensure that development on the site achieves the design related goals and policies as outlined in the Chambers Creek Properties Master Site Plan. For the purposes of this chapter, Design Standards are considered mandatory while Design Guidelines are considered discretionary.
1. Retain flexibility in design while ensuring that the unique characteristics and qualities of the site are protected. [Policy 4.1]
 2. Retain access, views and interpretation of unique site characteristics: [Policy 4.3]
 - a. Views of Puget Sound and Islands
 - b. Views of the Olympic Mountains
 - c. Views of Mt. Rainier
 - d. Chambers Creek Shoreline
 - e. Puget Sound Shoreline
 - f. Chambers Bay Shoreline
 - g. Chambers Creek Canyon
 3. Design public art into buildings, infrastructure, and development projects to interpret the site history and uses. [Policy 4.4]
 4. Design interpretive materials, displays, and elements into each project to provide environmental education about site reclamation, site history, Pierce County utilities, ecosystems and sustainable development. [Policy 4.5]
 5. Develop the site in a manner that requires minimal maintenance and a natural look where possible. [Policy 4.6]
 6. Design public parking areas based on what the land base can support and the quality of the site and desired experience. [Policy 4.9]
 7. Minimize vehicular access and circulation so that the site is a destination where people actively engage with the landscape and the visual and environmental qualities of the site are minimally impacted. [Policies 4.9, 9.2, and Site Wide Uses and Operations 4.2.6]
 8. Develop buildings and landscapes that demonstrate sustainability and low-impact site development. [Goal 5]
- B. In addition to design specific policies, the following general design intents also apply to the Chambers Creek Properties:
1. Maintain a unified and identifiable visual character throughout the site;
 2. Promote development that is a reflection of site-wide and area-specific conditions and characteristics;
 3. Include design elements that retain natural features, provide buffers and open spaces, provide for safe public access and maintain environmental quality;
 4. Create a balance between the biological function and human utility of the site; and

5. Develop native plant communities where possible to provide habitat, reduce ongoing maintenance and to provide interpretive opportunities.

19.57.050 Substitutions and Adjustments.

- A. Except where otherwise noted in this Chapter, these Standards replace other design and development standards outlined in Title 19, and will be applied to all subsequent development within the Chambers Creek Properties Overlay (CCPO) zone. Specifically, the following UPMC provisions do not apply within the CCPO and are superseded by the provisions in this Chapter:

19.30.040(A)(8) Commercial Vehicles	19.65.120 Perimeter Landscaping*
19.35.040 Temporary Housing – Medical	19.65.270 – 19.65.320 Tree Preservation
19.45.020 Tables (Except Note 13)	19.70.060(F) Open Space Requirements
19.45.040 Projection Exceptions	19.75.090(D) Signs on Marquees, Canopies and Awnings
19.65.100 Street Frontage Landscaping	

*Except adjacent to R1 & R2 Zones.

- B. These Design Standards apply to all new development, exterior alterations and major redevelopment or major improvements in the CCPO. Standards are mandatory while intent statements are discretionary.
- C. Substitutions and Minor Adjustments.
 1. A standard may be replaced with an equivalent item(s) if the County can demonstrate to the satisfaction of the Director that the standard is of equal or greater quality or quantity.
 2. Minor adjustments shall be requested in writing by the County and the Director shall grant approval based on compliance with the following criteria:
 - a. The adjustment is consistent with the design objectives;
 - b. Departures for the design standards will not have significant negative effect to the public, surrounding properties or the character of the area;
 - c. Adjustments are compensated for by the provision of additional design features and amenities that would not normally be required;
 - d. The adjustment results in an equal or better environment, use of land or design; and
 - e. The adjustment does not waive the design standard.
 3. A response to the County’s request shall be provided by the Director within ninety (90) days of receipt of the request with failure to respond or provide a comment within such time period constituting lack of objection to the substitution or minor amendment.
 4. If any party is aggrieved by the decision, it shall be resolved through the variance procedure in accordance with the procedures for major adjustments.
- D. Major Adjustments. Major adjustments will be processed through the variance procedure.
- E. When reference is made to required or recommended use, streetscape amenity landscaping or parking in the zone, refer to specific standards and/or guidelines regarding those items. For

example, if landscaping is required in parking areas, refer to the landscaping section in streetscapes for specific plant and irrigation standards and guidelines.

19.57.060 Exemptions.

The following uses within the Chambers Creek Properties Overlay (CCPO) are exempt from the provisions of this Chapter: mine reclamation (grandfathered use); wastewater collection and treatment operations; water utility operations; transportation services; and all of their supporting ancillary uses and activities. Where appropriate, these uses may refer to the Standards in this Chapter as a guide but compliance with these standards is not required. Instead, these uses are required to comply with meet applicable permits.

19.57.070 Design Review Process

- A. Time Frame and Procedure. Design review shall be conducted in accordance with the timelines and procedures set forth in UPMC Title 22, Administration of Development Regulations.
- B. Pre-Submittal Concept Review. A pre-design meeting may be scheduled with the City's Technical Review Committee prior to formal project development and application to review schematic sketches and a general outline of the proposed project. Each jurisdiction is invited to participate in the design review of individual development projects.
- C. Submittal Requirements. A Design Standard Review Application shall be submitted with development and/or building applications that documents compliance with applicable Standards.
- D. Review of Submittals. The city staff shall review and comment on all development applications and their consistency with the CCPO design standards.
- E. Review Fees. Design review fees must be paid at the time of submittal.
- F. Written Decisions. The Director shall issue a written decision approving, approving with conditions or denying the permit and include findings of fact and conclusions that support the decision.
- G Expiration of Approvals. If the applicant has not submitted a complete application for a building or site development permit within two years from the date of permit issuance, or if appealed within two years from the decision on appeal from the final design review decision, design review approval shall expire. The Director may grant an extension for no longer than 12 months, for good cause shown, if a written request is submitted at least 30 days prior to the expiration of the permit
- H. Exceptions. The Director is authorized to make exceptions to the standards when the County can demonstrate to the satisfaction of the Director that the exception meets the intent of these standards and is of equal or greater quality or quantity.
- I. Appeals. Appeals or disputes regarding a development project's consistency with the Design Standards may be appealed to the City Hearings Examiner. Appeals shall be filed as set forth in UPMC Title 22.

19.57.080 Temporary Uses, Seasonal Uses, and Special Events.

Temporary and seasonal uses and special events are envisioned within the Chambers Creek Property Overlay (CCPO) area as prescribed in the Master Site Plan (MSP), Joint Procedural Agreement (JPA) and the standards set forth in this Chapter. Examples of temporary and seasonal uses and special events include but are not limited to: outdoor concerts, golf tournaments and other golfing related promotional events, temporary sales of food or merchandise to support the main event, fun runs, wildlife watching, tours, etc.

A. Temporary and Seasonal Uses

1. Temporary and seasonal uses in the CCPO are permitted in accordance with Chapter 19.35 UPMC.
2. Outdoor temporary sales shall be conducted within portable kiosks or tents meeting these design standards and guidelines.
3. Signs advertising temporary and seasonal uses shall be limited to window signs or kiosks within five feet of where the sales are taking place.
4. Facilities such as electrical outlets and water bibs shall be available for temporary and seasonal uses and special events but such electrical cords or water hoses shall not extend across walkways, sidewalks or plazas.

B. Special Events

1. Special events may be allowed within the CCPO in multi-use areas and meadows or other prescribed areas. Special events are also subject to the following:
 - a. Special events shall comply with the provisions set forth in Chapter 5.10 UPMC and County approval.
 - b. Pierce County will direct any special events occurring within the CCPO that exceed 50 attendees to University Place for a special event permit, however, the County may include special conditions when signing an affidavit of consent form for the special event permit.
 - c. All inquiries made to the City for a special event on the CCPO will be directed to the County and the County will be included on any correspondence related to the special event permit.

ACCESS AND CIRCULATION

19.57.090 Public Entrances, & Gateways

A. Standards.

1. Vehicular public entrances to the site will be consolidated to four major public entrances, 64th Street – ESB Entrance, Grandview and 62nd Street – Central Meadow and Chambers Bay, Chambers Creek Road – Chambers Creek Regional Wastewater Treatment Plant, Chambers Creek Road – South Entrance.
2. Gateways shall have qualities which make them distinct from the surroundings, including but not limited to decorative paving, landscaping and signage.
3. Gateways will be identified by a concrete monument sign see 19.57.180.
4. No overhead features above a vehicular gateway/entrance.

5. Intersections of site roadways with public city streets shall be designed per the City of University Place Public Works Standards.
6. Pedestrian crossings and walkways at public vehicular site entrance points must be clearly marked for pedestrian safety.
7. All public vehicle entrances shall provide for both ingress and egress, unless otherwise required by the City of University Place Public Work Standards.
8. Trails and vehicle entries shall be controlled access points to the site.
 - a. The four major vehicular entries (e.g. interior roadways and service and emergency roads) shall be gated and lockable to prohibit entry for security purposes during hours the site is closed. Appropriate emergency access shall be made available.
 - b. Removable bollards at trail/entrances shall be installed to prevent general vehicular use but still permit emergency and service vehicle access.
 - c. Urban Trail access is provided from the North Meadow parking area, at Cirque Drive, at 56th and 64th Streets on Grandview Drive, and at the Pierce County Environmental Services Building.
 - d. Nature Trail access is provided from Chambers Creek Road at Chambers Creek, from 91st Street Court West in the Tiffany Park Subdivision, and from Philips Road in Lakewood. Future nature trail access points are planned along Zircon Drive, at Kobayashi Park, and from various points in University Place.
 - e. Nature Trail access points shall be designed in accordance with Appendix I of the Pierce County Parks Recreation, and Open Space Plan.

B. Guidelines.

1. Public entrances and gateways should provide a distinctive visual identity for the site that allows visitors to know that they have entered the Chambers Creek Properties.
2. Clear and consistent signage at all site entries should be used to provide a definitive distinction between public accesses and restricted entrances to the site.
3. Gateways can be freestanding elements or be designated by a change in pavement or landscaping design

19.57.100 Trails and Interior Roadways

A. Standards

1. All interior roadways and trails within the CCPO are considered private and shall be maintained by Pierce County or its designee.
2. Trails and interior roadways within the CCPO shall conform to the uses, width, materials and special provisions outlines in Table 1.
3. Trails and interior roadways shall be designed to enhance the safety and functionality of various uses and users as follows:
 - a. Pedestrian use of roadways (interior and exterior) shall be discouraged by providing clear, designated pedestrian facilities.

- b. Designated pedestrian connections shall be provided between buildings, parking areas and other pedestrian circulation areas.
 - c. A minimum 4-foot buffer shall be used to buffer urban trails from interior roadways. See 19.57.130 for landscape requirements.
 - d. Where applicable, pedestrian access shall be developed according to State accessibility standards.
 - e. Emergency call boxes shall be provided at main trailheads where power is available and no other public facility is located within ½ mile.
4. Emergency and service access to the CCPO shall be provided by adjacent public rights-of-way and interior roadways.

B. Guidelines

1. The sweeping views and changing landscape is what make the Chambers Creek Properties unique. Roadways, trails, pathways and sidewalks should not be a dominant feature in the landscape and should be integrated into the landscape where possible to preserve views and natural features.
2. Pedestrian amenities and trails should be located to take advantage of vantage points and areas of demonstrated need and allow for easy connection to on-site activities and uses. Pedestrian amenities include such things as safety lighting, restrooms, benches, dog stations and drinking fountains.
3. Urban trails and walkways should be designed to accommodate emergency and service needs, minimize conflicts between pedestrians and vehicular traffic, preserve environmentally sensitive areas, and enhance the safety of users.

Table 1 : Trails and Roadways

TYPE	USE	WIDTH /SIZE	ALLOWABLE MATERIALS	SPECIAL PROVISIONS
Interior Roadways	Vehicle Circulation - trucks, cars, bikes	20-24' (2-way) (Figure 1) 16' (1-way) (Figure 2)	Concrete, asphalt, pervious surface systems	<ol style="list-style-type: none"> 1. Constructed with concrete curb and, where possible, using bioswale for drainage (Figures 6-9), and acceptable alternatives identified in the King County Surface Water Design Manual (2005) where needed. 2. Roadways must comply with the City of University Place standards for road gradients and curves
Emergency/ Service Access	Emergency /service access - emergency response vehicles, trucks, cars	12' (1-way) 20' (2-way)	Concrete, asphalt, pervious surface systems, grasscrete	<ol style="list-style-type: none"> 1. New access roads for service and emergency vehicles shall be designed to the City of University Place Engineering and Emergency Vehicle standards. 2. Existing access roads for service and emergency vehicles may follow grades of existing routes where possible (up to a 15% grade) but shall be designed to City of University Place Emergency Vehicle standards and the Uniform Fire Code.
Urban Trail	Recreation - Pedestrians, bikes, skates	12' with 2' soft shoulders (Figure 3)	Concrete, asphalt, pervious surface systems, grasscrete	<ol style="list-style-type: none"> 1. Pavement and structural sub-base of trails shall be designed to be capable of handling occasional emergency and service vehicle use. 2. Minimum clearance is 12' in height to the first tree limb, guy-wire or other object 3. Signs, mileage markers, fences and other placed features must be located outside of the shoulders 4. Limited sight-distance at curves should be striped for two-way travel lanes.
Walkway	Pedestrian Circulation - pedestrians	5-6'	Concrete, asphalt, pervious surface systems, unit pavers/masonry	Walkways may be wider in selected areas where pedestrians gather (i.e. parking lots or plazas).
Pathway	Pedestrian Circulation between walkways, trails, and buildings – pedestrians	3-4'	Concrete, asphalt, pervious surface systems, unit pavers/masonry	Pathways may be wider in selected areas where pedestrians gather
Nature Trail	Recreation - pedestrians	2-4' (Figure 4).	Soft porous materials such as gravel, bark	Nature trails shall conform to the Pierce County standard for nature trails.
Crosswalks	Pedestrian Circulation – crossings at roadways	6 – 12'	Concrete, asphalt, pervious surface systems	Crosswalks shall be visually and tactilely different from the roadways through the use of paint or other materials.

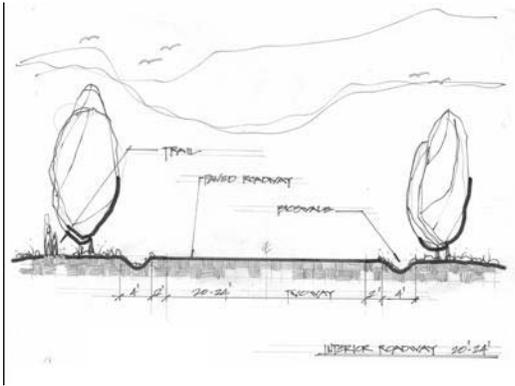


Figure 1 Interior Roadway 24'

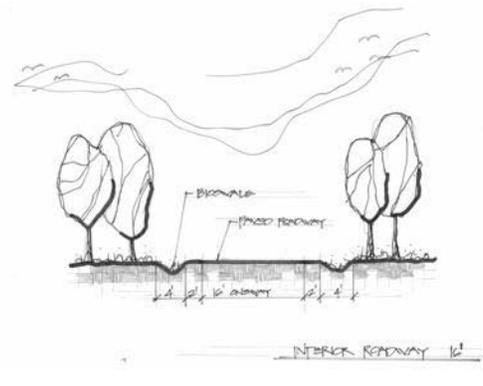


Figure 2 Interior Roadway 16'

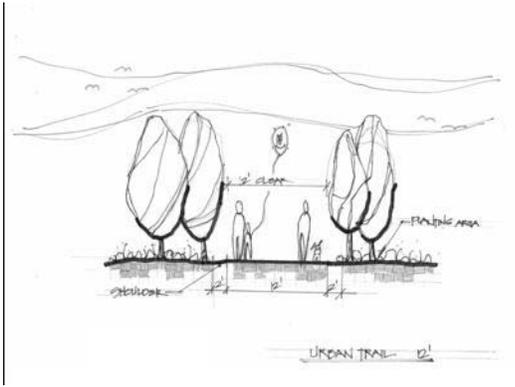


Figure 3 Urban Trail

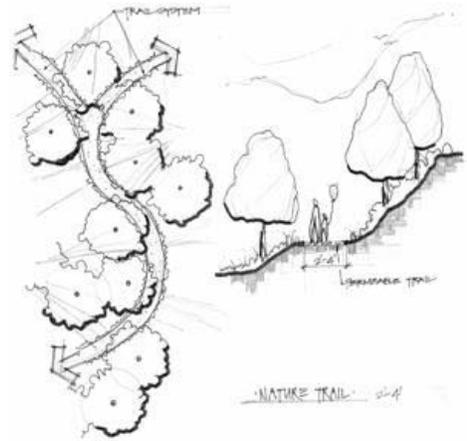


Figure 4 Nature Trail

PARKING

19.57.110 Parking

A. Standards.

1. Parking areas within the CCPO will conform to the uses, width and materials, and special provisions outlined in Table 2.
2. Large parking areas (over 150 stalls) shall be broken up into smaller areas which are separated and screened visually using curvilinear parking patterns, vegetation, topography, and terracing, where appropriate.
3. Provide raised or clearly marked pedestrian walkways in surface and structured parking lots.
4. Entries and exists to and from parking shall be clearly marked for both vehicles and pedestrians through the use of a combination of signage, lighting and change in material.
5. A maximum of two levels of structured parking is allowed. For structures visible from off-site shall be screened with Green Screen® vegetation, topography, or terracing,,
6. Event parking within the CCPO will conform to the uses, width and materials, and special provisions outlined in Table 2. Event parking is subject to the University Place Special Event Permit process.

B. Guidelines.

1. Design public parking to meet the needs of the facility without compromising aesthetic and environmental quality. Create parking areas that respond to the site's existing and future landscape characteristics.
 - a. Locate and screen parking lots so that they are not the visually predominate element within the site landscape.
 - b. Provide adequate on-site parking in locations convenient to site uses.
 - c. Design landscaping in surface parking lots to handle storm water runoff.
2. Provide durable, cost-effective paving material that is appropriate for each parking area and, where appropriate, demonstrate the use of environmental sensitivity and sustainable materials.
 - a. Minimize development impacts by allowing the minimum necessary impervious surfaces on the site, and to encourage the use of porous paving as much as possible.
 - b. Curb stops should be minimized in parking areas. Curbs of vegetated islands may serve as curb stops with 1.5 feet of low groundcover planted along island perimeters. Recycled and other non-traditional materials for curb stops should be used where possible (Figure 5).

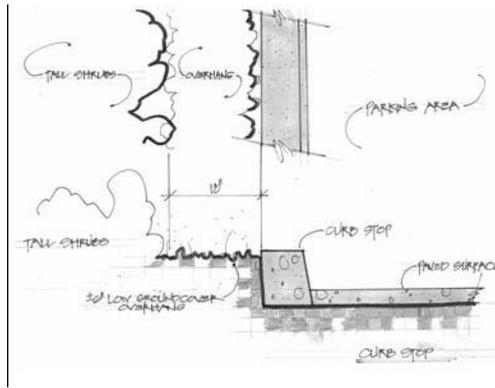


Figure 5 Curb Stop

3. Provide parking lot features which improve public safety, sense of security and visibility of the surrounding area, including lighting and appropriate landscape treatments.
4. Pedestrian circulation shall be provided through parking lots, and across drainage and planting areas within parking lots, to provide direct pedestrian connections to the uses they serve and to other adjacent public areas.
5. Electric Vehicle charging and parking spaces should be provided in surface and structured parking locations.

Table 2 : Parking Areas¹

TYPE	USE	WIDTH/SIZE	ALLOWABLE MATERIALS	SPECIAL PROVISIONS
Main Parking Areas	Parking – Cars, trucks, motorcycles	Standard – 9 feet wide and 18 feet long Compact – 8 feet wide by 15 feet long ADA – per State standards	Concrete, asphalt, durable pervious surface systems	Thirty percent of stalls in lots containing more than 20 total stalls may be compact stalls. Compact stalls shall be labeled as such.
Aisle Areas	Travel ways within parking areas	90° head-in parking and two-way traffic – 24 feet 71° or more acute - 17 feet and one way traffic	Concrete, asphalt, durable pervious surface systems	
Event Parking – On-site	Parking – Cars and trucks	Parking stalls will be temporarily marked for the event and submitted with UP Special Event Permit.	Gravel or equivalent will be used to protect approaches to temporary parking areas.	On-site parking locations to be determined by Pierce County and identified within UP Special Event Permit.

1. These standards shall apply to all parking lots with ten or more spaces.

19.57.120 Parking Structures

A. Standards

1. Parking structures are allowed in the North Area of the CCPO only.
2. Parking structures shall not be visible from the Chambers Bay golf course or Grandview Trail.
3. Entrances to parking structures shall be the minimum size to permit reasonable entry and shall be consistent with the adjacent building façade.
4. Any elevation of a parking structure visible from Central Meadow or the Shoreline Area shall have a decorative parapet wall of not less than 46 inches high and shall utilize materials and colors consistent with the adjacent building façade.
5. Provide high ceilings and ample lighting at pedestrian entrances to elevate safety and comfort.
6. Provide direct access from the parking structure to the attached building structure.

B. Guidelines

1. The parking structures should be sited take advantage of the topography of the site.
2. Parking structures should be associated with a building and not as a standalone feature.
2. Provide enough clearance and appropriate curve radius to facilitate delivery, maintenance and emergency vehicle routes.
3. The roof of the parking structure should be incorporated into the overall design of the project.

19.57.130 Loading

A. Standards

1. Loading spaces within the CCPO will conform to the uses, square footage spaces and size outlined in Table 3.
2. Loading spaces that are adjacent and accessible to several buildings or tenant spaces may be used to meet the loading requirements for the individual buildings or tenants provided that the number of spaces satisfies the requirements for the combined square footages for the buildings or tenants in question.
3. Loading and service areas shall be located and designed to minimize visibility from streets, public spaces and semi-public spaces.
 - a. Loading areas shall be underground, recessed or screened to hide them from view.
 - b. If screened, use walls and/or landscaping to screen views of loading areas
 - c. Install attractive loading dock doors so that when not in use, loading docks do not present an eyesore.

Table 3 – Loading Spaces			
Use	Square Footage	Spaces	Size
Office Uses or portion of buildings devoted to office use	0 – 49,999 square foot	0	
	50,000 – 149,999	1	10' x 25'
Retail Uses – Tenant spaces	0 – 9,999	0	
	10,000 – 49,999	1	10' x 25'
	50,000 – 99,999	2	1 space 10' x 25' 1 space 10' x 50'
Restaurant Uses	0 – 9,999	0	
	10,000 and up	1	10' x 25'
Lodging	0 – 9,999	0	
	10,000 – 49,999	1	10' x 25'
	50,000 – 99,999	2	1 space 10' x 25' 1 space 10' x 50'

UTILITIES

19.57.140 Utilities

A. Standards.

1. The King County Surface Water Design Manual (2009), or other storm water manual adopted by the City of UP, shall be the minimum design standards for surface water management for the site and techniques from the *Low Impact Development Technical Guidance Manual for Puget Sound* (2012) should be considered in all projects effecting surface water management.
2. Telecommunication, telemetry towers and antennae shall comply with University Place Municipal Code permitting and siting requirements and the following standards:
 - a. Free standing towers shall only be permitted where it can be demonstrated that building or structure mounted facilities will not meet project objectives.
 - b. Equipment for building-mounted wireless communication facilities shall be located within the building in which the facility is located or integrated into the building design.
 - c. Equipment enclosures shall be placed unobtrusively underground if site conditions permit and if technically feasible. Where underground placement is not feasible, they shall be incorporated into building design or screened according to the standards and Standards in Chapter 6 (Fencing, Barriers, and Buffers) of this document.

- d. Wireless telecommunication facilities mounted on structures other than buildings, such as flag poles, light poles, or other structures, shall be designed to blend in visually with the structure upon which it was mounted and to, when completed, to be inconspicuous in character. Whenever possible, multiple wireless telecommunication facilities shall be located on the same pole but shall not exceed maximum height or screening requirements.
 - e. Guyed towers, roof-mounted lattice towers and unenclosed antenna arrays shall not be allowed.
3. Power facilities shall comply with the following standards:
- a. Above ground utility vaults, transformers, and switch boxes shall be located in such a way that they do not visually impact the surrounding landscape.
 - b. Underground installation of wiring serving the site is required. However, transmission lines may be located above ground.
4. Solid waste facilities shall comply with the following standards:
- a. Provide space for storage of recyclable materials and solid waste in accordance with applicable state code.
 - b. Storage spaces for solid waste shall be enclosed behind a sight-obscuring screen. If chain link is used as the enclosure, landscaping must be used to obscure the visibility of the chain link fence. The facility shall be screened on all sides by 6-foot high screen to screen facilities from view, to ensure the safety of children by keeping them away from the dumpsters, and to contain any garbage which might escape the containers and blow around the site.
 - c. Gate openings shall be a minimum of 12 feet wide to allow haulers easy access into the container space without damaging the fencing with a minimum of fifty foot "straight in" approach to front of enclosure. A minimum of two (2) foot clearance shall be provided around all containers to allow space around each container for accessibility to the hauler and the user.
 - d. Solid waste storage areas must be free of overhead obstacles, such as power lines, building overhangs, etc., so that haulers may use an overhead lift system without interference with the collection process, or causing damage to the vehicle or structure.
5. Water and sanitary sewer facilities located on-site outside of the Wastewater Treatment Plant Area shall be designed according to State and local Health Department regulations, fire flow regulations, and Pierce County Standards
- a. All permanent facilities on-site which generate wastewater shall be required to hook up to the WWTP or an approved septic system where connection to the WWTP is unfeasible.
 - b. Permanent wastewater facilities shall be installed according to Pierce County standards.

B. Guidelines

1. Provide areas for facilities that support development within the CCPO including but not limited to telecommunications, electrical, water, stormwater, etc.

2. Minimize or negate adverse visual or environmental impacts of the various utilities at the Properties.
3. Take advantage of natural, sustainable, and experimental technologies for the provision of utilities where possible.
4. Integrate surface water management facilities into the site in a manner that serves as a site amenity and controls surface water runoff from impacting any neighboring properties.
 - a. Surface Water produced on site should be treated and infiltrated on site as much as possible.
 - b. Surface water management areas should be considered as possible demonstration areas for sustainable development practices. Where applicable, interpretive and educational displays should accompany alternative waste collection and treatment systems.
 - c. Drainage and water management systems should reduce reliance on hard surfaced (piping) conveyance systems, and should utilize natural means of water handling, flow control, purification and infiltration as much as possible.
 - d. Above ground storm water management facilities should be visually integrated into the site landscape.
 - e. Biofiltration swales, detention ponds and wetlands (wet pools) should be designed to improve wildlife habitat.
5. Telecommunication facilities should be integrated into the site in a manner that promotes service while preserving aesthetics and views.
 - a. Telecommunication and telemetry facilities should provide coverage to the entire Chambers Creek Properties for site visitors and County uses and, when possible, be co-located to reduce the overall number of facilities necessary on the site.
 - b. Telecommunication facilities and infrastructure should be visually unobtrusive and subsumed within the site landscape and/or architecture in such a manner as to not block public views major features like Puget Sound, Island and mountains (Olympics and Mt. Rainier).
6. Power facilities should promote sustainability and visual aesthetics.
 - a. Encourage the use of small scale alternative low impact power sources (such as solar powered lights) which promote sustainable development.
 - b. Major entry roads and site entries should not have overhead wiring cross them nor run parallel to them.
 - c. Junction boxes, pull boxes, and vaults should be consolidated in locations that improve servicing efficiency and visual unobtrusiveness.
7. Design and locate garbage and recycling containers in a manner that allows efficient storage, collection, and removal of materials and does not obstruct views and pedestrian circulation.
 - a. Garbage and recycling containers should be designed to blend in with the surrounding buildings and landscape and be visually non-obtrusive.

- b. Garbage and recycling containers should be dispersed at regular intervals throughout the site to promote convenient access and use.
8. Provide water and wastewater facilities to meet on site needs and to visually and functionally integrate these facilities into the overall site landscape and public use areas.

LANDSCAPING

19.57.150. Landscaping

A. Standards.

1. All landscape plans within the CCPO shall be completed by a licensed landscape architect in the State of Washington.
2. All plant material shall meet or exceed ANSI Z60.1-1996 American Standards for Nursery Stock.
3. Landscaping and planting standards are set forth in Table 4 and Table 5.

B. Guidelines

1. Landscaping should be used to distinguish public access areas, enhance views and the users experience of the site, restore native landscapes and functions, provide habitat, and manage surface water runoff.
 - a. Create a varied and memorable experience for site users through protection of regional views, restoration of a native landscapes, and incorporation of interpretive and educational experiences.
 - b. Landscape design features which do not interfere with visibility, and improve sense of security through appropriate plant placement, should be utilized.
2. Habitat value of landscaped areas should be maximized by:
 - a. Reconstructing native plant communities;
 - b. Providing connectivity between habitat patches;
 - c. Planting a diversity of native species;
 - d. Providing protected habitat connections to and near water; and
 - e. Minimizing human disturbance.
3. Landscaping in parking lot areas should minimize visual impacts and stormwater run-off, be designed to enhance the personal safety of site users, and reduce drainage and nonpoint pollution.

C. Irrigation and Soil Standards for Landscaped Areas

An irrigation plan is required to ensure that the planting will be watered at a sufficient level to ensure plant survival and healthy growth. All landscaped areas must provide an irrigation method as stated below:

1. A certified irrigation designer shall prepare all irrigation plans for landscaped and turf areas.

2. Drought-tolerant species that are native to Western Washington shall be utilized for landscape treatments and re-vegetation as much as possible.
3. To minimize plant mortality, new landscape plantings shall be irrigated as follows:
 - a. If using native plants, irrigation is required for a minimum of three years.
 - b. If using non-native plants irrigation shall be permanent with an automatic controller plus and overriding rain switch.
 - c. Turf areas shall be have an irrigation plan based on high demand and shall be suitable for reclaimed/re-use water where possible or available.
 - d. Reclaimed/re-used water shall be used for all irrigation where possible and/or available
4. Planting is encouraged to take place in the spring or fall planting season following final development permit approval, and shall be completed prior to final completion of the project. A postponement of the landscaping due to weather conditions will be allowed with prior approval by the City. A phased project may propose have an alternative timeline for planting with prior written approval by the City.
5. Following installation of the landscaping and irrigation, the person or persons who prepared the planting and irrigation plans shall submit, within 30 days, a signed affidavit that the landscaping and irrigation system has been installed per the approved plans. The city will conduct an inspection prior to final approval of the landscape plan.
6. Minimum soil depths and types within areas designated for landscaping shall comply with the following:
 - a. To assure survival of planting in high-use areas, soil depths should be adequate to store water during dry seasons and normal periods of precipitation.
 - b. All soil and soil amendments introduced to the site shall be free of seeds and live propagules.
 - c. Soil depths will be affected by the excessively fast percolation rate of subsurface sands and gravels, and should be adjusted accordingly. The following minimum depths are recommended:
 - i. Trees: 6 inches below root ball. Soil also should be provided at least 4 feet on all sides of root ball to allow for root spread,
 - ii. Shrubs: Whole beds: minimum 18 to 24 inches deep,
 - iii. Groundcovers: Whole beds: minimum 12 to 18 inches deep,
 - iv. Lawn (high traffic areas): 6 to 8 inches deep (for seeded or sodded areas),
 - v. Lawn (low traffic areas): 6 inches deep (for seeded or sodded areas).

D. Landscape Maintenance:

Maintenance of the landscaping within the CCPO is the responsibility of Pierce County and shall follow the County's Urban Forest Management Plan, Natural Resource Management Plan or the landscape policies and procedures, as applicable. At a minimum, the following standards shall be followed for all required landscaping:

1. The County shall maintain all landscaping within the CCPO for the life of the land use.
2. All landscape materials shall be pruned and trimmed as necessary to maintain a healthy growing condition or to prevent primary limb failure.
3. All landscape areas shall be kept free of trash.
4. Any installed plant material located within required landscape areas which dies during the first three years after planting shall be replaced during the spring or fall growing season following plant loss but not greater than 180 days from time of loss.

E. Parking Lot Landscaping Standards

1. Row Requirements: Intervening landscape islands shall be evenly dispersed throughout the parking lot to minimize visual impacts, screen illumination and provide opportunities for natural drainage and storm water filtration. For parking rows which front a landscaped buffer, intervening landscape islands shall be provided every 20-23 spaces. For parking rows which do not front a landscaped buffer, an intervening landscape island or peninsula is required every 12 – 15 spaces. For parking rows which end in within a parking or circulation area, a landscaping island or peninsula is required.
2. Islands/Peninsulas/ Landscaped Buffers. Landscaped interior parking lot islands and interior parking landscapes shall be a minimum average of 10 feet wide from insides of curbs, and planted in a combination of trees, shrubs, ornamental grasses or native ground covers and shrubs. Perimeter landscape buffers shall be a minimum average width of 15 feet and planted in a combination of trees, shrubs, ornamental grasses or native ground covers. Interior parking landscape areas and perimeter landscape buffers may contain berms, walkways, pathways, or drainage swales.
3. Planting Type and Density. Shrubs in planting islands shall not exceed 3 feet from tops of curbs and deciduous trees at maturity shall not have branches lower than six feet in order to preserve sight lines and provide or maintain personal security conditions in parking lots. Plantings within the interior of the parking lot shall not exceed Level 3 landscape standards as identified in Table 4. Landscape buffers abutting a public street shall meet Level 2 landscape standards as identified in Table 4.
4. Curb/Curb Edge/Fencing. Planting areas shall be fully protected by a combination of curbs or low fencing as a means of preventing injury to plants from pedestrian or vehicular traffic and to prevent landscaping material from entering the storm drainage system. No trees or shrubs shall be planted within two feet of a curb edge.

Parking Lot Landscaping Guideline

5. The *Low Impact Development Technical Guidance Manual for Puget Sound* (2012) or most recent edition thereof should be consulted when designing landscaping in all surface parking lot projects.

Table 4 – Landscaping Standards by Type

Type	Description and Location	Special Provisions
<p>Level 1 – Visual Buffer</p>	<p>Level 1 landscaping is intended to provide a very dense sight barrier to significantly separate uses on the CCPO. An example would be between Chambers Creek Road and the Chambers Creek Regional Wastewater Treatment Plant.</p> <p>Around Wastewater treatment plant.</p> <p>Northern property line</p>	<ol style="list-style-type: none"> 1. Landscaping widths shall be a minimum of 100 feet. 2. Where installing new landscaping or supplementing existing vegetation, the plantings shall generally consist of a mix of predominantly evergreen plantings including trees, shrubs and groundcovers. The choice and spacing of plantings shall be such that they will form a dense hedge sufficient to obscure sight through the screen within three years after planting. 3. Native trees and shrubs in existing site perimeter buffers shall be retained and enhanced as much as possible. 4. Unusual tree species that are highly specific and unique to the site biome shall be retained and highlighted, particularly <i>Pinus ponderosa</i> (Ponderosa Pine), <i>Arbutus menziesii</i> (Pacific Madrone), and <i>Quercus garryana</i> (Garry Oak), when possible. 5. A multilayered canopy that provides a full range of wildlife and bird habitat and sheltered shall be provided. 6. Naturally occurring wildlife structures, such as downed logs and standing snags, shall be retained. 7. Shrubs and groundcover shall be planted to attain a coverage of 90 percent of the planting area within three years. 8. Landforms and berms maybe used to increase the visual separation but shall not replace the landscape requirements.

<p>Level 2 - Limited Views</p>	<p>Level 2 landscaping is intended to create a visual separation between uses and zones with some limited view corridors. An example would be between Chambers Bay golf course and North Meadow</p>	<ol style="list-style-type: none"> 1. Landscaping widths shall be an average minimum width of 50 feet 2. A mix of evergreen and deciduous trees, with no more than 30 percent being deciduous. 3. The area which is not planted with trees shall be planted with a mix of evergreen and deciduous shrubs, with not more than 30 percent being deciduous, planted to attain a coverage of 90 percent within three years of planting. 4. Appropriate seed mixes shall be utilized to accommodate the site's unique character, reduce irrigation needs, and accommodate areas of heavy pedestrian use 5. Landforms and berms maybe used to increase the visual separation but shall not replace the landscape requirements.
<p>Level 3 – Ornamental Effects Landscaping</p>	<p>Level 3 landscaping is intended to provide a visual separation of compatible uses so as to soften the appearance of the development from public streets or interior roadways and soften the appearance of parking areas, buildings, and other improvements. Landscaping in these areas is intended to look more structured than natural. An example would be the grounds surrounding the Environmental Services Building.</p>	<ol style="list-style-type: none"> 1. Landscaping widths shall be an average minimum width of 15 feet. 2. Canopy-type deciduous trees or spreading evergreen trees shall be planted in clumps or strips with a mix of living evergreen and deciduous groundcovers and low shrubs. 3. The area which is not planted with trees shall be planted with shrubs and living groundcover chosen and planted to attain a coverage of 90 percent within three years of planting. 4. Utilize plant species that are able to tolerate reclaimed water. 5. Appropriate seed mixes shall be utilized to accommodate the site's unique character, reduce irrigation needs, and accommodate areas of heavy pedestrian use.

<p>Level 4 – Active Recreation Areas</p>	<p>Level 4 landscaping is intended for areas of active recreation, such as playfields, Central and North Meadow, Chamber Bay golf course. These areas are primarily turf or a combination of turf and meadows and must tolerate heavy foot traffic.</p>	<ol style="list-style-type: none"> 1. There is no required landscaping width for this level. 2. Maximize native vegetation between open expanses of turf in areas of active recreation (i.e., between golf course fairways and playfields) (Figure X) 3. Turf grasses shall be used in areas with heavy pedestrian use as appropriate and shall be tolerant of reclaimed/re-used water. 4. Meadow and turf grass shall be certified weed free 5. Meadows shall be watered to establishment and then maybe natural. 6. Turf areas shall have an irrigation plan designed to accommodate heavy pedestrian use.
<p>Level 5 - Restoration</p>	<p>Stabilizes areas or replant as needed for health of the biome (shoreline, Chambers Creek Canyon, forested buffers). These areas are natural and not landscaped.</p>	<ol style="list-style-type: none"> 1. Restoration work shall follow the adopted Urban Forest or Shoreline Restoration plans as approved by the County. 2. The Urban Forest Management Plan shall be developed for the county by a certified Arborist or Forester.

Table 5 – Planting Standards		
Plant Type	Size at time of planting	Uses/Comments
Deciduous trees	Coniferous and broadleaf evergreen trees may be comprised of a mixture of sizes but shall not be less than 2 inch diameter caliper at time of planting. Tree material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements within 10 years of installation 2 inch diameter caliper, balled and burlapped. No bare root trees allowed	Use as shade, canopy trees, break up parking lot areas in islands. Or as colorful accents and naturalization.
Coniferous trees	Coniferous and broadleaf evergreen trees may be comprised of a mixture of sizes but shall not be less than six feet in height at time of planting. Tree material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements within 10 years of installation .balled and burlapped, no bare root trees allowed	Use as screening, clumped, or as backdrop for colorful deciduous tree species.
Shrubs	5-gallon pots or tubs, or balled and burlapped Shrubs may be comprised of a mixture of sizes but shall not be less than 24 inches at time of planting. Shrub and hedge material at time of planting shall be of a sufficient size to meet the minimum height and screening requirements within three years of installation	Mass planting or clumps for hedging where sight lines are not a problem or as Hedges, massing, and edge definition, color and for fragrance.
Ground covers	1-gallon pots at time of planting. Groundcover shall be planted to achieve a minimum planting area coverage of 90 percent of required coverage within three years of installation and shall achieve 100 percent of required coverage within five years of installation	Green cover of ground in lieu of grass, naturalizing areas.
Emergent Plant Species	1-gallon plants or rhizomes	May be used in drainage swales to capture sediments, provide filtration, and protect erosion

19.57.160 Fencing, Barriers & Buffers.

A. Standards

1. A combination of fencing, barriers and vegetation shall be provided and maintained along Grandview Drive, 48th Street, Lower Chambers Creek Road and the Puget Sound shoreline.
2. Fencing, barrier and berm standards and the proposed location for each is listed in Table 6.

B. Guidelines.

1. Ensure the safety of visitors by providing fencing and barriers to non-public access or hazardous areas.
2. Fencing should be unobtrusive and visually integrated with landscape and preferably used in conjunction with appropriate vegetative screening/barrier.
3. Landscaped buffers used to separate off-leash areas from other site uses should utilize topography, low fencing, and/or be dense enough at time of occupancy so as to prevent dogs from entering non off-leash areas.

Table 6 – Fencing, Barrier & Berm Standards by Type/Area

Type	Description	Area(s)	Design Standards
Fencing	Six foot Black vinyl cyclone	All areas, except in front of the Environmental Services Building or between the sidewalk on Grandview Drive and the North Area	<ol style="list-style-type: none"> 1. Cyclone fences shall be black vinyl, include a top rail, secure ties, steel binding clips and tension wire. 2. Barbed wire may be used on fence tops for security in non-public areas of the site. Razor wire shall not be allowed. Where public access is immediately adjacent to the fencing a combination of fencing and vegetative barrier shall be used. 3. Fencing, shall be constructed of durable, recycled, low-maintenance, environmentally sensitive and/or locally available materials whenever possible and appropriate. 4. To minimize view impacts, fencing shall be located below the line of sight (in a trench or lower than eye level down slope). Where appropriate, four foot fencing may be used. Temporary fencing shall be made of recycled materials or otherwise be reusable. 5. Temporary fencing shall supplement a vegetative barrier until the vegetation is mature enough to serve as a permanent barrier. 6. Off-leash area fencing shall be integrated into the site using either wood split-rail with wire mesh, black vinyl-coated cyclone, vegetative barrier or a combination of fencing and vegetation.
	6 foot Cyclone/ Barbed Wire	<ol style="list-style-type: none"> 1. Railroad corridor 2. Secure storage areas 3. Secure Utility Facilities 	
	Temporary Fencing	All areas as needed	
	Mesh/ Wire/Wood	<ol style="list-style-type: none"> 1. South Area 2. Shoreline 3. Chambers Creek Canyon 	
Landscape walls	Decorative stone/cement walls less than four feet in height.	<ol style="list-style-type: none"> 1. Environmental Services Area 2. Grandview and Soundview Trails 3. North Area 	<ol style="list-style-type: none"> 1. Landscape walls shall be integrated into the site. 2. Landscape walls should be constructed to complement existing site characteristics and/or be interpretive in nature. 3. Walls in excess of four feet shall follow University Place standards for retaining walls.
Vegetative Barrier*	Dense planting of vegetation, with or without thorns which discourage public access.	All areas except playfields	<ol style="list-style-type: none"> 1. Dense, thorny impervious thickets of native plants should be utilized to inhibit public access into hazardous areas. Such, barriers shall be planted at a density, or in combination with fencing, so that they are impassable at the time of occupancy. Preferred plant species include but are not limited to:

Table 6 – Fencing, Barrier & Berm Standards by Type/Area

Type	Description	Area(s)	Design Standards
			<ul style="list-style-type: none"> • Amelanchier alnifolia (Saskatoon/Serviceberry); • Cornus stolonifera (Red Twig Dogwood); • Corylus cornuta ‘Californica’ (California Hazel); • Ribes bracteosum (Stink Current); • Ribes lacustre (Black Swamp Gooseberry); and, • Rosa gymnocarpa (Baldhip Rose). <ol style="list-style-type: none"> 2. Landscape treatments shall be utilized to screen developments and as security barriers in hazardous or non-public areas when possible. 3. Landscape buffers may be used as freestanding barriers or in conjunction with fencing, depending on degree of security requirements (such as Wastewater Treatment Plant Area, and restricted access areas as needed in other areas for wells, water supply, grounds maintenance, and other utility needs).
Berm	Low hills of soil or sand of varying heights and sizes	1. All areas	<ol style="list-style-type: none"> 1. Berms used as part of a landscape buffer shall be adequate in depth to support vegetation. See Table 5 Planting Standards for soil depths. 2. Berms may not exceed a slope of 2:1. 3. Berms outside the Chambers Bay golf course shall be vegetated at a minimum with native grasses.

* Must be sufficient size that it is impassible when that area is open to the public

LIGHTING

19.57.170 Site Lighting.

A. Standards

1. Luminaries shall be translucent or glare-free.
2. Diffusers and refractors shall be installed to reduce glare and light pollution, particularly in areas adjacent to Grandview Drive and 64th Street West.
3. Outdoor light fixtures shall be dark sky compliant.
 3. Intersections of pedestrian, vehicular, and bicycle traffic shall be appropriately lighted for nighttime visibility where night use will occur.
 4. Parking areas and pedestrian walkways shall be lit for safety by bollards at appropriate levels determined on a case by case basis by a lighting engineer. In addition, overhead lighting shall be provided in parking lots which service evening use.
 5. Spacing and placement of overhead lighting and bollards may vary depending on configuration of parking areas and walkway length, although bollards should be spaced at a distance of 20 feet (or greater as determined on a case by case basis).

B. Guidelines

1. Ensure that lighting is adequate for site uses and is utilized in a manner that improves the site appearance and identity and highlights unique site features such as buildings and landscape elements, while increasing the sense of security in evening-use areas and minimizing any negative aesthetic or environmental impacts to adjoining properties.
2. Lighting within the CCPO should provide the following:
 - a. Distinctive appearance that creates identity;
 - b. Visual compatibility/unobtrusiveness within site landscape;
 - c. Minimization of glare;
 - d. Energy efficiency;
 - e. Ease of maintenance.
3. Lighting should only be provided in areas of the site that are open to the public during non-daylight hours.
4. Lighting fixtures should reflect the natural character and industrial history of the site.

Table 7 – Lighting Standards by Type

Type	Description	Design Standards
Site Entry Lighting	Fixture Type - overhead Max Height - 28' Max Spacing - varies	<ol style="list-style-type: none"> 1. Site entry lighting within the CCPO should consist of overhead, pedestrian and bollard lighting as determined to be appropriate at the time of site design. 2. Entry roadway lighting within the CCPO should be installed at a maximum 1.0 footcandle level of illumination.
Interior Roadway Lighting	Fixture Type - overhead Max Height - 28' Max Spacing - varies	<ol style="list-style-type: none"> 1. Roadway (overhead) lighting should consist of overhead lighting at a spacing determined by a lighting engineer on a development specific basis. 2. Illumination shall not exceed an average of 1.2 footcandles along street frontages
Pathway Lighting	Fixture Type – bollard Max Height – 3' Max Spacing - varies	<ol style="list-style-type: none"> 1. Illumination shall not exceed an average of 0.6 footcandles.
Parking Area Lighting	Fixture Type - overhead Max Height - 28' Max Spacing - varies	<ol style="list-style-type: none"> 2. Illumination shall not exceed an average of 1.0 footcandles.
Special Effects Lighting	Fixture Type - varies Max Height - varies Max Spacing - varies	<ol style="list-style-type: none"> 1. Landscape lighting and lighting integrated with site infrastructure (e.g., monument signs at entrances) may be appropriate on a development-specific basis. 2. Other lighting fixtures may be used to provide illumination for landscape elements or to highlight unusual site features in an unobtrusive manner. See Figures X and X for examples of lighting fixtures that are integrated with landscape features. 3. Lighting shall be shielded as necessary to avoid glare to pedestrians, vehicles and adjacent sites. 4. Outlets or fixtures for effect lighting shall be installed in tree grates or otherwise integrated in an unobtrusive manner in plazas and courtyards.
Playfield Lighting	Not permitted	

* Lighting should be provided only to meet minimum desired illumination levels.

SIGNS

19.57.180 Signage.

A. Standards

1. Signs visible from off-site shall conform to the City of University Place Municipal Code (UPMC Chapter 19.75).
2. Temporary seasonal signs shall conform to the City of University Place Municipal Code (UPMC Chapter 19.75)
3. Concrete Monument Signs shall be provided at all main points of entrance to the Chambers Creek Properties. See figure below.
4. Trail Entrance Signs shall be provided at main points of entry.
5. Off-site Directional Signage shall be located as appropriate and shall comply with the City of University Place Municipal Code (UPMC Chapter 19.75 and UPMC 13.20).

B. Guidelines

1. Signage should be used to identify public and non-public site entrances.
2. Signage should be considered integral to architecture, as visually important as light fixtures, elevations, and other building elements.
3. Signage should achieve a balance, maximizing legibility without sacrificing the integrity of the design.



Concrete Monument Sign

19.57.190 Sign Lighting

A. Standard

1. Backlight letter, channel letters and external up or down lighting is allowed.
2. Exposed neon or backlit sign backgrounds are prohibited.
3. Raceways shall be hidden.

B, Guidelines

1. Lighting for signage at vehicle entrances to parking lots and building identification signage increases safety and visibility for the public.

19.57.200 Wall Signs

A. Standards

1. The area of all wall signs shall be less than or equal to 15 percent of the façade occupied by the use.
2. Wall signs shall be located only on a wall where public access is provided.
3. Signs on awnings are not allowed.

B. Guidelines

1. Wall signs should be visually compatible with the architecture of the building they are attached to.
2. Wall signs should be in keeping with the themes and messages of existing onsite signage within the CCPO

19.57.210 Projecting Signs

A. Standards

1. Projecting signs shall clear the sidewalk by a minimum of 8 feet.
2. A projecting sign shall not be larger than 20 square feet.
3. Project signs shall not project over 4 feet from the building.

B. Guidelines

1. Projecting signs should be creative and incorporate merchandise or services into the sign structure.

ARCHITECTURAL

19.57.220 Building Façade

A. Standard

1. Use only high quality materials on any building façades.
2. Divide horizontal façades into vertical segments not greater than 50 feet in width.
3. To articulate the horizontal primary building façade, vertical segments shall include two or more of the following architectural elements:
 - a. Columns
 - b. Mullions
 - c. Projections

d. Setbacks

e. Style

f. Material

4. Provide vertical façade articulation by including a cornices, lintel or header to separate the first floor and upper floors.
5. Integrate top to bottom building architecture.
6. Blank Walls, including walls distinguished only by changes in color are prohibited.

B. Guidelines

1. Primary, or main building facades which face high pedestrian or vehicular should have a higher level of detailing. Secondary façade faces may be simplified versions of the same detailing.
2. Although a change in the horizontal façade is required at least every 50 feet, shorter segments of 15 to 30 feet is recommended.
3. Balconies, trellises, railings, and similar architectural elements should be added to upper floors.
4. Murals, portals, artwork or landscaping maybe provided on a secondary building façade.

19.57.230 Projections

A. Standards

1. Projections less than eight feet above the ground elevation may project a maximum of 5 feet beyond the face of the building.
2. Projections shall not interfere with trees, utilities or other furnishings.
3. Individual AC Units and fire escape ladders shall not be permitted on the exterior of buildings.
4. Satellite dishes or antennas shall not be allowed on building facades, but may be located on the roof if screened.

19.57.240 Roof Designs and Materials

A. Standards

1. Building roofs shall be designed to minimize impacts on pedestrian views from higher elevations, and be covered with a non-reflective material.
2. Roofing materials visible from distances or ground level shall be finished with an attractive non-reflective material, including, but not limited to premium architectural shingles (wood and asphalt), copper (as accent), factory finished painted metal, and slate (natural and synthetic).
3. Contrasting roof flashing shall not be visible from the ground..

B. Guidelines

1. The use of green roofs, roof top courtyards and gardens are encouraged.

19.57.250 Building Colors

A. Standards

1. Colors natural to the Chambers Creek Properties and South Puget Sound, such as forest green, grey, beige, rusty red etc...are to be used as the primary colors for the exterior of buildings.
2. Bright and/or high contrast colors shall only be used as accent colors.

19.57.260 Building Materials

A. Intent

1. Building materials should relate visually to site and be native to the Pacific Northwest, whenever possible.
2. Durable, environmentally sensitive, locally available, non-toxic and/or recycled building materials should be utilized where feasible.

B. Standards

1. Buildings shall be constructed of non-reflective, non-glare producing materials.
2. Building materials and construction methods should support sustainability goals and practices of Pierce County and the City of University Place to the greatest extent possible and strive to reach a level of Gold under LEED.

19.57.270 Materials to Avoid

A. Intent

1. High maintenance or poor quality materials or materials which do not weather well in the northwest are to be avoided.
2. It is preferred that glass be integrated with other materials

B. Standards

1. Vinyl siding and synthetic stucco is prohibited.
2. Mirrored glass curtain walls are prohibited.
3. To take advantage of regional views, glass curtain walls are allowed as a secondary building façade, but shall not exceed 60% of the total building façade.
4. Painted Steel, metal or aluminum metal siding may only be used above 20 feet or on a second story, whichever is greater.
5. Unfinished concrete block is not allowed on a primary building facade

19.57.280 Bulk Regulations

A. Standards

1. Buildings within the CCPO will conform to the uses, square footage spaces, height and parking outlined in Table 8.
2. New buildings shall be setback a minimum of 25 feet from roads to preserve major view corridors.
3. Architectural embellishments that are not intended for human occupancy and are integral to the architectural style of the building, including spires, belfries, towers, cupolas, domes and roof forms whose area in plan is no greater than 25 percent of the first story plan area, may exceed building height up to 25 percent of the permitted building height.
4. Mechanical penthouses over elevator shafts, ventilator shafts, antennas, chimneys, fire sprinkler tanks or other mechanical equipment may extend up to 10 feet above the permitted building height; provided, that they shall be set back from the exterior wall of the building at least a distance that is equal to their height, or they shall be treated architecturally or located within enclosures with an architectural treatment so as to be consistent or compatible with the exterior design of the building facade.

Table 8 – Bulk Regulations

Use	Square Footage	Max. Height	Parking	Special Provisions
Restaurant	20,000	45'	100	<ol style="list-style-type: none"> 1. Parking should be combined with other site uses. 2. Square footage of restaurants may be broken into smaller increments ie. Two 10,000 square feet restaurants, one 6,000 square feet restaurant and two 7,000 square foot restaurants. 3. The clubhouse restaurant is not included within this square footage.
Lodging	100,000	45'	125	<ol style="list-style-type: none"> 1. Lodging is limited to a total of 124 units/rooms. 2. Lodging is to be small in scale with no more than three units linked together. 3. Small cottage/casita style lodging is preferred over multi-story structures, unless built into the existing topography. 4. Parking should be combined with other site uses.
Clubhouse	30,000	45'	120	<ol style="list-style-type: none"> 1. No more than 18 lodging units/rooms located within the clubhouse. 2. The clubhouse includes a pro-shop, restaurant(s), meeting space.
Maintenance/ Administrative	10,000	45'	20	
Golf Course Support Facilities	28,000	45'	48	<ol style="list-style-type: none"> 1. Parking is combined with other site uses.
Environmental Services Building	66,000	45'	150-200	
Environmental Education Center	16,000	45'	40-60	
Environmental Institute - Research and Conference Center	10,000	45'	25-50	
Environmental Institute – Research and Laboratory	10,000	45'	25	

*Includes practice facility, event pavilion, tournament facilities, pro-shop/starter shack

19.57.290 Auxiliary Spaces & Mechanical Equipment

A. Standards

1. Auxiliary spaces shall be integrated into overall building and site design so as to minimize visual prominence of these spaces.
2. Building service areas, such as garbage and recycling collection areas shall be screened with fences and/or vegetation.
3. Mechanical equipment shall be placed in areas that are obscured from view and stepped away from the roof edge to ensure being obscured.
4. Mechanical equipment shall be visually integrated with the design of the building, and shall be constructed of or screened by materials and colors that are compatible with adjacent buildings.
5. For exterior waste storage, storage areas shall be designed and constructed to meet the needs of the occupants, efficiency of pickup, and accessibility to occupants and collection companies.
6. Mechanical equipment such as antennas and satellite dishes shall be limited to a maximum of 60 feet, provided they are placed appropriately and are screened from view.

B. Guidelines

1. Screen auxiliary spaces and mechanical equipment from view.
2. Window wells should not be used for mechanical equipment such as air conditioners.

19.57.300 Retaining Walls/Guardrails

A. Standards

1. Blank concrete retaining walls or railings or “jersey barriers” are prohibited in public areas of the site.

B. Guidelines

1. Provide erosion protection and to prevent foundation settlement and unstable soils conditions.
2. Rock walls, retaining walls, and railings should be designed as any element of the overall site development and in visual accord with other elements in that area.
3. Decorative plantings, patterns, and public art are encouraged treatments for rock walls, retaining walls, and railings.

**Chapter 22.05
PERMIT PROCESSING**

Sections:

22.05.010 Purpose.

22.05.020 Definitions.

22.05.030 Applicability.

22.05.040 Preapplication requirements.

22.05.050 Complete applications.

22.05.060 Notice of application.

22.05.070 Time periods.

22.05.080 Notice of decision.

22.05.090 Consistency with development regulations and SEPA/consolidated permit review.

22.05.100 Permit conditions.

22.05.110 Optional consolidated permit processing.

22.05.120 Appeals of administrative decisions.

22.05.010 Purpose.

The purpose of this title is to add an administrative chapter to the University Place Municipal Code to comply with the requirements of the Regulatory Reform Act.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.020 Definitions.

Unless the context clearly requires otherwise, the definitions in this section apply throughout this title.

- A. "Closed record appeal" means an administrative appeal on the record to the Pierce County Superior Court, following an open record hearing on a project permit application when the appeal is on the record with no new evidence allowed to be submitted.
- B. "Open record hearing" means a hearing conducted by the Hearings Examiner that creates the City's record through testimony and submission of evidence and information, under the procedures prescribed herein. An open record hearing may be held prior to the City's decision on a project permit to be known as an "open record predecision hearing." An open record hearing may be held on an appeal, to be known as an "open record appeal hearing," if no open record predecision hearing has been held on the project permit.

- C. "Project permit" or "project permit application" means any land use or environmental permit or license required from the City for a project action, including but not limited to building permits, subdivisions, binding site plans, planned unit developments, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by UPMC Title 17, Critical Areas, site-specific rezones authorized by a comprehensive plan or subarea plan, but excluding the adoption or amendment of a comprehensive plan, subarea plan, or development regulations except as otherwise specifically included in this subsection.
- D. "Public meeting" or "community meeting" means an informal meeting, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the City's decision. A public meeting may include, but is not limited to, a design review or architectural control board meeting, a special review district or neighborhood meeting, or a scoping meeting on a draft environmental impact statement. Under RCW 36.70B.020(5), a public meeting is not an open record hearing. The proceedings at a public meeting may be recorded and a report or recommendation may be included in the local government's project permit application file.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.030 Applicability.

This title serves to implement the University Place zoning code, subdivision code, shoreline use regulations, critical areas regulations, public works standards and the site development regulations. The regulations identified in this title apply to project permits falling into three categories or types. The three types of permit projects have differing provisions applicable to each type as follows:

A. Type I Permits.

1. Administrative Review. Administrative review is used when processing applications for administrative permits including, but not limited to, administrative variance, administrative nonconforming, minor amendments, home occupation permits, sign permits, building and construction permits, site development permits, right-of-way permits, lot combinations, boundary line adjustments, and code interpretations.
2. Review Process. Unless otherwise stated, administrative review shall be subject to the application requirements, complete application, notice of application, time periods, consolidated permit processing and the notice of decision provisions of this title. If an administrative decision is appealed, the open record hearings, notice of public hearings, joint public hearings, and the closed record appeal provisions of this title shall apply.

B. Type II Permits.

1. Administrative Plat Review. Administrative plat review is used when processing applications for short plats, plat alterations and short plat amendments, large lot subdivisions, and binding site plans.
2. Review Process. Unless otherwise stated, administrative plat review shall be subject to the application requirements, complete application, notice of application, consolidated permit processing and the notice of decision provisions of this title. Timing of the project permit review shall be in accordance with the University Place subdivision code and Chapter 58.17 RCW. Binding site plans shall be processed utilizing the same time limits as short plats. If applicable, the open record hearings, notice of public hearings, joint public hearings, and the closed record appeal provisions of this title shall apply.

C. Type III Permits.

1. Hearings Examiner Review. Hearings Examiner review is used when processing applications for project permits, including but not limited to decisions rendered in accordance with Chapter 43.21C RCW, conditional use, preliminary subdivision, nonconforming use, planned development district, major amendments, variances, shoreline substantial development, shoreline conditional use, shoreline nonconforming use, shoreline variance, critical area permits and private road variances. An appeal of an administrative decision is also subject to Hearings Examiner review.

2. Review Process. Unless otherwise stated, Hearings Examiner review shall be subject to application requirements, complete application, time periods, consistency with development regulations and SEPA, permit conditions, consolidated permit processing, open record hearings, notice of public hearings, joint public hearings, notice of decision, and the closed record appeal provisions of this title.

A matrix of the types of project permit applications is set forth below as Exhibit "A." A matrix generally summarizing the procedures applicable to different types of project permit applications is set forth below as Exhibit "B."

Exhibit "A"

PROJECT PERMIT APPLICATION TYPES

TYPE I	TYPE II	TYPE III
Variance (administrative)	Short Plats	Appeal of Administrative and SEPA Decisions
Nonconforming Use (administrative)	Final Plats	Conditional Use Permits
Minor Amendments	Plat Alterations	Preliminary Subdivision
Home Occupation Permits	Plat Amendments	Nonconforming Use (nonadministrative)
Sign Permits	Large Lot Subdivisions	Planned Development District
Building/Construction Permits	Binding Site Plans	Major Amendments
Site Development Permits		Variances (nonadministrative)
ROW Permits		Shoreline Substantial Development Permit
Lot Combinations		Shoreline Conditional Use
Boundary Line Adjustment		Shoreline Nonconforming Use
Code Interpretations		Shoreline Variance
		Critical Area Permits
		Private Road Variances

Exhibit "B"

PROJECT PERMIT APPLICATION PROCESSES

	TYPE I	TYPE II	TYPE III
INITIAL PERMIT DECISION			
Made By:			
Hearings Examiner or Administration	Administration	Administration	Hearings Examiner
Application Requirements	X	X	X
Determination of Completeness	May Be Required Within 28 Days of Receiving Application	Required Within 28 Days of Receiving Application	Required Within 28 Days of Receiving Application
Notice of Application	Not Required in Most Cases	Mailed Notice Required 14 Days After Determination of Completeness	Mailed Notice Required 14 Days After Determination of Completeness
Time Periods	Not Required in Most Cases	Short Plats, Final Plats, and Binding Site Plans Must Be Processed Within 30 Days of Filing Thereof, RCW 58.17.140. Otherwise, Time Period for Processing is 120 Days	Preliminary Plat of Any Proposed Subdivision or Dedication Must Be Processed Within 90 Days of Filing, RCW 58.17.140. Otherwise, Time Period for Processing is 120 Days
Consolidated Permit Process	X	X	X
Notice of Decision	X	X	Not Applicable
Consistency with Development Regulations And SEPA	X	X	X
Permit Conditions	X	X	X
OPEN RECORD HEARING (HE)			

Exhibit “B”

PROJECT PERMIT APPLICATION PROCESSES

	TYPE I	TYPE II	TYPE III
Applicability	Appeals of Administrative Decisions to Hearings Examiner	Appeals of Administrative Decisions to Hearings Examiner	Appeals of Administrative Decisions to Hearings Examiner
Notice of Public Hearing	Public Notice Required 14 Days Prior to Open Record Hearing	Public Notice Required 14 Days Prior to Open Record Hearing	Public Notice Required 14 Days Prior to Open Record Hearing

JUDICIAL REVIEW
CHAPTER 36.70C
RCW

Applicability	Appeals of Hearings Examiner Decision	Appeals of Hearings Examiner Decision	Appeals of Hearings Examiner Decision
---------------	---------------------------------------	---------------------------------------	---------------------------------------

NOTE: Use of this matrix is for general summary purposes only. Any user of this matrix should refer to UPMC Title [22](#), Administration of Development Regulations, for full explanations, as well as for exceptions to any of the above summarized information.

D. Exemptions. The following are exempt from the provisions of this title unless otherwise specified:

1. Legislative decisions, including zoning code text and area wide zoning district amendments, adoption of development regulations and amendments, area wide rezones to implement new City policies, adoption of comprehensive plan and plan amendments, and annexations;
2. Final plat approval pursuant to RCW 58.17.170;
3. Landmark designations;
4. Street vacations;
5. Street use permits; and
6. Pursuant to RCW 36.70B.140(2), administrative appeals, boundary line adjustments, lot combinations, right-of-way permits, plats, building permits, site development permits, sign permits, and other construction permits or similar administrative approvals which are categorically exempt from environmental review under the State Environmental Policy Act (SEPA) or permits/approvals for which environmental review has been completed in connection with other project permits, except short plats, are excluded from the following procedures:

- a. Determination of completeness;
- b. Notice of application;
- c. Optional consolidated project permit processing;
- d. Joint public hearings;
- e. Staff reports;
- f. Notice of decision; and
- g. Time limitations.

(Ord. 236 § 6, 1999; Ord. 226 § 1, 1999; Ord. 130 § 1, 1996).

22.05.040 Pre-application requirements.

- A. **Technical Review Conference.** The technical review conference is a process designed to define those items of Department review which, if not addressed at the conceptual plan stage, might result in substantial technical difficulties during the permit processing. Representatives from various departments and an applicant for a project permit will discuss the conceptual plan for the proposed project and the City's regulatory process. A technical review conference may be scheduled at the request of the applicant.
- B. **Preapplication Meeting.** The preapplication meeting is between Department staff and a potential applicant for a Type III permit to discuss the application submittal requirements and pertinent fees. A preapplication meeting is required prior to submittal of an application for a Type III permit.
- C. **Community Meeting.** For Type III permits, following the preapplication meeting and before submitting an application, the applicant shall conduct a community meeting on a weekday evening to solicit input and suggestions from the community. A member of the planning staff shall attend. Notice of the community meeting shall be made by the applicant by sending a written notice, addressed through the United States mail, to the City's designated neighborhood advisory committee chairpersons and all property owners of record within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property. Notice of the community meetings shall be given at least 14 days prior to the meeting. Additional notice shall be given in accordance with UPMC 22.05.060(C). Community meetings are not required for variances or, when waived by the Director, for Type III permits which do not abut or have an impact on residential properties.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.050 Complete applications.

- A. **Form and Content.** The Department shall prescribe the form and content for complete applications made pursuant to this title.
- B. **Checklist for Complete Application.** Applications shall be considered complete when the Department determines that the application materials contain the following:

1. The correct number of completed Department master and supplemental application forms signed by the applicant;
2. The correct number of documents, plans or maps identified on the department submittal standards form which are appropriate for the proposed project;
3. A completed State Environmental Policy Act (SEPA) checklist, if required; and
4. Payment of all applicable fees.

C. Time Limitations.

1. Within 28 days after receiving a project permit application, the Department shall provide a written determination to the applicant, stating either:
 - a. The application is complete; or
 - b. The application is incomplete and what information is necessary to make the application complete.
2. Within 14 days after an applicant has submitted the requested additional information, the Department shall notify the applicant whether the information submitted adequately responds to the notice of incomplete application, thereby making the application complete, or what additional information is still necessary.
3. An application shall be deemed complete if the Department does not, within 28 days, provide a written determination to the applicant that the application is incomplete.
4. When the project permit is complete, the Department shall accept it and note the date of acceptance.
5. An application is complete for purposes of this section when it meets the procedural submission requirements of the Department and is sufficient for continued processing even though additional information may be required or project modifications may be undertaken subsequently. The determination of completeness shall not preclude the Department from requesting additional information or studies either at the time of the notice of completeness or subsequently if new information is required or substantial changes in the proposed action occur.

D. Initiation of Review Process. The Department shall not start the review process of any application until the application is deemed complete.

E. Incomplete Applications. Failure of an applicant to submit information identified as required in the notice of incomplete application, within 60 days of the Department's mailing date, shall constitute grounds for deeming the application null and void. If all additional information identified in the notice of incomplete application has not been received by the Department within 120 days from the application submittal date, then the application shall be deemed null and void unless the applicant has been granted a time period extension. Time period extensions may be granted by the Director when applicants can demonstrate that unusual circumstances, beyond their control, have prevented them from being able to provide the additional information within the 120-day time period.

- F. Waiver of Requirements. The Director may waive specific submittal requirements that are determined to be unnecessary for review of an application.
- G. Modifications. Proposed modifications to an application which has been deemed complete by the Department will be treated as follows:
 - 1. Modifications proposed by the Department to a pending application shall not be considered a new application; and
 - 2. Modifications proposed by the applicant to a pending application which would result in a substantial increase in a project's impacts, as determined by the Department, may be deemed a new application. The new application shall conform to the requirements of this section which are in effect at the time the new application is submitted.
- H. Filing Fees. The schedule of fees for development permits is established in a separate City resolution.
- I. Additional Application Requirements. In the interest of public health, safety or welfare, or to meet the requirements of the State Environmental Policy Act or other State requirements, the Department may request additional application information such as, but not limited to, geotechnical studies, hydrologic studies, noise studies, air quality studies, visual analysis and transportation impact studies.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.060 Notice of application.

A. Notice of Application.

- 1. Once an application has been deemed complete, the Department shall provide public notice for the project. The Department shall send a written notice, addressed through the United States mail, to City designated neighborhood advisory committee chairpersons and all property owners of record within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the subject property. Notices for home occupation applications will be sent to only those property owners abutting the property lines of the subject property for single-family and duplex dwellings, and to apartment managers and/or owners for multifamily dwellings. Such notice shall be mailed not more than 14 working days from the determination of a complete application. Parties receiving notice shall be given at least 14 days, from the mailing date, to provide any comments to the Department.
- 2. Within the Chambers Creek Properties Overlay (CCPO) the County will assume responsibility for mailing the required notices for SEPA and other permits. The City will transmit electronically to the County the notice to be printed and distributed by US post and/or e-mail. The public notice will be provided to the City; designated neighborhood advisory committee chairpersons; and all property owners of record within a radius of 1,000 feet, but not less than two parcels deep, around the exterior boundaries of the CCPO. A copy of the mailing/distribution list, along with an affidavit of mailing, will be provided to the City for official record.

B. Content of Notice of Application. At a minimum, public notice documents shall contain the following information:

- 1. The name and address of the applicant and/or agent;

2. The subject property location;
 3. A description of the proposed project and a list of the project permits included in the application, and, if applicable, a list of studies requested under RCW 36.70B.070 or 36.70B.090;
 4. A list of existing environmental documents that evaluate the proposed project and a location where such documents can be reviewed;
 5. A preliminary determination, if available, of the applicable development regulations that will be used for project mitigation and of consistency with land use plans, policies and regulations;
 6. The date of application, the date of the notice of completion of the application and the date of the notice of the application;
 7. The written determination shall, to the extent known by the City, identify the local, State, and/or Federal government agencies that may have jurisdiction over some aspects of the application;
 8. A list of other permits not included in the application, to the extent known by the City;
 9. The time periods for submitting comments. Comments shall be due not less than 14 days nor more than 30 days following the date of notice of application, include a statement of the rights of any person to comment on the applications, receive notice of, participate in any hearings and request a copy of the decision once made. All public comment on the notice of application must be received by the Department by 5:00 p.m. on the last day of the comment period;
 10. The date, time and place of the public hearing if applicable, as scheduled at the date of notice. Notice of an open record hearing shall be given at least 14 days prior to the hearing;
 11. A right to appeal statement; and
 12. A Department contact and telephone number.
- C. Public Notice Provisions. Once an application has been deemed complete, the applicant shall provide posted public notice on the subject property in accordance with specifications provided by the Department.
- D. Shoreline Use Regulations Notice. The following exceptions apply to notice of shoreline use regulations permits:
1. Comments may be submitted within 20 days of the last date of the published notice. Each person responding to such notice shall receive a decision;
 2. Notice of a hearing on shoreline use regulation permits shall include a statement that any person may submit oral or written comments on an application at the hearing; and
 3. The public may obtain a copy of the decision within two days following issuance (RCW 90.58.140), and the notice must state the manner in which the public may obtain a copy of the decision.

E. Determination of Significance. If a determination of significance has been made prior to the notice of application, the notice of application shall be combined with the determination of significance and scoping notice. The determination of significance and scoping notice may be issued prior to the notice of application.

F. Determinations and Decisions. Except for a determination of significance, the City shall not issue a threshold determination, nor issue a decision or recommendation on a project permit until the expiration of the public comment period on the notice of application.

(Ord. 236 § 3, 6, 1999; Ord. 159 § 2, 1997; Ord. 130 § 1, 1996).

22.05.070 Time periods.

A. The Director or Examiner shall issue a notice of decision on a project permit within 120 days after the Department notifies the applicant that the application is deemed complete. The following time periods shall be excluded from the 120-day time period requirement:

1. Any period during which the applicant has been requested by the Department to correct plans, perform required studies, or provide additional required information, and a period of up to 14 days after the submittal of such to determine if the information satisfies the request;
2. Any period during which an environmental impact statement (EIS) is being prepared in accordance with State law following a determination of significance pursuant to Chapter 43.21C RCW;
3. Any period during which, at the applicant's request, a proposal undergoes the optional Planning Commission design review process pursuant to UPMC 19.50.050.
4. Any period for administrative appeals; and
5. Any extension of time mutually agreed upon in writing between the applicant and the Department.

B. The 120-day time period established above shall not apply in the following situations:

1. If the permit requires an amendment to the Comprehensive Plan or a development regulation; or
2. If the permit requires approval of the siting of an essential public facility; or
3. If there are substantial revisions to the project proposal at the applicant's request, in which case the time period shall start from the date at which the revised project application is determined to be complete; or
4. If the application is for a subdivision, then the timelines set in Chapter 58.17 RCW shall apply.

C. The applicant shall designate a single person or entity to receive determinations and notices required by this title.

- D. If the City is unable to issue its final decision within the time limits provided for, the City shall provide written notice to the applicant stating the reasons why the time limits have not been met, including an estimate of the date for issuance of the notice of final decision.

(Ord. 236 §§ 4, 6, 1999; Ord. 130 § 1, 1996).

22.05.080 Notice of decision.

The City shall provide a notice of decision that includes a statement of any threshold determination and the procedures for administrative appeal. The notice of decision may be a copy of the report or the decision on the project permit application. The notice shall be provided to the applicant and any person who, prior to rendering the decision, requested notice of the decision or submitted substantive comments on the application.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.090 Consistency with development regulations and SEPA/consolidated permit review.

- A. During any project permit application review, the City shall determine whether the items in this subsection are defined in the development regulations applicable to the proposed project. In the absence of development regulations, the City shall determine whether the items listed in this subsection are defined in the City's adopted Comprehensive Plan. This determination of consistency shall include the following:
1. The type of land use permitted at the site, including uses that may be allowed under special circumstances, if the criteria for the approval have been satisfied;
 2. The level of development, such as density of residential development, floor area ratios, or maximum floor areas; and
 3. Character of the development and development standards.
- B. The City shall also review the project permit application under the requirements of the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, the SEPA rules, Chapter 197-11 WAC and the City environmental regulations, Chapter [17.40](#) UPMC, and shall:
1. Determine whether the applicable regulations require studies that adequately analyze all of the project permit application's specific probable adverse environmental impacts;
 2. Determine if the applicable regulations require measures that adequately address such environmental impacts;
 3. Determine whether additional studies are required and/or whether the project permit application should be conditioned with additional mitigation measures; and
 4. Provide prompt and coordinated review by governmental agencies and the public on compliance with applicable environmental laws and plans, including mitigation for specific project impacts that have not been considered and addressed at the plan and development regulations level.
- C. In its review of the project permit application, the City may determine that the requirements for environmental analysis, protection, and mitigation measures in the applicable development regulations, Comprehensive Plan, and or other applicable local, State, or Federal laws provide

adequate analysis of, and mitigation for, specific adverse environmental impacts of the application.

- D. A comprehensive plan, development regulation or other applicable local, State, or Federal law provides adequate analysis of, and mitigation for, the specific adverse environmental impact of an application when:
1. The impacts have been avoided or otherwise mitigated; or
 2. The City has designated or accepted certain levels of service, land use designations, development standards, or other land use planning required or allowed by Chapter 36.70A RCW.
- E. If the City bases or conditions its approval of the project permit application on compliance with the requirements or mitigation described in subsection (B) of this section, the City shall not impose additional mitigation under SEPA during project review.
- F. In its decision whether the specific adverse environmental impact has been addressed by an existing rule or laws of another agency with jurisdiction and with environmental expertise with regard to a specific environmental impact, the City shall consult orally or in writing with that agency and may expressly defer to that agency. In making a deferral, the City shall base or condition its project approval on compliance with these other existing rules or laws.
- G. Nothing in this section limits the authority of the City in its review or mitigation of a project to adopt or otherwise rely on environmental analysis and requirements under other laws as provided by Chapter 43.21C RCW.
- H. The City shall also review the application under Chapter [17.40](#) UPMC.
- I. During project review, the City shall not re-examine alternatives to, or hear appeals on, the items identified in subsection (A) of this section, except for issues of code interpretation. Project review shall be used to identify specific project design and conditions relating to the character of the development, such as details or site plans, curb cuts, drainage swells, the payment of impact fees, or other measures to mitigate a proposal's probable adverse environmental impacts.

J. Within the Chambers Creek Properties Overlay (CCPO) the County and City will act as joint co-lead agencies for determining SEPA compliance and mitigation for projects covered by the Master Site Plan. When the majority of the project (i.e. largest land area) is located within the City then the City shall be the nominal lead agency for SEPA. As nominal lead agency the City will be responsible for coordinating SEPA review with the other parties and any other appropriate agency or entity for the issuance of threshold determinations and conducting subsequent environmental review. The City will also be responsible for ensuring compliance with environmental review notification procedures.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.100 Permit conditions.

- A. Time Limitations. Within a period of two years following the approval of a special use permit or preliminary development plan by the examiner, the applicant shall file with the Community Development Department a final development plan. Unless extended, if no final development plan is filed within the time limits specified, the approval shall be void.

B. Extensions. The expiration time period for filing final development plans may be extended in the following situations:

1. If the applicant can demonstrate to the Director or Examiner, as appropriate, that there have been unusual circumstances beyond his/her control to cause delay in the project, the time period may be extended by one year.

C. Compliance with Conditions. Compliance with conditions established in a preliminary approval and final approved development plans is required. Any departure from the conditions of approval or approved plans constitutes a violation of this title and shall be subject to enforcement actions and penalties.

(Ord. 423 § 101, 2004; Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.110 Optional consolidated permit processing.

A. An application that involves two or more procedures may be processed collectively under the highest type review procedure required for any part of the application or processed individually under each of the procedures identified in this title. The applicant shall determine whether the application shall be processed collectively or individually. If the applications are processed under the individual procedure option, the highest numbered type procedure must be processed prior to the subsequent lower numbered procedure. [RCW 36.70B.060(3) and 36.70B.120]

B. Within the Chambers Creek Properties Overlay (CCPO) if an application involves property that is located within more than one jurisdiction, the jurisdiction with the majority of property will be responsible for permitting functions including coordinating and receiving review comments from the other parties. For those applications requiring review and approval of a hearing examiner, one joint hearing will be held with a single examiner presiding. The jurisdictions shall mutually agree upon which hearing examiner will preside.

(Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

22.05.120 Appeals of administrative decisions.

A. Time Limit. Appeals may be taken to the examiner by any aggrieved person or by any officer, department, board or commission of the City affected by a decision of an administrative official in the administration of enforcement of this code. Such appeals shall be filed in writing on forms available at the City in duplicate with the Community Development Department within 14 days of the date of the action being appealed. Appeals must be accompanied by a fee set by a separate fee resolution.

(Ord. 423 § 102, 2004; Ord. 236 § 6, 1999; Ord. 130 § 1, 1996).

Memo

DATE: April 7, 2014

TO: City Council
Steve Sugg, City Manager

FROM: Steve Victor, City Attorney

SUBJECT: Draft Zayo Franchise Ordinance

The Zayo Group has applied for a franchise to install and maintain telephone infrastructure in certain portions of City right-of-way.

Pursuant to RCW 35.21.860 the City is precluded from imposing a franchise fee on a telephone business as defined in RCW 82.04.065, except for administrative expenses or any tax authorized by RCW 35.21.865. The Zayo Group has warranted that its operations as authorized under this franchise are those of a telephone business as defined in RCW 82.04.065. As a result, the City cannot impose a franchise fee under the terms of the franchise.

However, in the franchise the City does reserve the right to impose a franchise fee on the Zayo Group, for purposes other than to recover its administrative expenses, if the Zayo Group operations as authorized by this franchise change so that not all uses of the agreement are those of a "telephone business" as defined in RCW 82.04.065; or, if statutory prohibitions on the imposition of such fees are removed. In either instance, the City also reserves its right to require that the Zayo Group obtain a separate franchise for its change in use, which franchise may include provisions intended to regulate the Zayo Group operations, as allowed under applicable law.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, GRANTING A TWENTY-YEAR FRANCHISE TO ZAYO GROUP, LLC, TO PROVIDE A TELECOMMUNICATIONS SYSTEM WITHIN THE CITY

Whereas, Zayo Group, LLC, a Delaware limited liability company, and the City of University Place have engaged in negotiations regarding permitting Zayo Group, LLC to install, operate and maintain a communications system in certain rights-of-way of the City; and

Whereas Zayo Group, LLC and the City desire to enter into an agreement authorizing Zayo Group, LLC to use certain portions of the right of way in the City for its communication system subject to certain conditions and restrictions; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Granting a Telecommunication Franchise to ZAYO GROUP, LLC. Zayo Group, LLC is hereby granted a franchise to construct, maintain and provide telecommunication services, as set forth in the Telecommunications Right-of-Way Use Franchise Agreement between the City of University Place and Zayo Group, LLC, in the form attached hereto as Exhibit "A" and incorporated herein by reference. This franchise shall expire twenty (20) years from its effective date unless terminated sooner.

Section 2. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances by a court of competent jurisdiction shall not be affected.

Section 3. Directions to City Clerk. The City Clerk is hereby authorized and directed to forward certified copies of this ordinance to the franchisee and permit holder as set forth in this ordinance.

Section 4. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL ON APRIL 14, 2014.

Denise McCluskey, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

Published:

Effective Date:

Exhibit A

TELECOMMUNICATIONS RIGHT-OF-WAY USE FRANCHISE AGREEMENT

Whereas, Zayo Group, LLC, a Delaware limited liability company ("COMPANY"), and the City of University Place ("City") have engaged in negotiations regarding permitting the COMPANY to install, operate and maintain a communications system in certain rights-of-way of the City ("Agreement"); and

Whereas COMPANY and the City desire to enter into an agreement authorizing COMPANY to use certain portions of the right of way in the City for its communication system subject to certain conditions and restrictions; now therefore, COMPANY and the City agree as follows:

Agreement

A. COMPANY is authorized to use those certain City rights-of-way as specified in the Scope of Work, Attachment A, for the purpose of constructing, replacing, maintaining and using equipment and facilities for a telecommunications system provided they shall first obtain all necessary permits and authorizations required by the City. Such permits and authorizations shall be issued subject to the provisions of the University Place Municipal Code and the General conditions set forth in this Agreement, which General Conditions shall be incorporated by reference in such permits and authorizations as if fully set forth in whole therein. Such permits and authorizations shall also be subject to any other applicable City ordinances, resolutions, codes, policies and standards. Nothing provided herein shall in any way limit the City's authority to otherwise exercise its police powers.

B. COMPANY and the City recognize that the rights-of-way authorized to be used by COMPANY pursuant to Paragraph A above will permit COMPANY to construct its telecommunications system. COMPANY and the City further recognize that COMPANY may need to utilize substantial additional rights-of-way in order to be able to provide service to its customers. COMPANY agrees to cooperate with the City's Public Works and Planning and Development Services Departments to identify and evaluate those additional rights-of-way necessary for COMPANY to serve its customers. Priority shall be given to use of those rights-of-way, construction upon which can be coordinated with other City and private construction activities in a manner that will least impact the existing condition of the rights-of-way, the traffic during construction, and the adjacent neighborhoods during construction and after installation. The Director of the Public Works Department or other person designated by the City Manager, shall be

authorized to approve the use by COMPANY of such additional rights-of-way requested by COMPANY which the Director deems appropriate.

Any additional rights-of-way authorized for use by the Director from time to time shall be listed and made an addendum to Attachment A.

C. COMPANY shall be subject to administrative fee of Two Thousand Five Hundred dollars (\$ 2,500.00) relating to the issuance and administration of this Agreement. COMPANY agrees to pay such fees on the effective date of this Agreement. Nothing provided herein shall exempt or otherwise limit COMPANY's obligation to pay any other tax or fee required by City ordinance.

Pursuant to Section 35.21.860 of the Revised Code of Washington (RCW), the City is precluded from imposing a franchise fee on a telephone business as defined in RCW 82.04.065, except for administrative expenses or any tax authorized by RCW 35.21.865. COMPANY hereby warrants that its operations as authorized under this franchise are those of a telephone business as defined in RCW 82.04.065. As a result, the City will not impose a franchise fee under the terms of this Agreement, other than as described herein.

However, the City hereby reserves its right to impose a franchise fee on COMPANY, for purposes other than to recover its administrative expenses, if COMPANY's operations as authorized by this Agreement change so that not all uses of the agreement are those of a "telephone business" as defined in RCW 82.04.065; or, if statutory prohibitions on the imposition of such fees are removed. In either instance, the City also reserves its right to require that COMPANY obtain a separate franchise for its change in use, which franchise may include provisions intended to regulate COMPANY's operations, as allowed under applicable law.

The City also reserves its right to charge site specific charges for the use of City right-of-way for placement of personal wireless services equipment or facilities as provided in RCW 35.21.860(e).

D. This Agreement shall be in effect for a period of five (5) years from the effective date of this Agreement. This Agreement shall be automatically renewed for three (3) additional five (5) year period(s) thereafter.

E. This Agreement may be terminated if COMPANY fails to commence construction of its facilities/system within one year of the effective date of this Agreement unless otherwise agreed to in writing by the City.

F. To the extent that COMPANY makes the facilities and/or services available to other governmental entities within the State of Washington, COMPANY shall also make such facilities and services available to the City at similar rates and on similar terms and conditions unless otherwise prohibited or restricted by state or federal laws, regulations, or tariffs.

G. The General Conditions referenced in paragraph A are as follows:

1. Permits and Authorizations. COMPANY shall apply for and obtain all necessary permits and authorizations prior to the construction, installation and operation of its telecommunications system in those certain rights-of-way specified in Attachment A.

2. Installation of Equipment. All facilities shall be installed and maintained at such locations shown in Attachment A, and subsequent amendments to Attachment A, as may be approved by the City so as to least interfere with existing and planned utilities and with the free passage of traffic, in accordance with the laws of the State of Washington and the ordinances and standards of the City regulating such construction. For purposes of this Section 2, "planned" shall mean utilities which the City intends to construct in the future, which intent is evidenced by the inclusion of said utility project in the Capital Facilities Plan, a comprehensive plan or other written construction or planning schedule. No permit condition shall conflict with or waive any requirement of the University Place Municipal Code for the construction of said facilities.

3. Relocation.

3.1 Whenever the City undertakes or approves the construction of any sewer or storm drainage line or other street improvement project (including, without limitation, installation of traffic signals, street lights, sidewalks and pedestrian amenities wherein the facility so constructed or approved is or shall become, by gift, transfer, dedication or otherwise, a public facility owned, maintained or operated by the City) and such project necessitates the relocation of COMPANY's then existing facilities, the City shall:

3.1.1 Provide COMPANY, at least one hundred eighty (180) days prior to the commencement of such improvement project, written notice requiring such relocation; and

3.1.2 Provide COMPANY with copies of pertinent portions of the plans and specifications for such street improvement project so that COMPANY may relocate its facilities to accommodate such street improvement project.

3.1.3 No later than one hundred seventy (170) days after receipt of such notice and such plans and specifications, COMPANY shall complete the relocation of such facilities at no charge or expense to the City so as to accommodate such improvement project at least ten (10) days prior to commencement of such improvement.

3.2 If the City requires the subsequent relocation of any facility within five years of the date of relocation of such facility pursuant to subsection 3.1 above, the City shall bear the entire cost of such relocation.

3.3 The provisions of this Section 3 shall in no manner preclude or restrict COMPANY from making any arrangements it may deem appropriate when responding to a request for relocation of its facilities by any person or entity other than the City where the facilities to be constructed by said person or entity are not or will not become City owned, operated or maintained facilities.

3.4 Should COMPANY elect to relocate all of its facilities to non-City owned facilities, this Right of Way Use Agreement shall be terminated and be of no further force and effect, effective as of the date COMPANY provides written notice that it has fully relocated said facilities.

4. Repairs. If the City requires the relocation (temporary or permanent) of COMPANY's facilities for the purpose of repairing or maintaining any City owned, operated or maintained facility, COMPANY shall make such relocation at no cost to the City.

5. Record of Installations.

5.1 As a condition of this Right of Way Use Agreement, COMPANY shall provide to the City upon request and at no cost, a copy of all as-built plans, maps and records, including revealing the final location and condition of its facilities within the rights-of-way. Such records shall be provided in a format acceptable to the City. With respect to excavations by COMPANY near any other facilities in the rights-of-way, COMPANY and the City shall each comply with its respective obligations pursuant to Chapter 19.122 RCW and any other applicable State law.

5.2 Upon written request of the City, COMPANY shall provide the City with the most recent update available of any plan of potential improvements to its facilities that are subject to this Right of Way Use Agreement; provided, however, any such plan submitted shall be for informational purposes only and shall not obligate COMPANY to undertake any specific improvements, nor shall such plan be construed as a proposal to undertake any specific improvements. The City agrees not to disclose such information unless required to do so pursuant to chapter 42.17 RCW. In any event, the City agrees to notify COMPANY of the anticipated disclosure of such information at least five (5) days prior to such disclosure.

6. Shared Use of Excavations. If at any time, or from time to time, either COMPANY or the City shall cause excavations to be made near facilities, the party causing such excavation to be made shall afford the other, upon receipt of a written request to do so, an opportunity to use such excavation, provided

that: (i) such joint use shall not unreasonably delay the work of the party causing the excavation to be made; and (ii) such joint use shall be arranged and accomplished on terms and conditions satisfactory to both parties.

7. Restoration After Construction. COMPANY shall, after construction, maintenance or repair of facilities, leave the area in as good or better condition in all respects as it was in before the commencement of such construction, maintenance or repairs. All concrete-encased recorded monuments which have been disturbed or displaced by such work shall be restored pursuant to City standards and specifications. COMPANY agrees to promptly complete restoration work and to promptly repair any damage caused by such work at its sole cost and expense.

8. Hold Harmless and Indemnity.

8.1 COMPANY shall indemnify, save harmless and defend the City, its elected and appointed officials, employees, and agents (including reimbursing the City for all costs and attorneys' fees) from any and all damages, claims, or demands, of any kind, on account of injury to or death of any and all persons, caused by COMPANY or its use of the rights-of-way, including, but not limited to, COMPANY, its agents, employees, subcontractors and their successors and assigns as well as the City or the City's employees, elected and appointed officials and agents, contractors and all third parties. COMPANY shall further indemnify, save harmless and defend the City, as provided above, from all property damage of any kind, whether tangible or intangible, including loss of use resulting from such damage, that occurs in connection with any work performed by COMPANY or caused, in whole or in part, by the presence of COMPANY or its officials, employees, agents, contractors, subcontractors, or their property upon or in proximity to City rights-of-way or City utilities. Such indemnification will not extend to damages, claims, or demands that are caused by the sole negligence or intentional misconduct of the City, its employees, agents or contractors or a third party.

8.2 This indemnification, hold harmless, and defense agreement includes the promise that COMPANY shall indemnify, save harmless and defend the City, its elected and appointed officials, employees and agents (including reimbursing the City for all costs and attorneys' fees) from any and all damages, claims, or demands of any kind on account of COMPANY's violation of city, county, state or federal laws relating to environmental health except to the extent caused by the negligence of the City, its employees, agents or contractors.

8.3 COMPANY agrees that its obligations under this section extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, COMPANY, by mutual negotiation, hereby waives, as respects the City only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51

RCW. In the event the City incurs any judgment, award, and/or cost arising therefrom, including attorneys' fees, to enforce the provisions of this article, all such fees, expenses, and costs shall be recoverable from COMPANY.

9. Insurance. COMPANY shall maintain in full force and effect throughout the term of this Agreement the following:

9.1 One Million Dollars (\$1,000,000) comprehensive general liability insurance for bodily injury or death to any one person; and

9.2 Two Million Dollars (\$2,000,000) comprehensive general liability insurance for bodily injury or death resulting from any one accident;

9.3 One Million Dollars (\$1,000,000) comprehensive general liability insurance for property damage resulting from any one accident; and

9.4 The City shall be named as an additional insured on any policy for the purposes of any actions performed under this Agreement.

10. Civil Penalties and Additional Relief.

10.1 The COMPANY, and the officers, directors, and employees of the COMPANY or any agent, subcontractor or other person acting on behalf of the COMPANY failing to comply with any of the provisions of this Agreement shall be subject to a civil penalty in the manner and to the extent provided for in Chapter 1.20 UPMC. A monetary penalty in an amount not more than \$500.00 per day for each day of violation may be assessed and abatement required as provided therein.

10.2 In addition to any penalty which may be imposed by the City, any person violating or failing to comply with any of the provisions of this Agreement shall be liable for any and all damage to City property or rights-of-way arising from such violation, including the cost of restoring the affected area to its condition prior to the violation.

10.3 Notwithstanding any other provision herein, the City may seek legal or equitable relief to enjoin any acts or practices and abate any condition which constitutes or will constitute a violation of the applicable provisions of this Agreement when civil or criminal penalties are inadequate to effect compliance. In addition to the penalties set forth in this section, violation of any provision of this Agreement may also result in the revocation of any rights-of-way use agreement, rights-of-way use permit, facilities lease, or other authorization.

10.4 Nothing in this Section shall be construed as limiting any remedies that the City may have, at law or in equity, for enforcement of this Agreement.

11. Non-Exclusive. The rights and privileges herein granted shall not be deemed exclusive and the right is hereby reserved to the City to grant to any other person, company, corporation or association, including the City, the right to exercise the rights and privileges herein granted; provided that such grant to any other person, company, corporation or association, including the City, does not disturb or affect the rights and privileges herein granted to COMPANY.

12. Police Powers. Nothing contained herein shall be deemed to affect the City's authority to exercise its police powers. COMPANY shall not by this Agreement obtain any vested rights to use any portion of the City right-of-way except for the locations approved by the City and then only subject to the terms and conditions of this Agreement. This Agreement and the permits and authorizations issued thereunder shall be governed by applicable City ordinances in effect at the time of application for such permits and authorizations.

13. Construction Permit Required. Prior to the performance of any work in any public rights-of-way, and in addition to any other permits required by law, COMPANY shall apply for and obtain from the City, a Right of Way Use Permit, which application and Permit shall comply with all applicable City ordinances, regulations or standards. If the City reasonably determines that there is a potential for injury, damage or expense to the City as a result COMPANY's use of the rights-of-way the City may require COMPANY to provide additional security in a form acceptable to the City, for activities described in the subject permit.

H. Modifications of Terms and Conditions. The City and COMPANY hereby reserve the right to alter, amend or modify the terms and conditions of this Agreement and any permit issued thereunder upon written agreement by both parties to such alteration, amendment or modification.

I. Interference. The City shall not use, nor shall the City permit others to use, any portion of the right-of-way in any way which unreasonably interferes with the operation of COMPANY's facilities in the locations authorized under this Agreement. COMPANY shall provide notice to the City of such interference and the City and COMPANY shall then cooperatively work to eliminate or substantially mitigate such interference.

J. Abandonment or Non-Use of Facilities. In the event COMPANY discontinues commercial use of any facility located in any City right-of-way for a period of one hundred eighty (180) consecutive days or longer, the City may, upon ninety (90) days' written notice from the City to COMPANY, require removal of all such facilities from the City rights-of-way at COMPANY's sole expense. If COMPANY fails to remove such facilities upon proper notice from the City, the City may remove such facilities and COMPANY shall be responsible for reimbursing the City for the City's cost of removal. Notwithstanding any other provision of this Agreement, the City may permit COMPANY to abandon such facilities in place; however, no facilities of any type may be abandoned

in place without the express written consent of the City. Upon permanent abandonment, the facilities shall become the property of the City, and COMPANY shall submit to the City an instrument in writing, to be approved by the City Attorney, transferring ownership of such facilities to the City. The provisions of this Section shall survive the expiration, revocation or termination of this Agreement.

K. Severability. If any term, provision, condition, or portion of this Agreement shall be held to be invalid or unconstitutional for any reason, the portion declared invalid shall be severable and the remaining portions of this Agreement shall be enforceable unless to do so would be inequitable or would result in a material change in the rights and obligations of the parties hereunder.

L. Transferability. The rights and privileges granted to *COMPANY* as provided in this Agreement may only be assigned or transferred to another entity with the prior written approval of the City, which shall not be unreasonably withheld, conditioned or delayed. However, *COMPANY* may assign or transfer the rights and privileges granted herein to any affiliate, parent or subsidiary of *COMPANY*, or to an entity with or into which *COMPANY* may merge or consolidate, or to an entity which controls, is controlled by, or is under common control with such entity or to any purchaser of all or substantially all of the assets of *COMPANY* without the requirement for City approval, so long as the successor provides written notice to the City that it agrees to be fully liable to the City for compliance with all terms and conditions of this Agreement.

M. Reimbursement of City. *COMPANY* shall reimburse the City, upon submittal by the City of an itemized billing by project costs, for *COMPANY*'s proportionate share of all actual, identifiable and reasonable expenses incurred by the City in planning, designing, constructing, installing, repairing or altering any City facility as the result of the actual or proposed presence in the rights-of-way of *COMPANY*'s facilities. Such costs and expenses shall include but not be limited to the proportionate cost of City personnel utilized to oversee or engage in any work in the rights-of-way as the result of the presence of *COMPANY*'s facility in the rights-of-way. Such costs and expenses shall also include the proportionate share of any time spent reviewing construction plans in order to either accomplish the relocation of facilities or the routing or rerouting of any utilities so as not to interfere with facilities. The time of City employees shall be charged at their respective rate of salary, including overtime if utilized, plus benefits (approximately 22% of salary) and overhead. Any other costs will be billed proportionately on an actual cost basis. All billing will be itemized so as to specifically identify the costs and expenses for each project for which the City claims reimbursement. The billing may be on an annual basis, but the City shall provide *COMPANY* with the City's itemization of costs at the conclusion of each project for information purposes.

N. Effective Date. This Agreement shall take effect upon execution by both parties to this Agreement.

O. Miscellaneous.

1. This Agreement constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. Any amendments to this Agreement must be in writing and executed by both parties.

2. If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

3. This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

4. Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight courier to the address of the respective parties set forth below:

CITY: Stephen P. Sugg
City Manager
City of University Place
3715 Bridgeport Way W.
University Place, WA 98466

COMPANY: Zayo Group, LLC
Attn: General Counsel, ZFTI
1805 29th Street, Suite 2050
Boulder, CO 80301

The City or COMPANY may from time to time designate any other address for this purpose by written notice to the other party. All notices hereunder shall be deemed received upon actual receipt.

5. This Agreement shall be governed by the laws of the State of Washington, with venue in Pierce County.

6. In any case where the approval or consent of one party hereto is required, requested or otherwise to be given under this Agreement, such party shall not unreasonably delay or withhold its approval or consent.

7. All Riders and Exhibits annexed hereto form material parts of this Agreement.

8. This Agreement may be executed in duplicate counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties hereby execute this Agreement as follows.

CITY:

COMPANY:

City of University Place

Zayo Group, LLC

By: _____

By: _____

Stephen P. Sugg
City Manager

Its _____

Date: _____

Date: _____

ZAYO GROUP

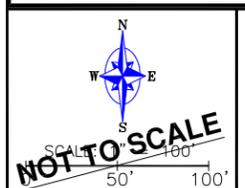
PROJECT 0007-03 TACOMA RING 1 SECTION C

PROJECT NUMBER
S10236-1-0007-03

MUNICIPALITY	CONTACT	PHONE NUMBER	NOTES & COMMENTS
WSDOT	Ahamad Wehbe	206.440.4125	
PUGET SOUND ENERGY	Lori Wyman	425.462.3880	
PIERCE COUNTY	---	-----	

INDEX OF SHEETS

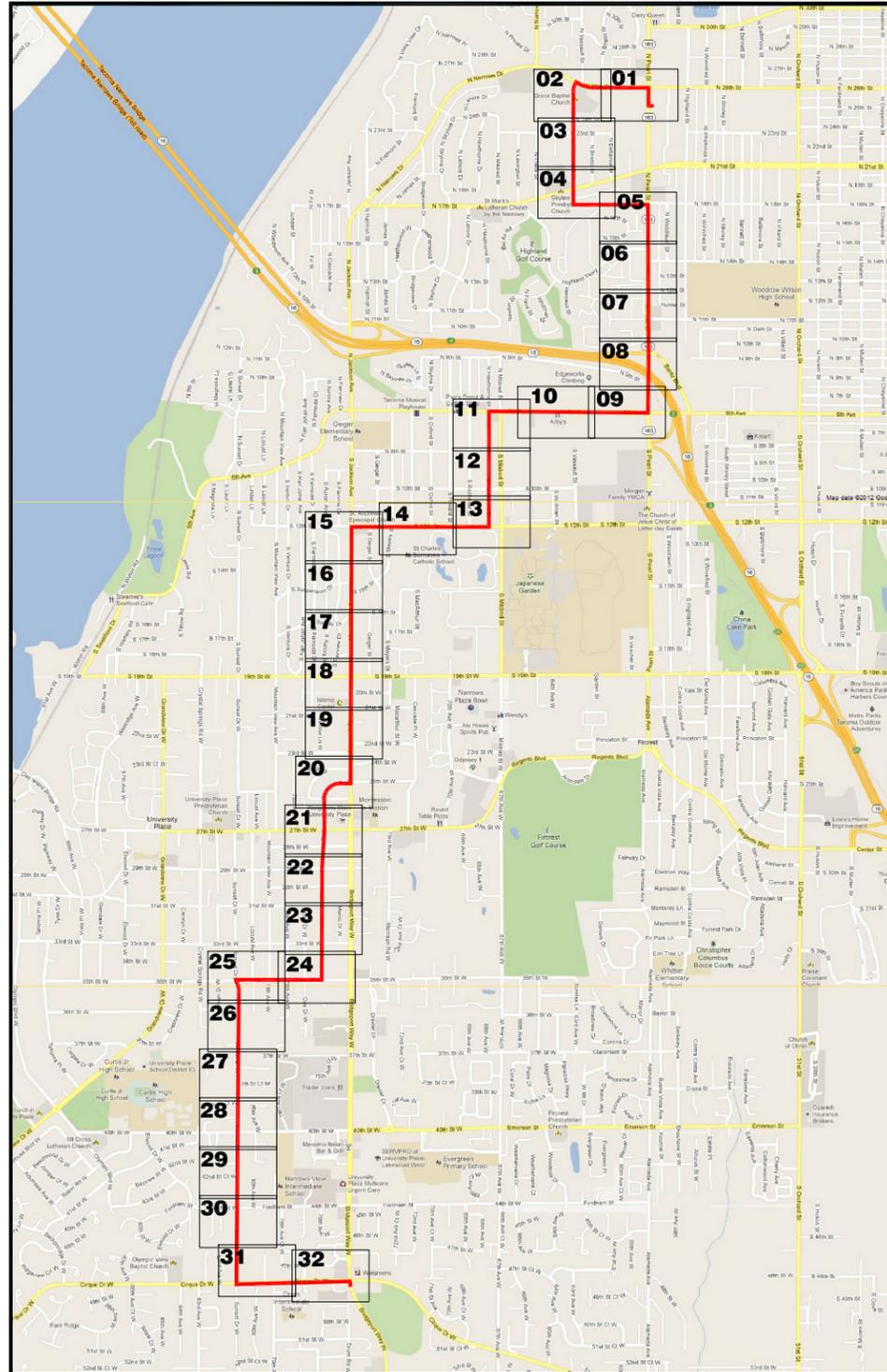
COVER
VINICITY MAP
PLANS (SHTS 01 THRU 32)



**SECTION C
TACOMA RING 1**
Address:
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
	-	-		-	09/06/12
	-	-		-	SHEET
	-	-		-	Cover



VICINITY MAP
N.T.S.

SCOPE OF WORK

CONSTRUCTION OF APPROXIMATELY 40,693 LINEAR FEET (LF) OF UNDERGROUND AND/OR AERIAL, COMMENCES AT A LOCATION ALONG THE EASTERLY EDGE OF N PEARL ST APPROXIMATELY 280 FEET SOUTH FROM THE INTERSECTION OF N PEARL ST & N 26TH ST, PROJECT ENDS AT A LOCATION NEAR THE SOUTHWESTERLY CORNER OF THE INTERSECTIONS OF CIRQUE DR W, DRUM RD W & BRIDGPORT WAY W, TACOMA, WA.

CONSTRUCTION NOTES

AERIAL CONSTRUCTION:

MUST CONFORM TO THE ZAYO OUTSIDE PLANT MANUAL AND FOLLOW ALL NESCO POWER COMPANY GUIDELINES.

UNDERGROUND CONSTRUCTION:

UG CONDUIT TO BE PLACED WITH A MINIMUM OF 36" COVER.

VIDEO DOCUMENTATION OF ALL UG WORK AREAS ARE REQUIRED PRIOR TO COMMENTCEMENT OF WORK.

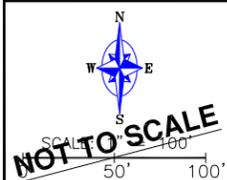
FIBER OPTIC WARNING TAPE TO BE BURIED 12" BELOW GRADE.

GREEN #14 AWG SOLID COPPER LOCATION WIRE MUST BE BURIED WITH THE CONDUIT.

RESTORE ALL UG AREA PER PERMIT GUIDELINES TO AS GOOD AS OR BETTER THAN ORIGINAL CONDITION.

BILL OF MATERIALS

ITEMS	QUANTITY	UNITS	FURNISHED BY	PLACED BY	COMMENTS
FIBER AERIAL (INCL. STORAGE)	39,077	LF.	CONTRACTOR	CONTRACTOR	
FIBER UNDERGROUND (INCL. STORAGE)	1,621	LF.	CONTRACTOR	CONTRACTOR	
VAULTS	4	EA.	CONTRACTOR	CONTRACTOR	
FIBER SPLICE CASES (EQUIP.)	2	EA.	CONTRACTOR	CONTRACTOR	



SECTION C
TACOMA RING 1
Address:
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
	-	-		-	09/06/12
	-	-		-	SHEET
	-	-		-	VinBom

MATCHLINE 02
MATCHLINE 01

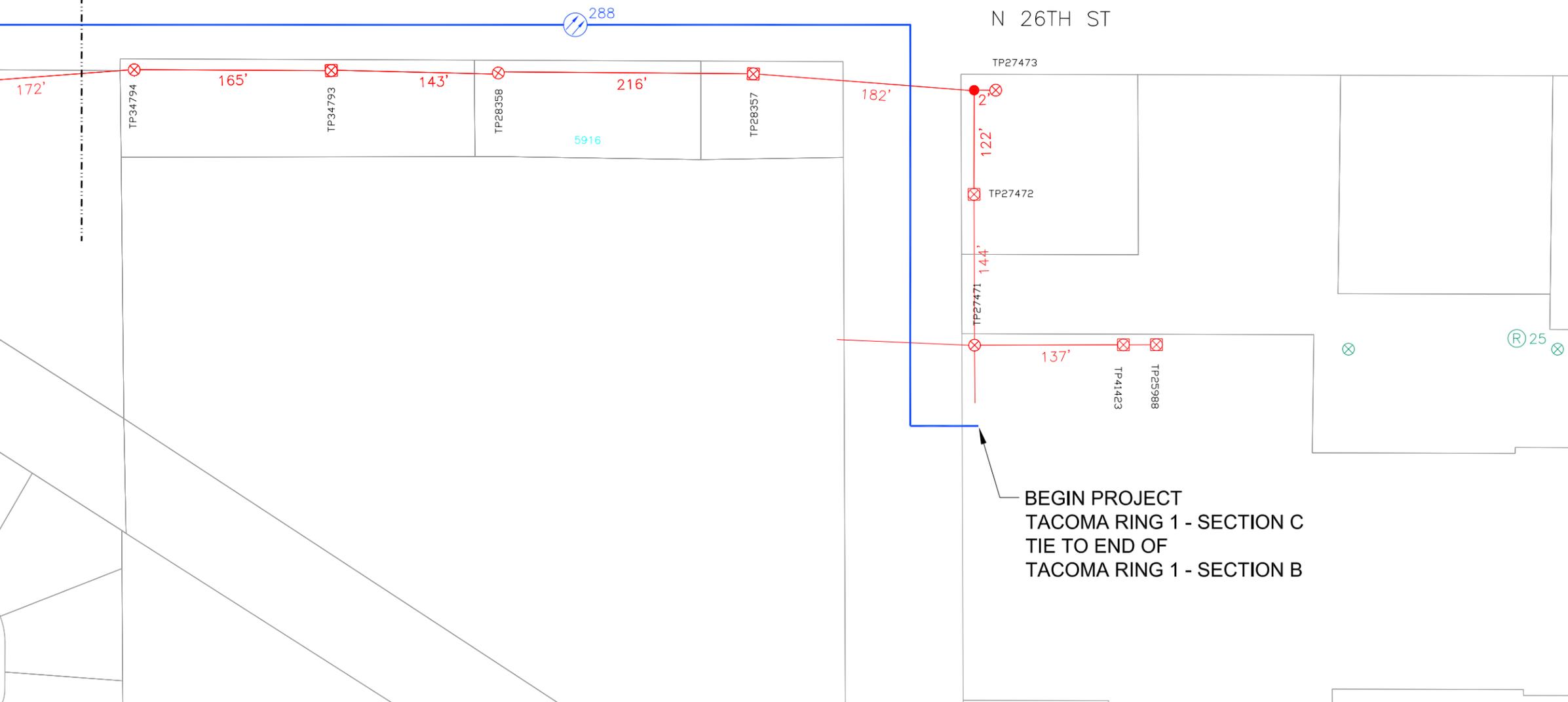
N PEARL ST

N 26TH ST

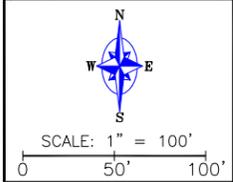
LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.

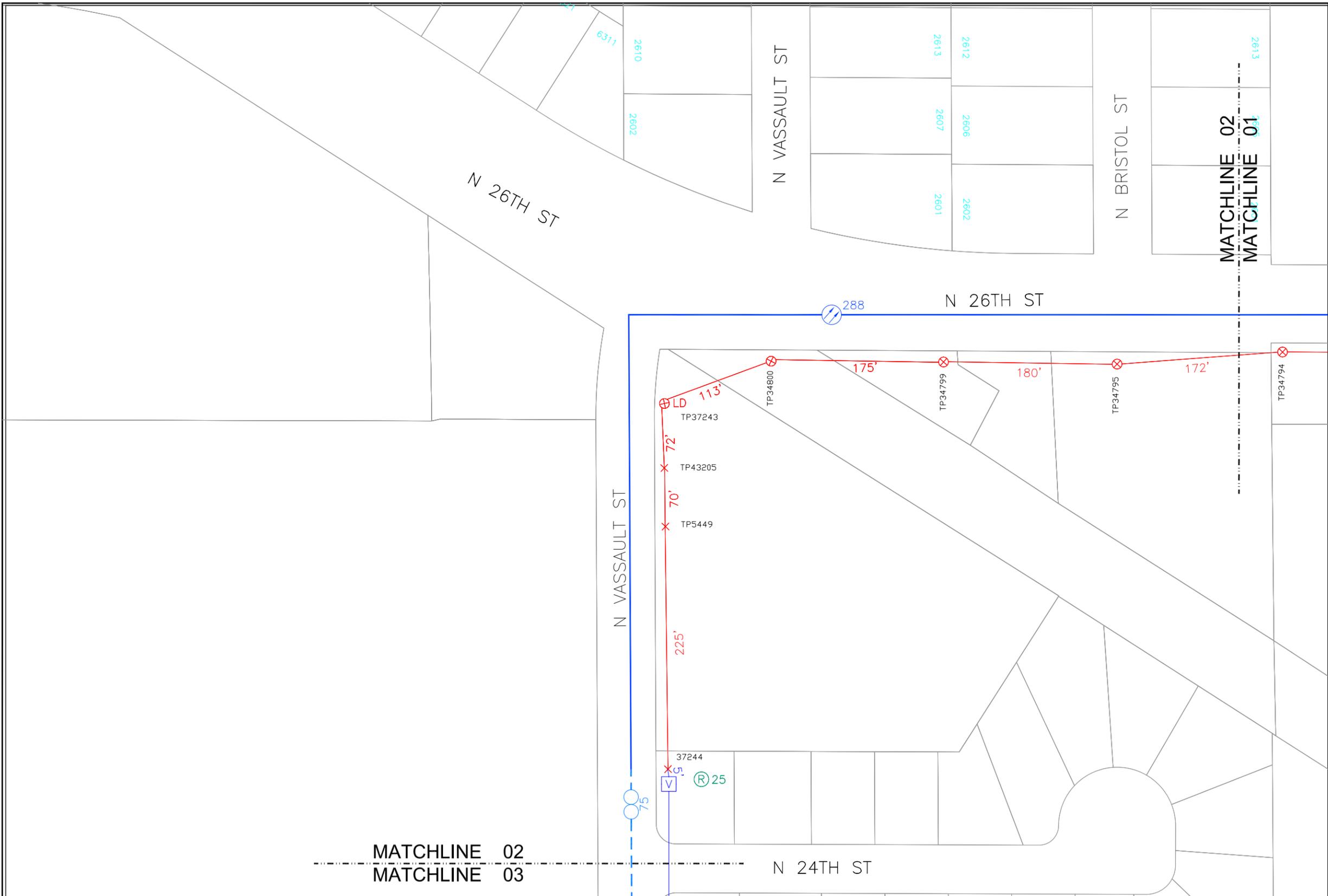


BEGIN PROJECT
TACOMA RING 1 - SECTION C
TIE TO END OF
TACOMA RING 1 - SECTION B



**SECTION C
TACOMA RING 1**
Address:
City: TACOMA
County: PIERCE
State: WA
Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

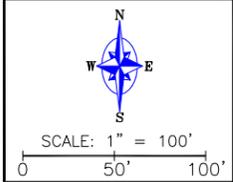
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	1 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
 Address: TACOMA
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536
 Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	2 of 32

MATCHLINE 02
MATCHLINE 03

N 24TH ST

N 23RD ST

N VASSAULT ST

N BRISTOL ST

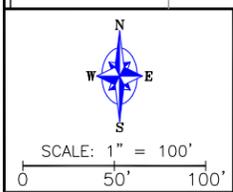
N DEFIANCE ST

MATCHLINE 03
MATCHLINE 04

LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.



**SECTION C
TACOMA RING 1**

Address:
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

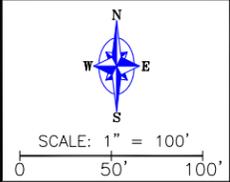
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	3 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



**SECTION C
TACOMA RING 1**

Address: TACOMA
 City: TACOMA
 County: PIERCE
 State: WA

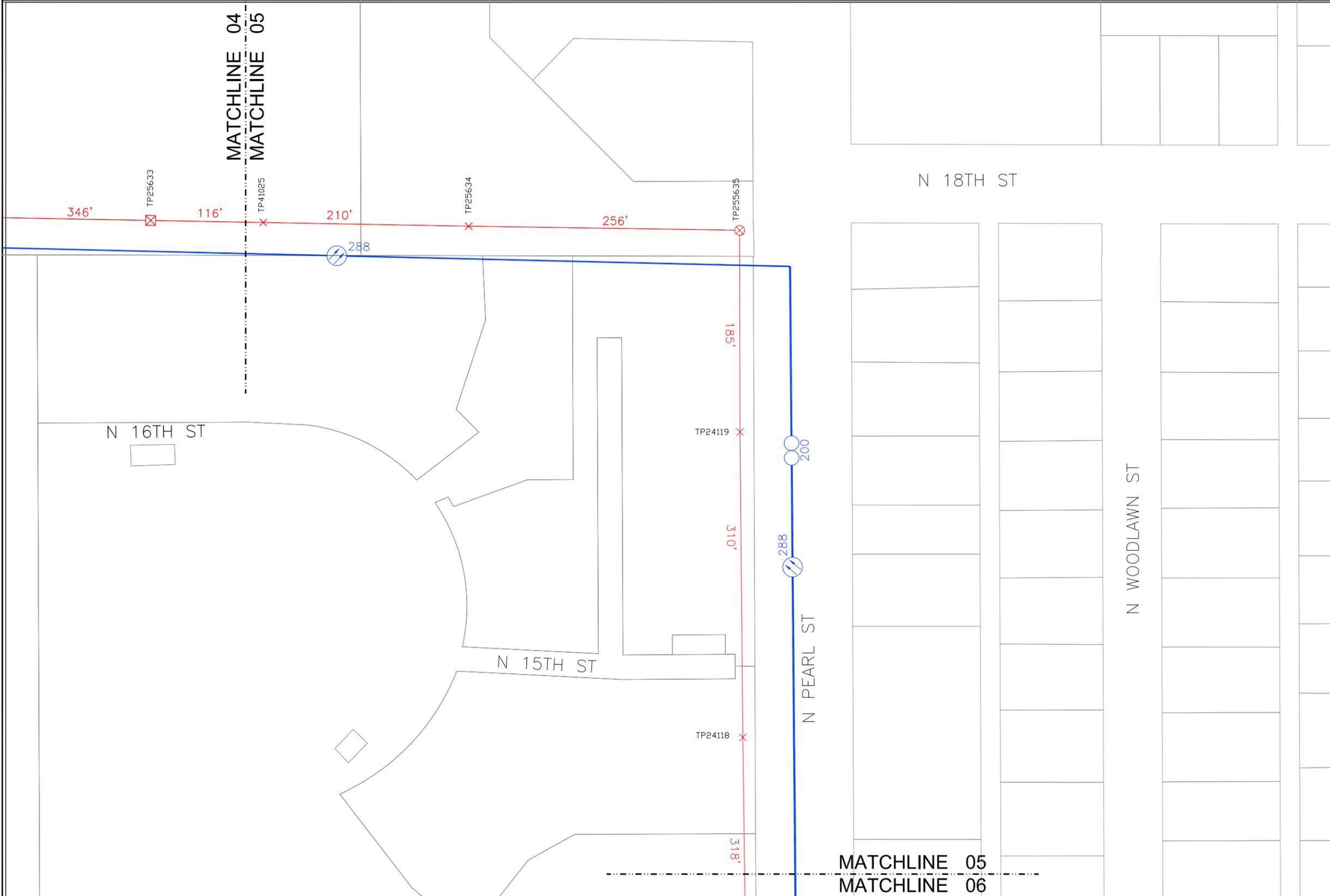
Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536
 Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

DATE
09/06/12

SHEET
4 of 32

MATCHLINE 04
MATCHLINE 05

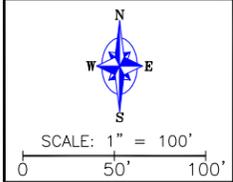


LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.

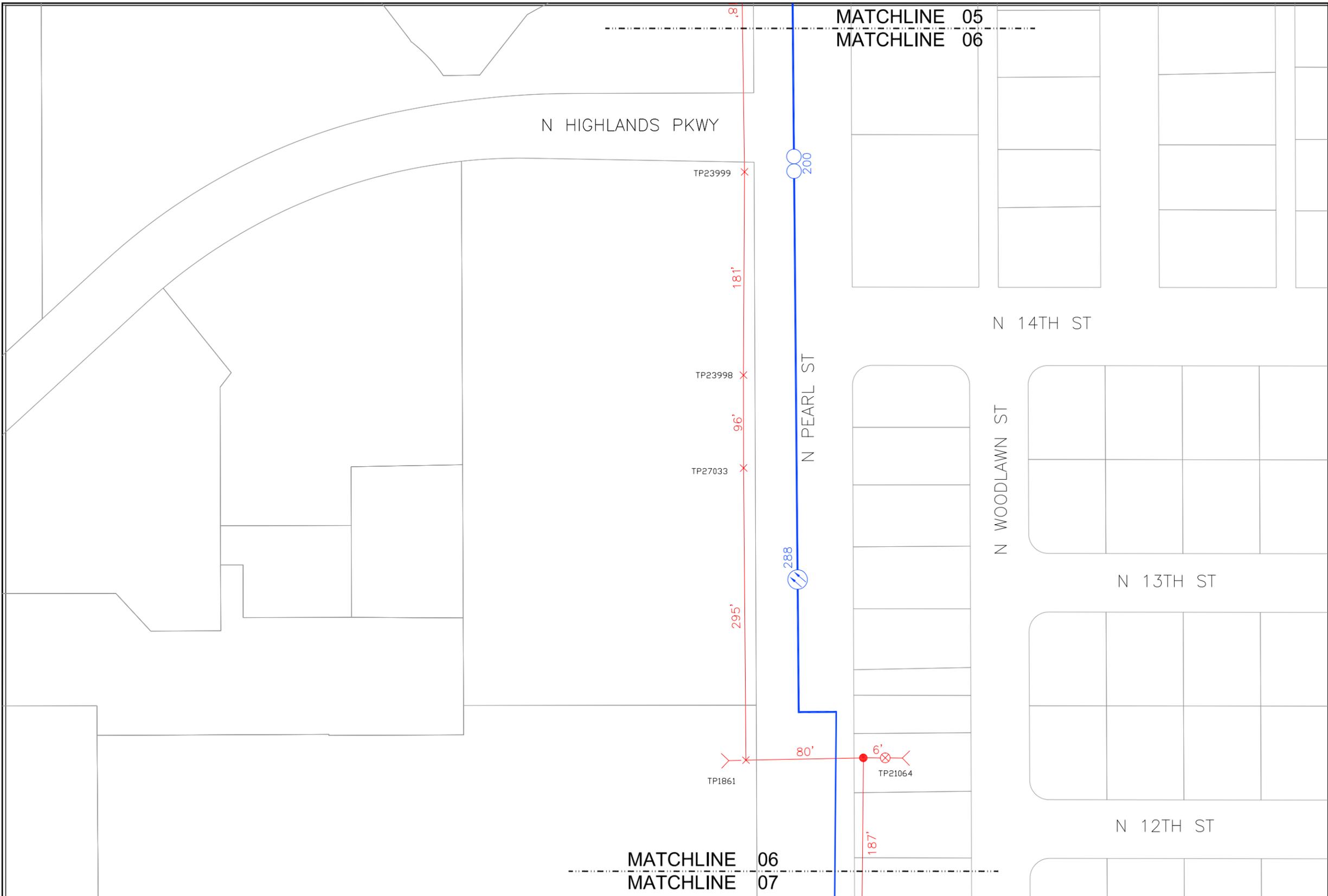
MATCHLINE 05
MATCHLINE 06



**SECTION C
TACOMA RING1**
Address:
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

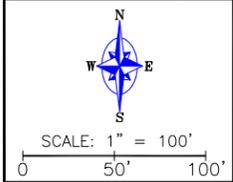
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	5 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



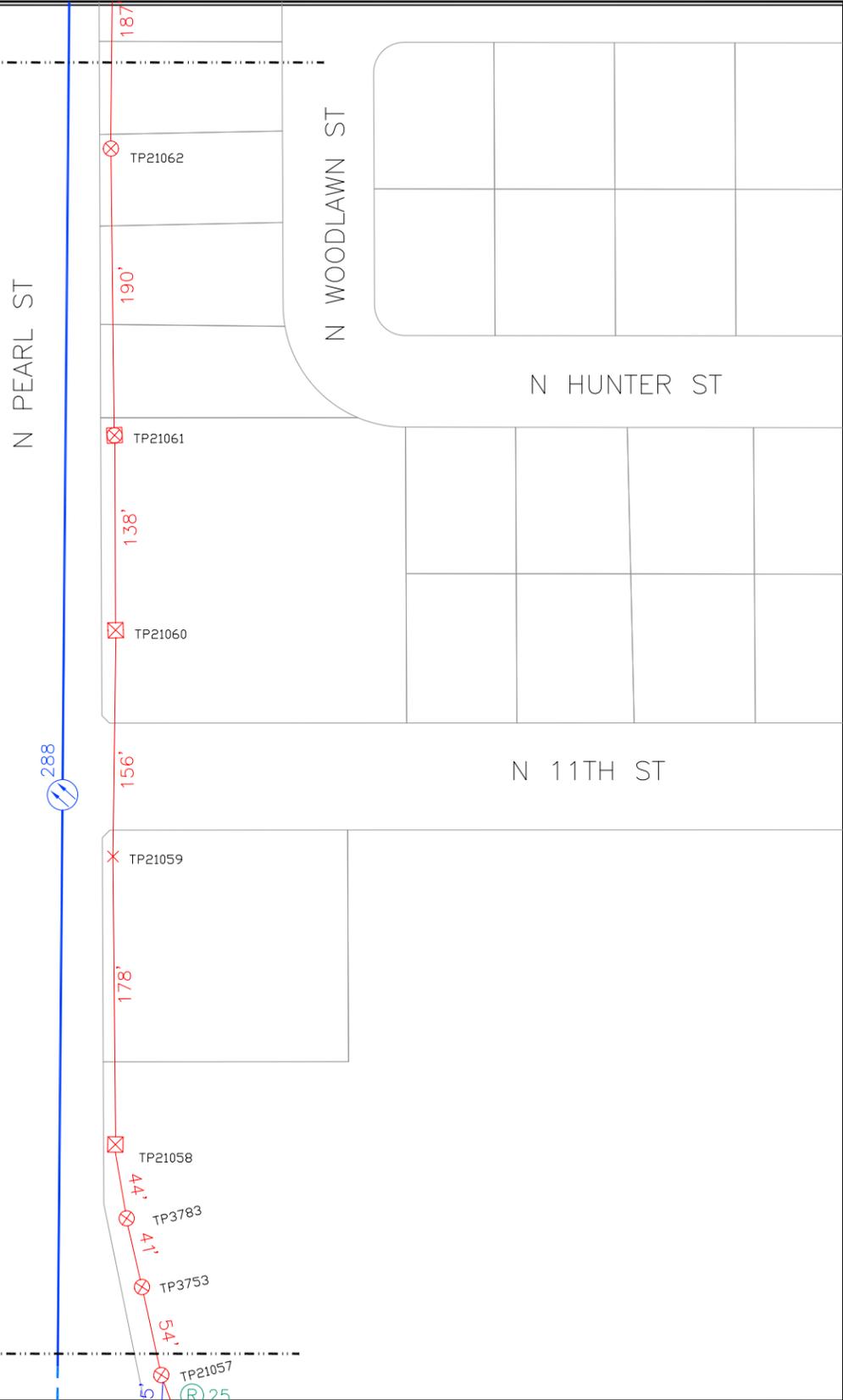
SECTION C
TACOMA RING 1
 Address: TACOMA
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536 Cel:
 Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
	-	-	-	-	09/06/12
	-	-	-	-	SHEET
	-	-	-	-	6 of 32

MATCHLINE 06
MATCHLINE 07

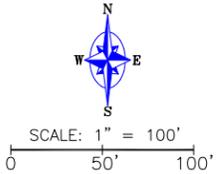
MATCHLINE 07
MATCHLINE 08



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

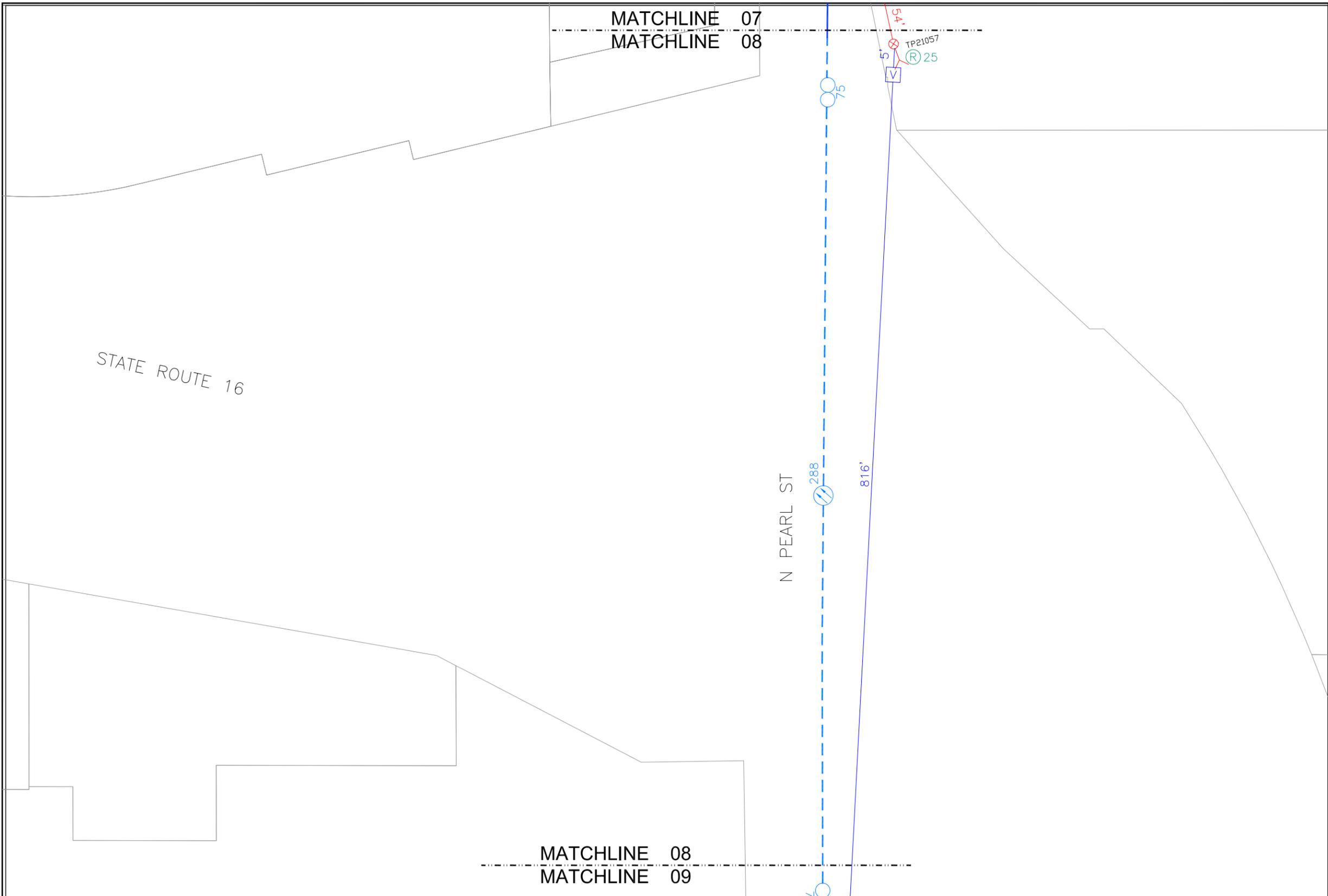
LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
Address:
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

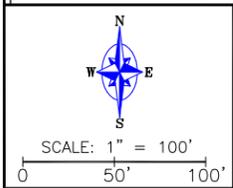
Attachments	Rev	Date	Revisions	By	DATE
	-	-	-	-	09/06/12
	-	-	-	-	SHEET
	-	-	-	-	7 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
 Address: TACOMA
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536
 Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
	-	-	-	-	09/06/12
	-	-	-	-	SHEET
	-	-	-	-	8 of 32

MATCHLINE 08
MATCHLINE 09

MATCHLINE 10
MATCHLINE 09

WATA-SOUTH RUSTON

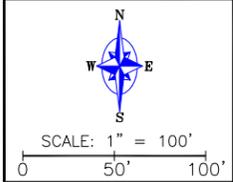
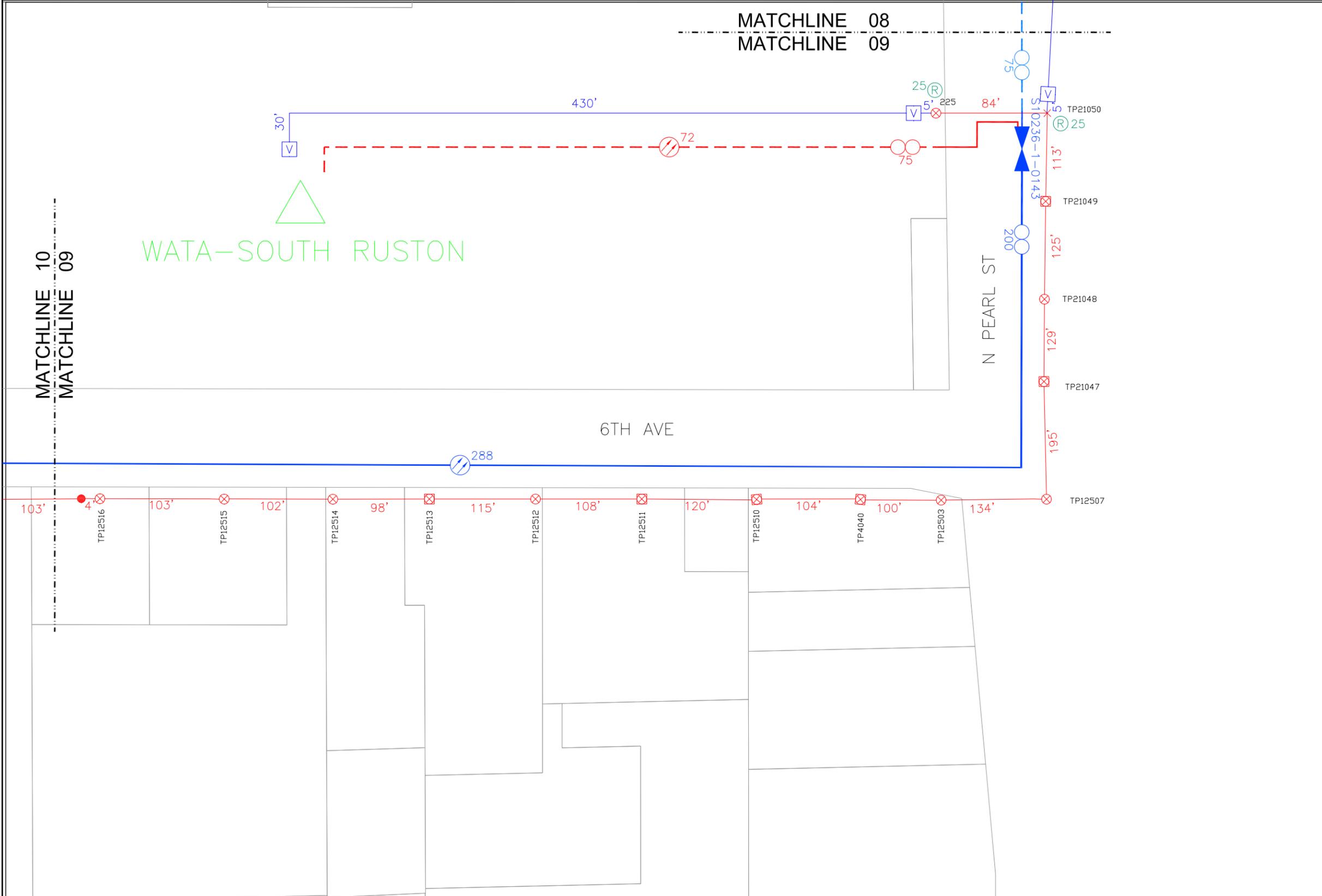
6TH AVE

N PEARL ST

LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.



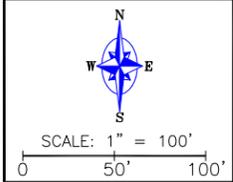
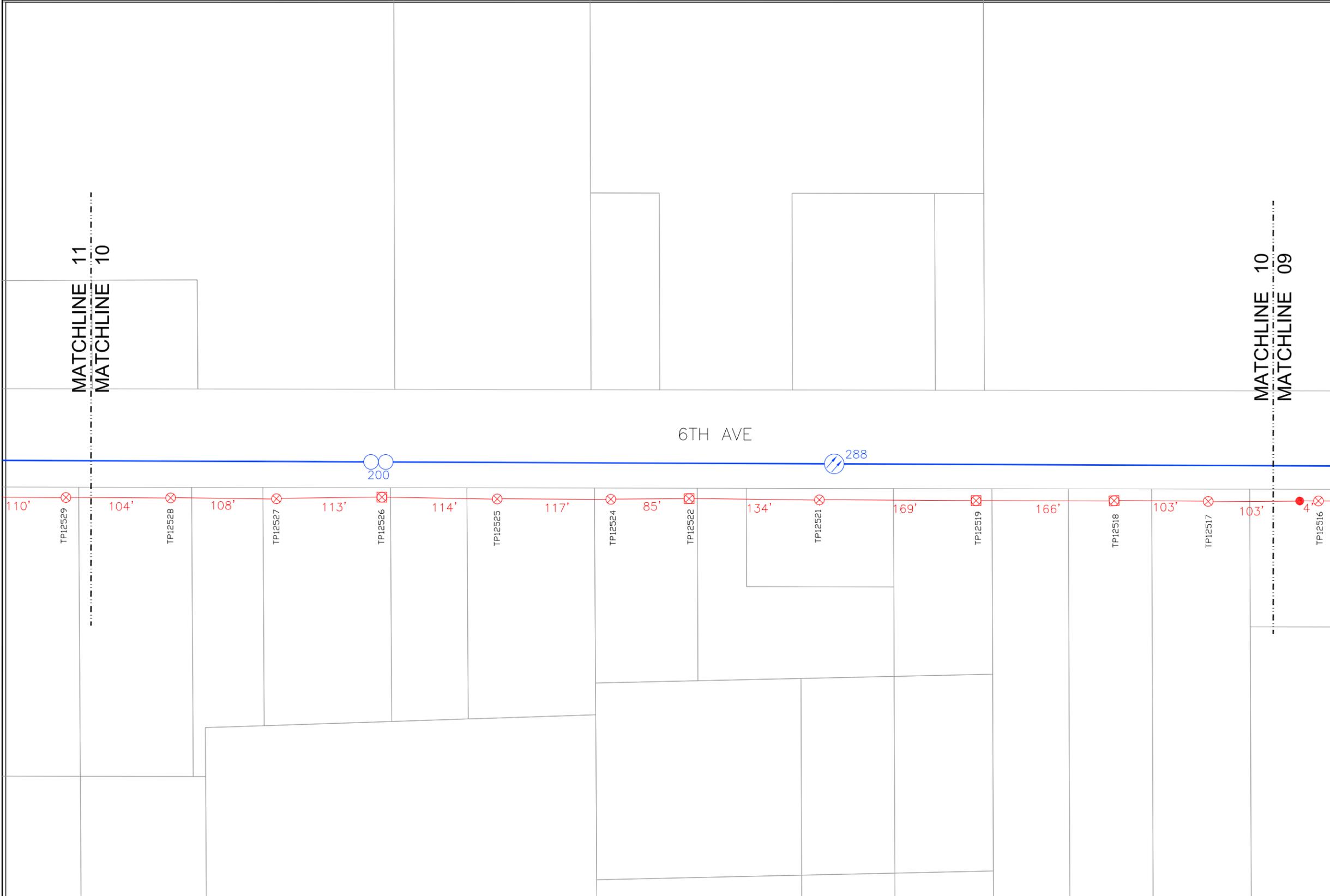
SECTION C
TACOMA RING 1
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA
Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	9 of 32

LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

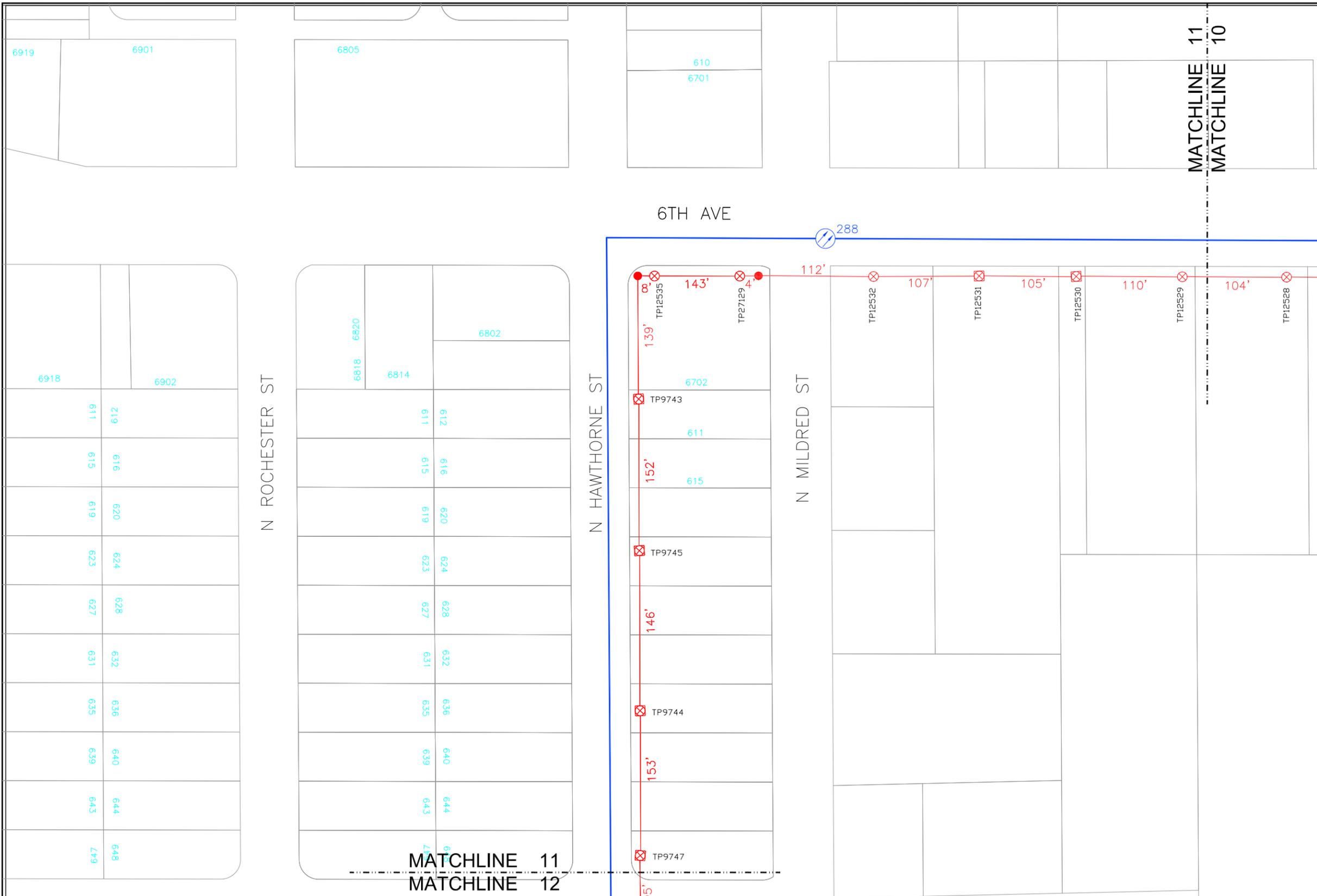
LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA
Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

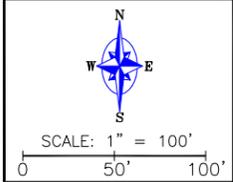
Attachments	Rev	Date	Revisions	By
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

DATE
09/06/12
SHEET
10 of 32



SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

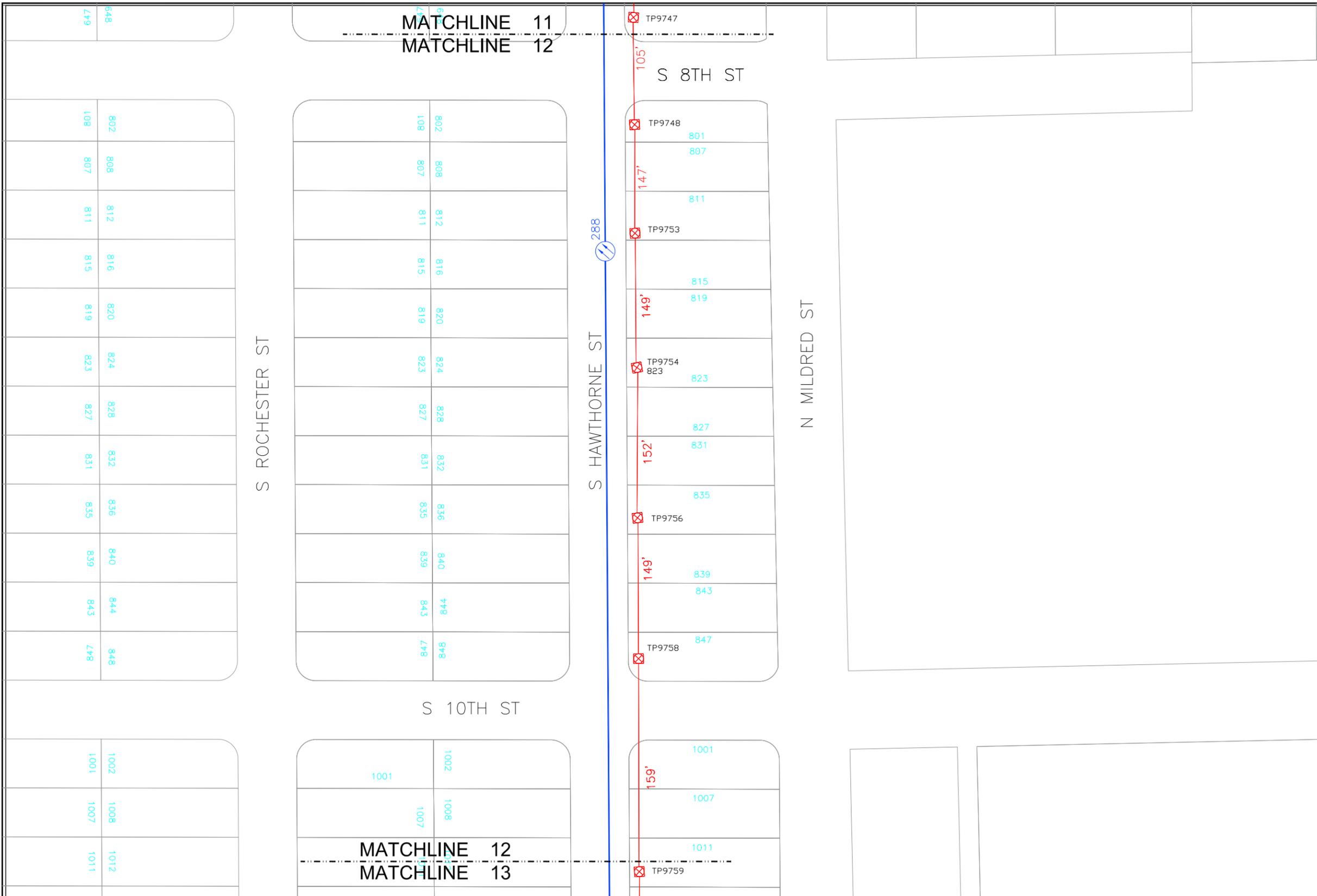
LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536
Designed by: TKETCHER

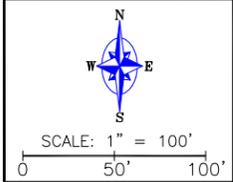
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	11 of 32



LEGEND

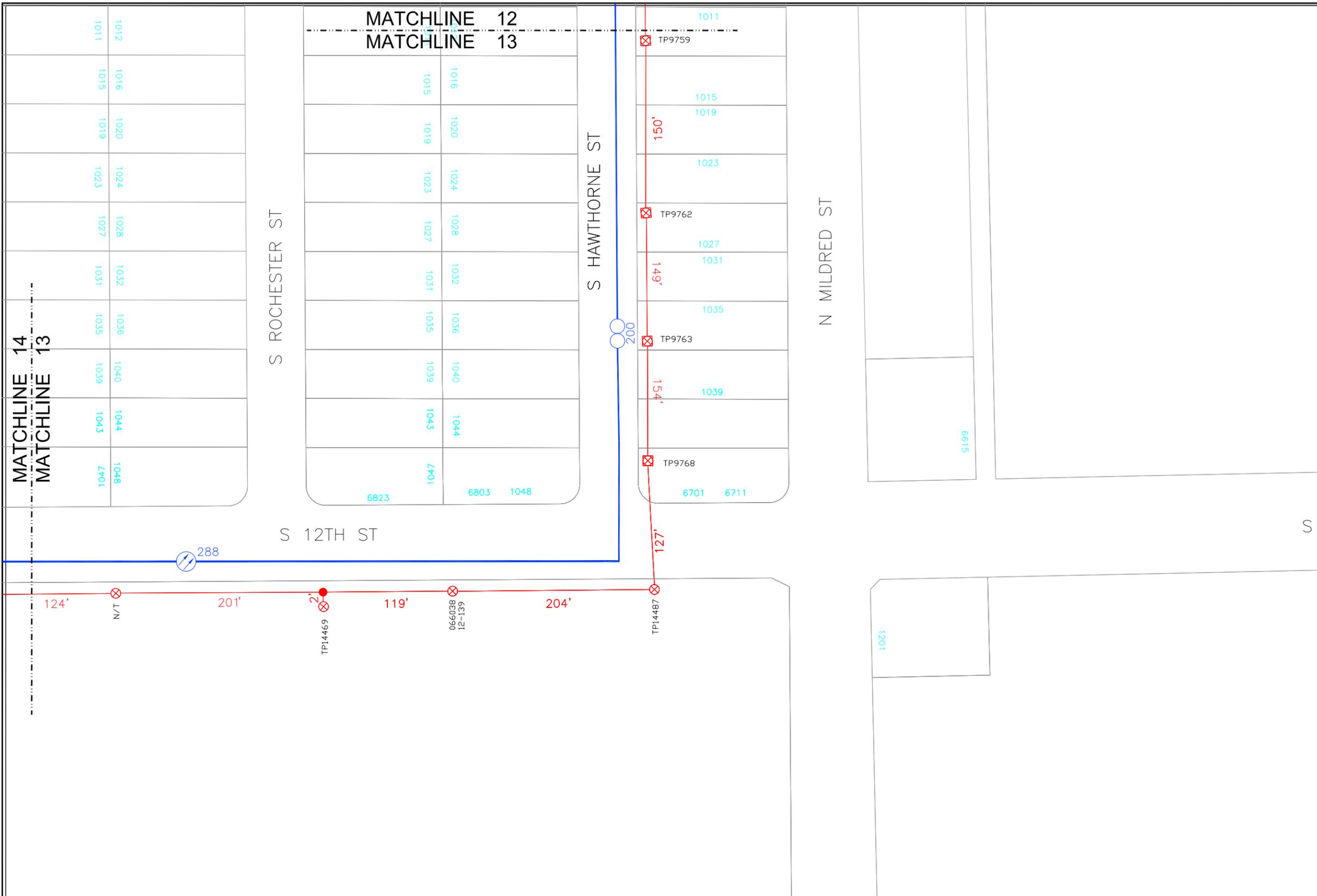
SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT 48
	FIBER STORAGE LOOP 150
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT 25
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA
Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536
Designed by: TKETCHER

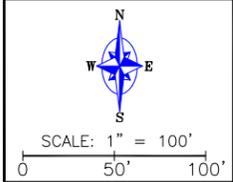
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	12 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1

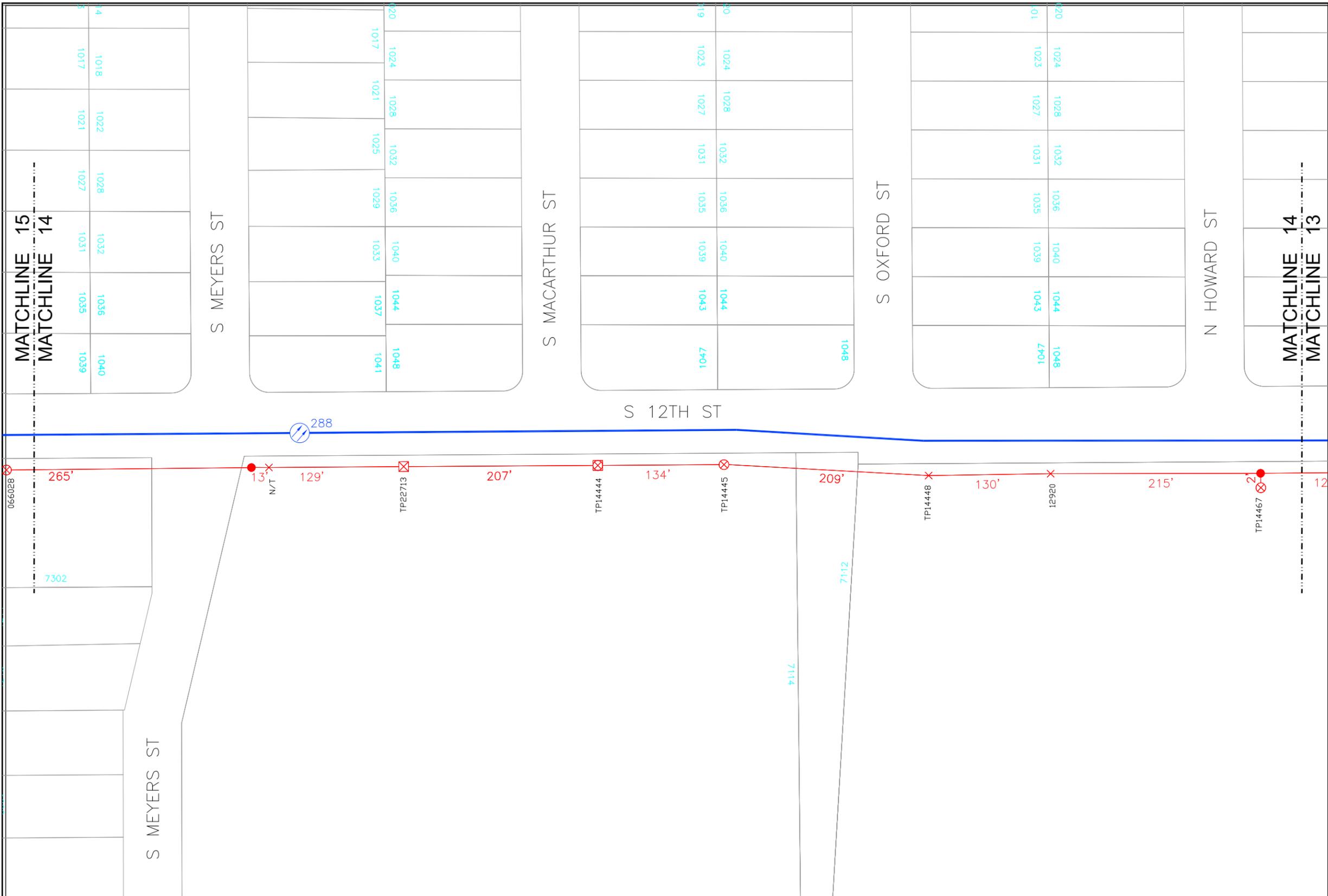
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

DATE
09/06/12

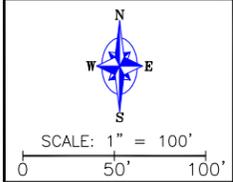
SHEET
13 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.

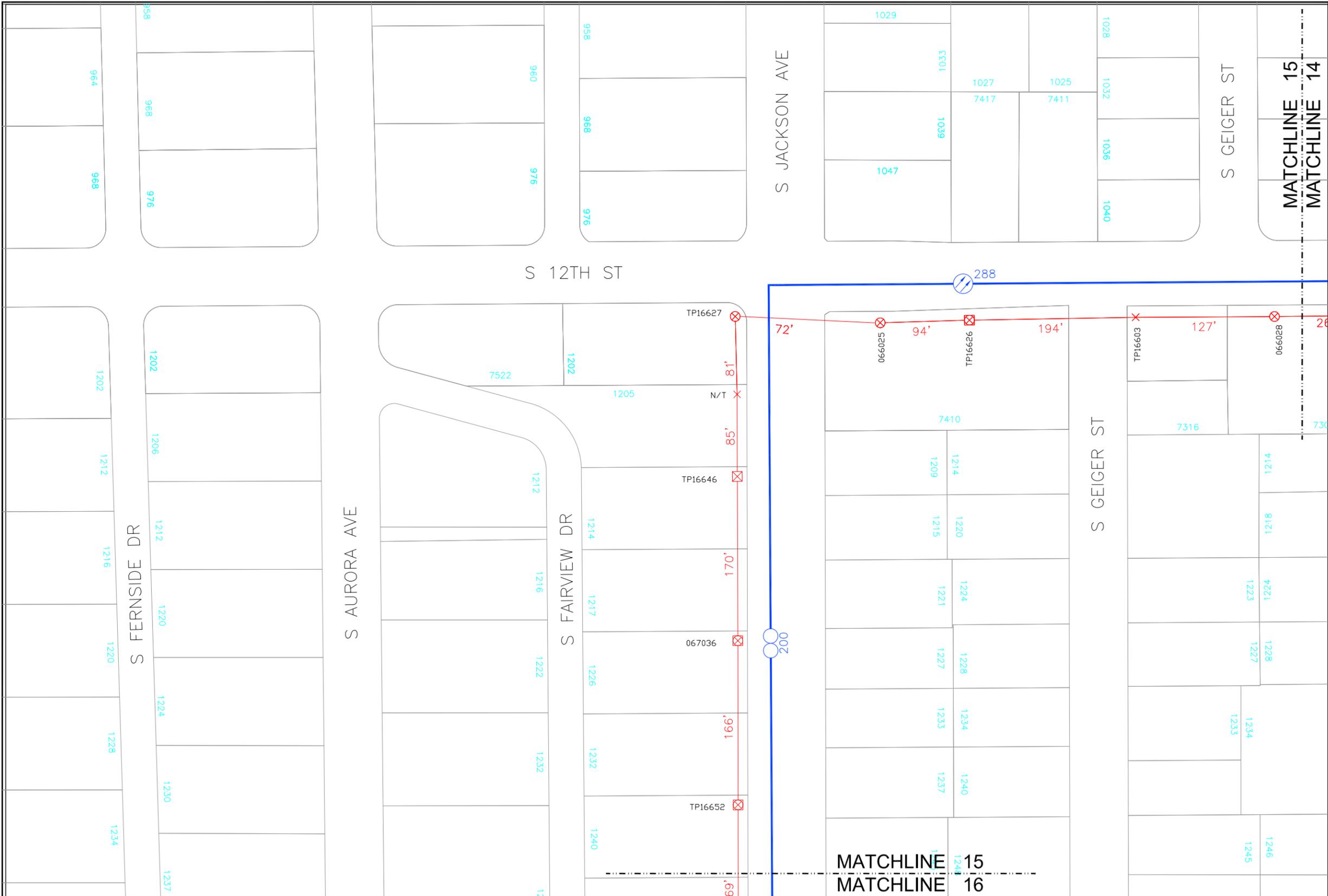


SECTION C
TACOMA RING 1
 Address: TACOMA
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536
 Designed by: TKETCHER

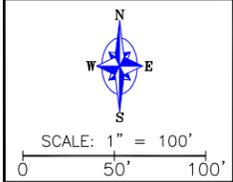
Attachments	Rev	Date	Revisions	By
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

DATE
 09/06/12
 SHEET
 14 of 32



SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

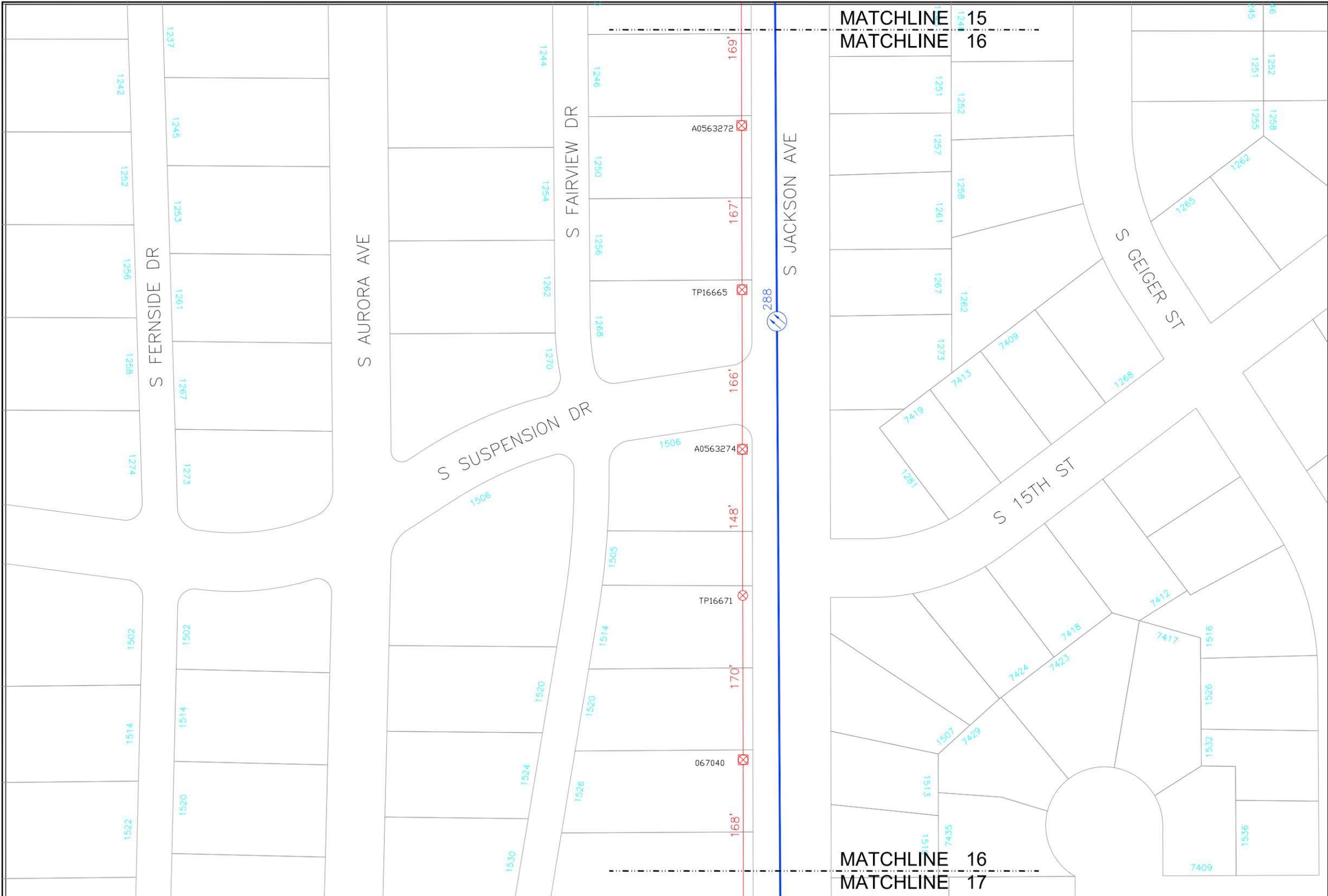
LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.



**SECTION C
TACOMA RING 1**
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

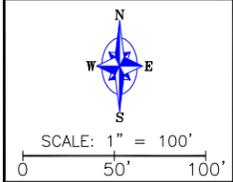
Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
	-	-	-	-	09/06/12
	-	-	-	-	SHEET
	-	-	-	-	15 of 32



SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.

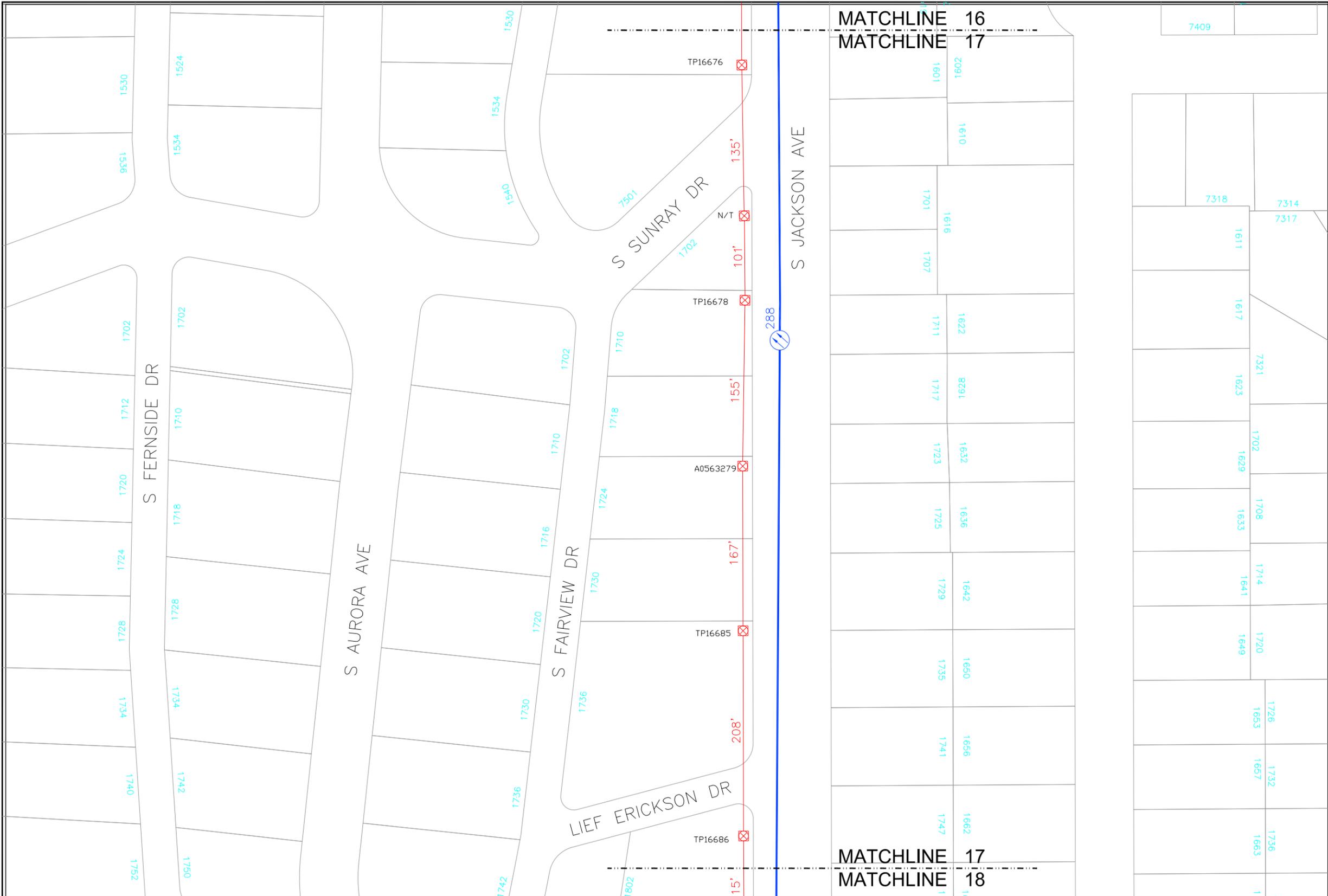


SECTION C
TACOMA RING 1

Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

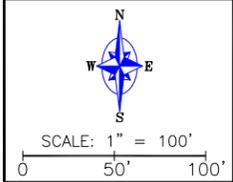
Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	16 of 32



SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1

Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

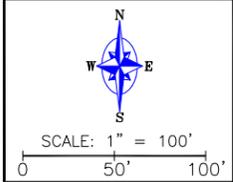
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	17 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.

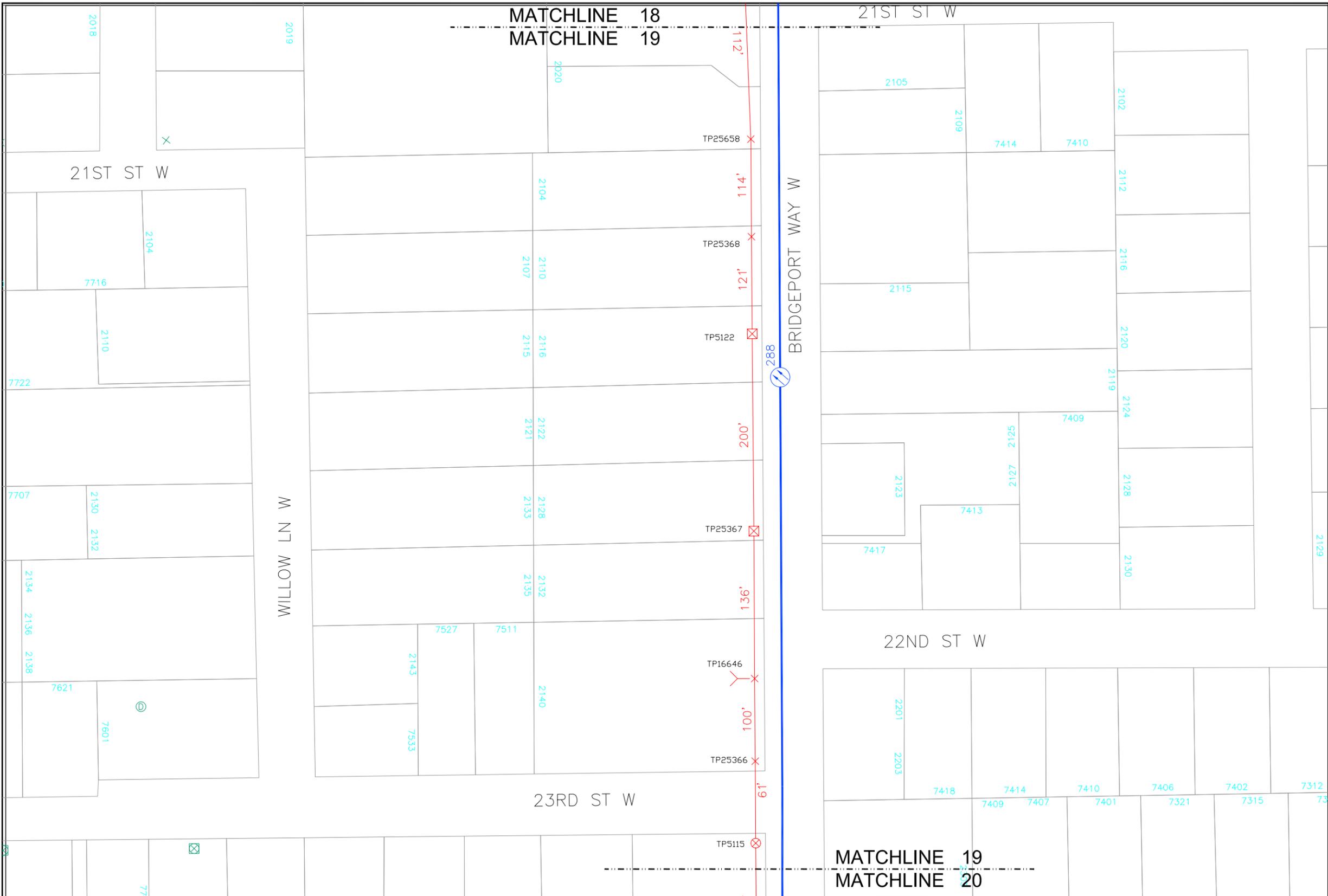


SECTION C
TACOMA RING 1

Address: TACOMA
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536 Cel:
 Designed by: TKETCHER

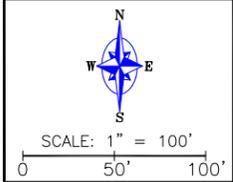
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	18 of 32



LEGEND

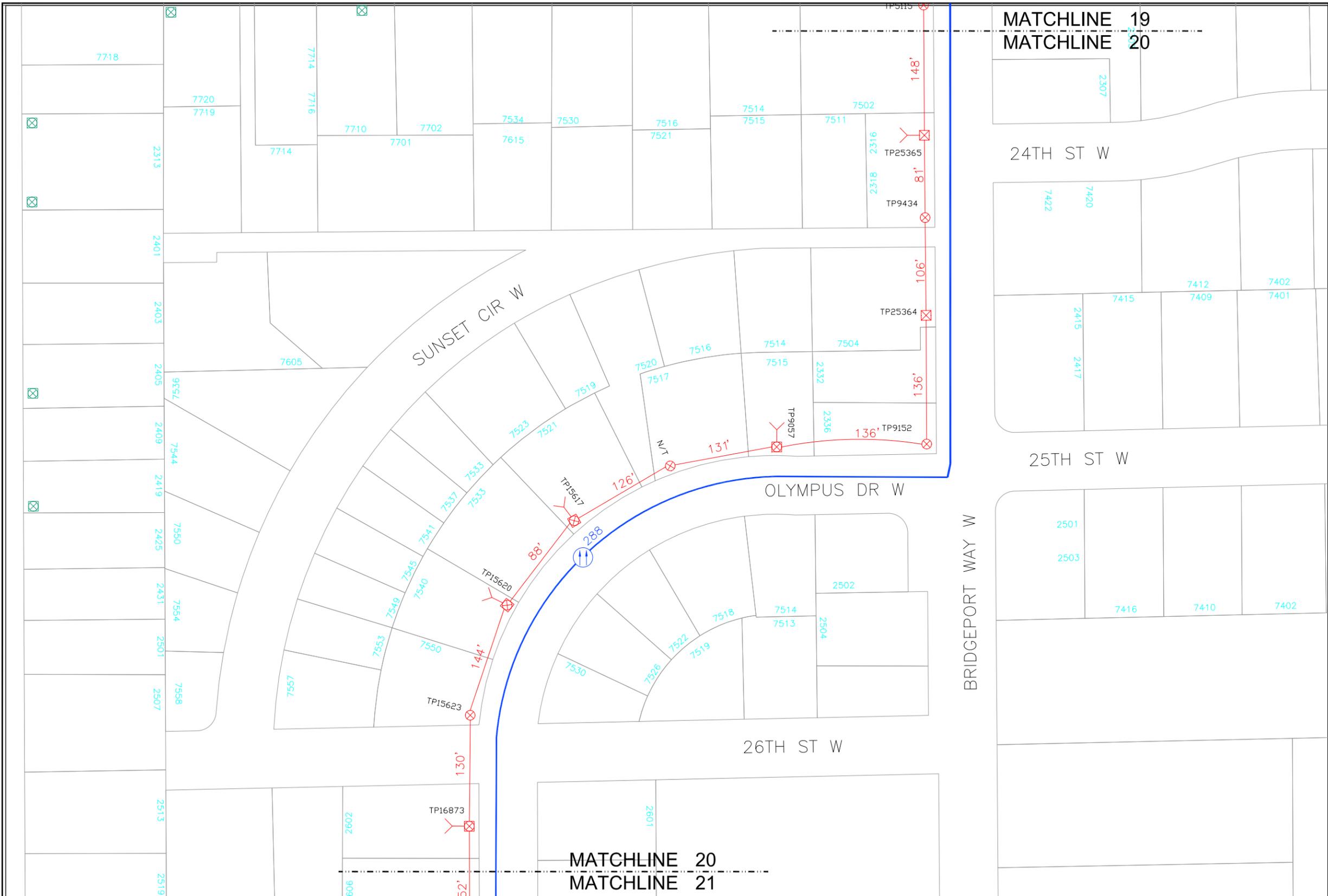
SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
 Address: Tacoma
 City: TACOMA
 County: PIERCE
 State: WA
 Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536 Cel:
 Designed by: TKETCHER

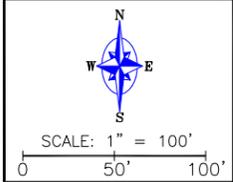
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	19 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1

Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	20 of 32

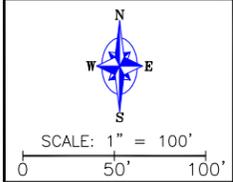
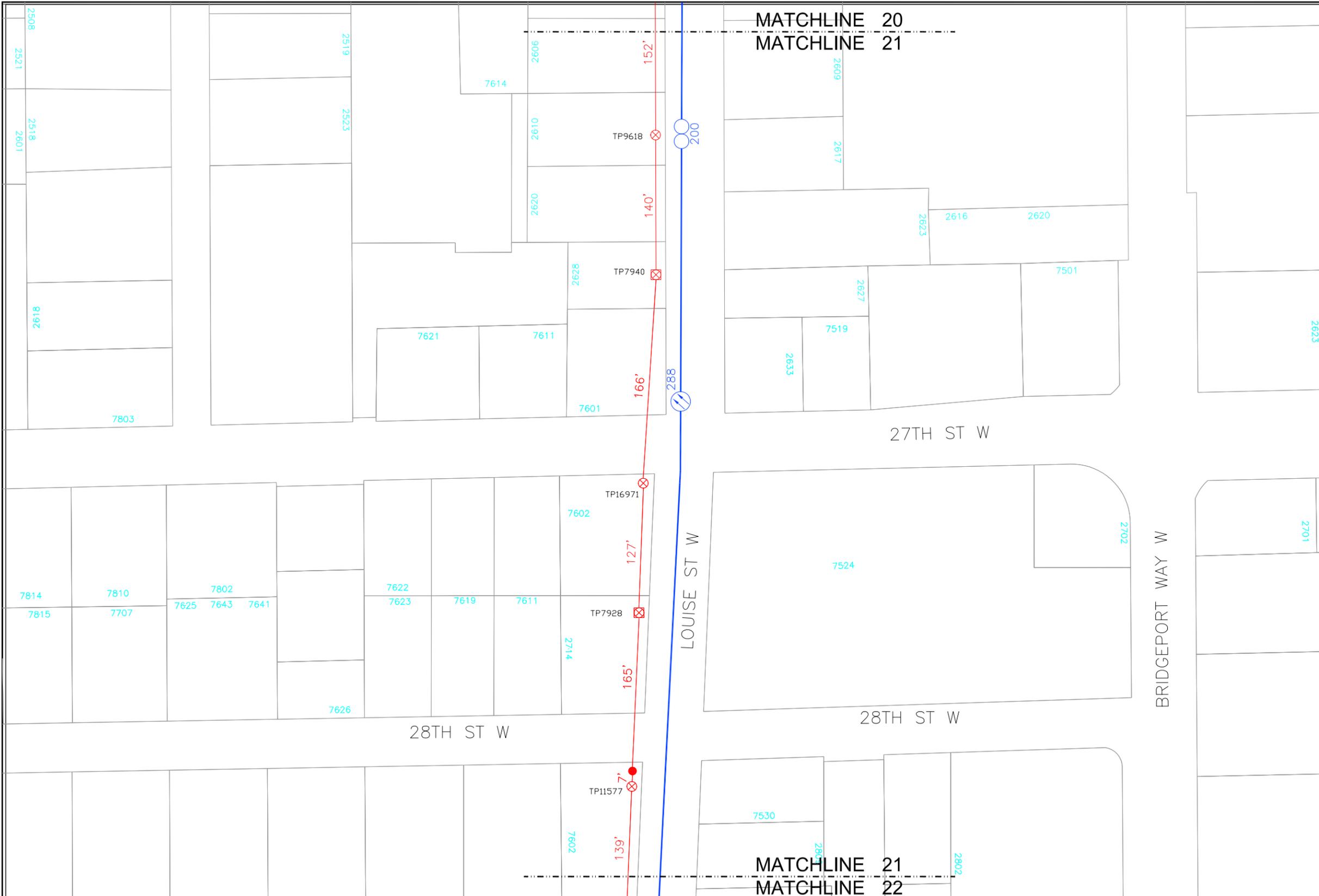
MATCHLINE 20
MATCHLINE 21

MATCHLINE 21
MATCHLINE 22

LEGEND

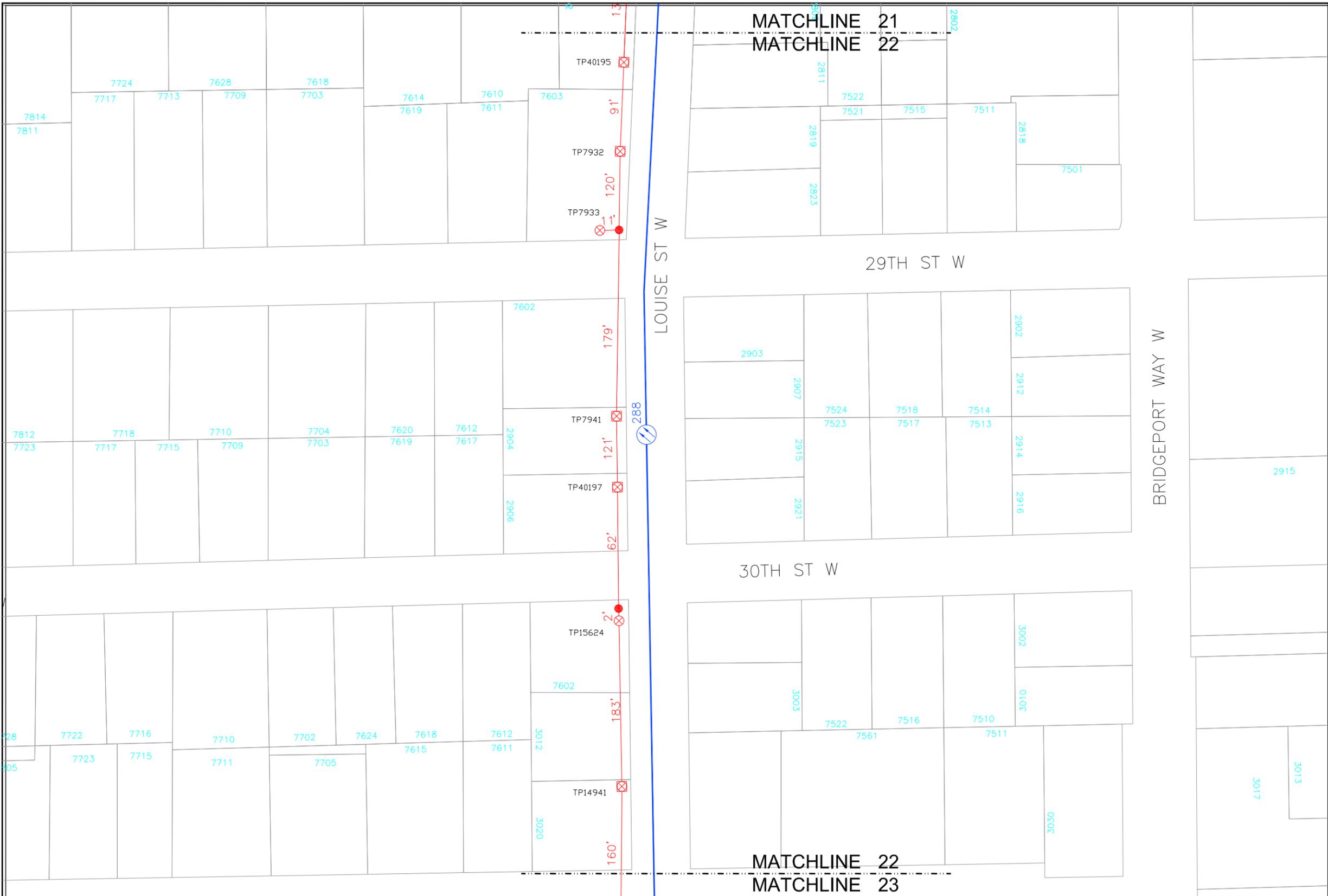
SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA
Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536
Designed by: TKETCHER

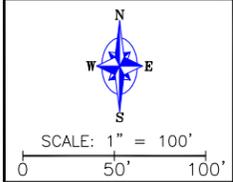
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	21 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1

Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	22 of 32

MATCHLINE 22
MATCHLINE 23

31ST ST W

LOUISE ST W

MENLO DR W

BRIDGEPORT WAY W

OAS DR W

33RD ST W

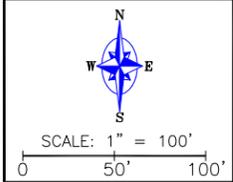
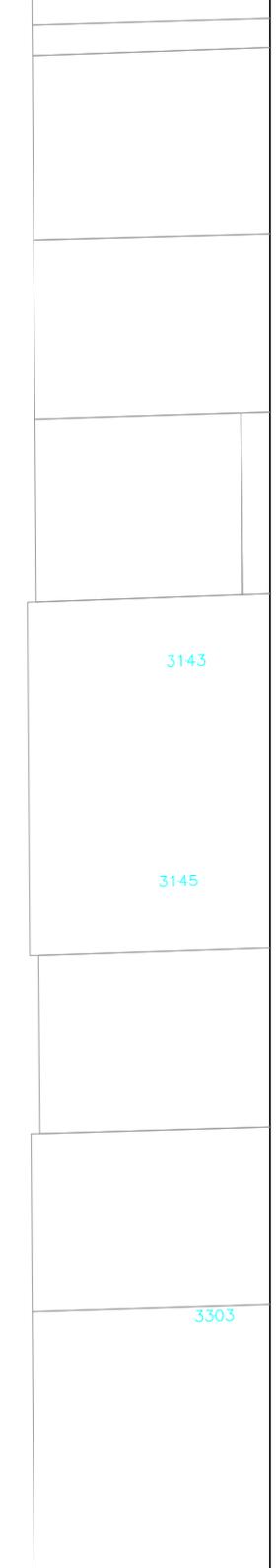
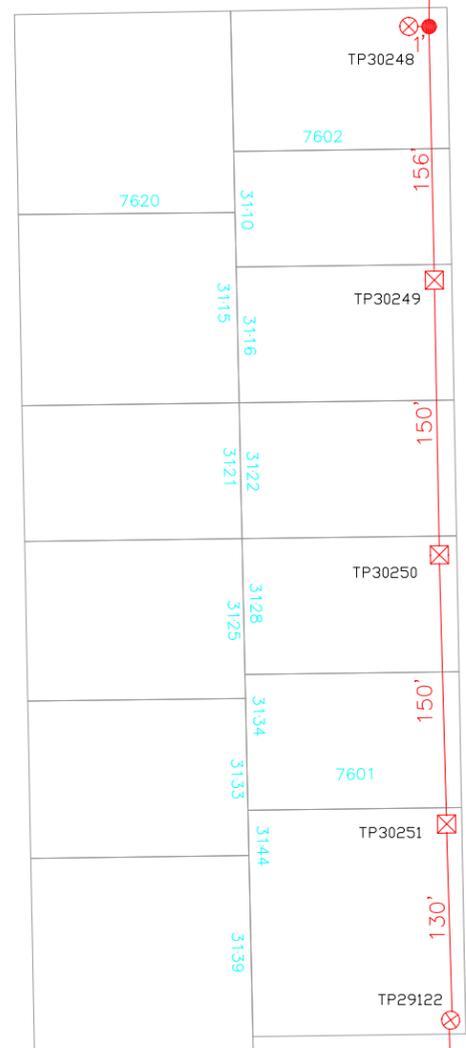
MATCHLINE 23
MATCHLINE 24

LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.

GREENWOOD AVE W



SECTION C
TACOMA RING 1
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA
Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

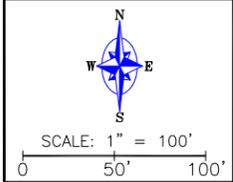
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	23 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.

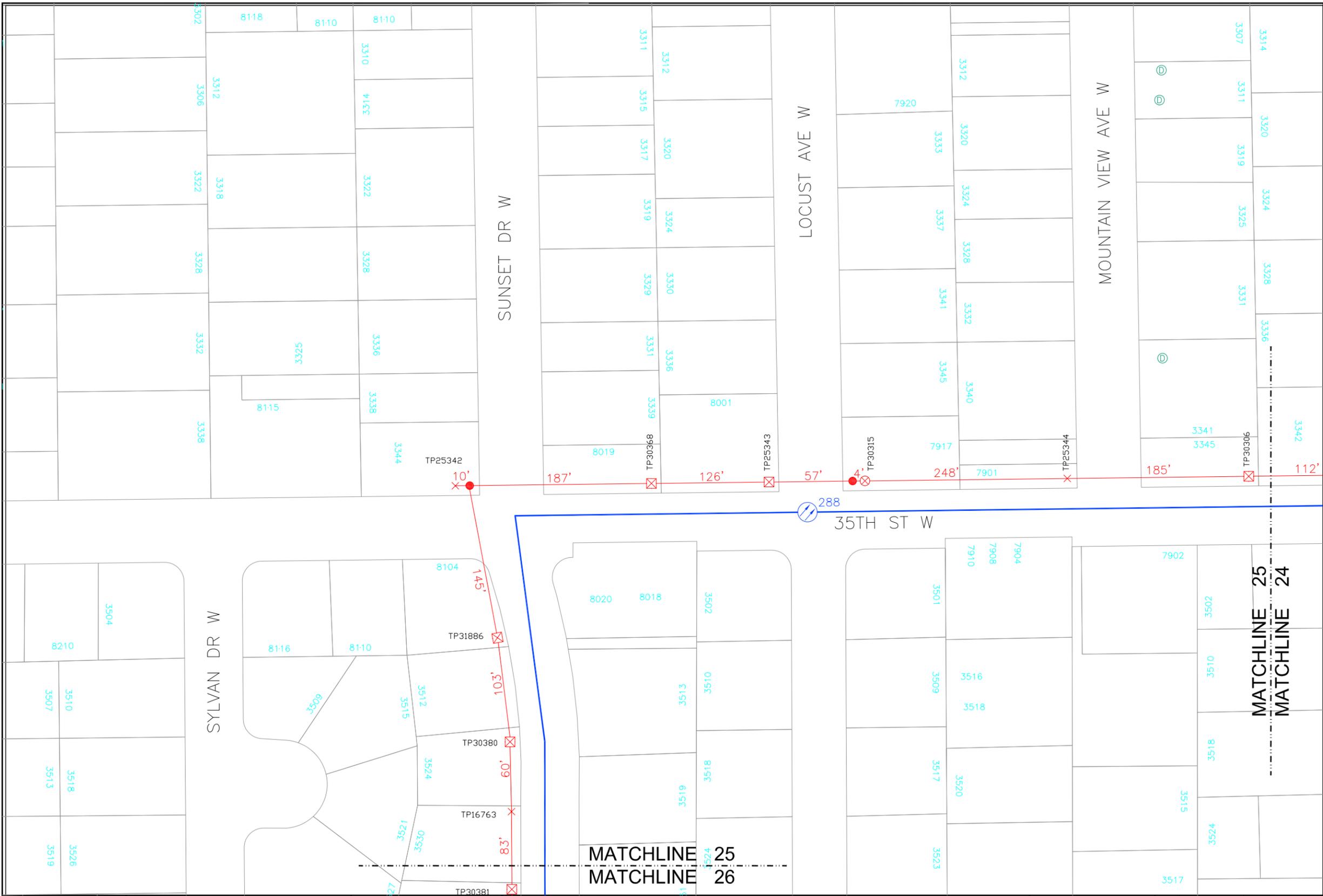


SECTION C
TACOMA RING 1

Address: _____
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536 Cel: _____
 Designed by: TKETCHER

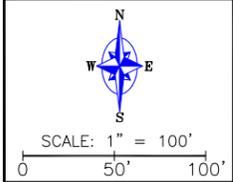
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	24 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
 Address: TACOMA
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536 Cel:
 Designed by: TKETCHER

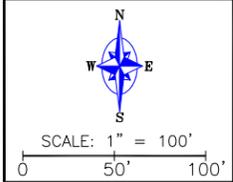
Attachments	Rev	Date	Revisions	By	DATE
	-	-	-	-	09/06/12
	-	-	-	-	SHEET
	-	-	-	-	25 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1

Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	26 of 32

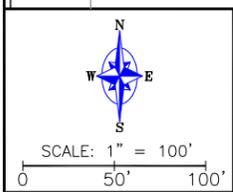
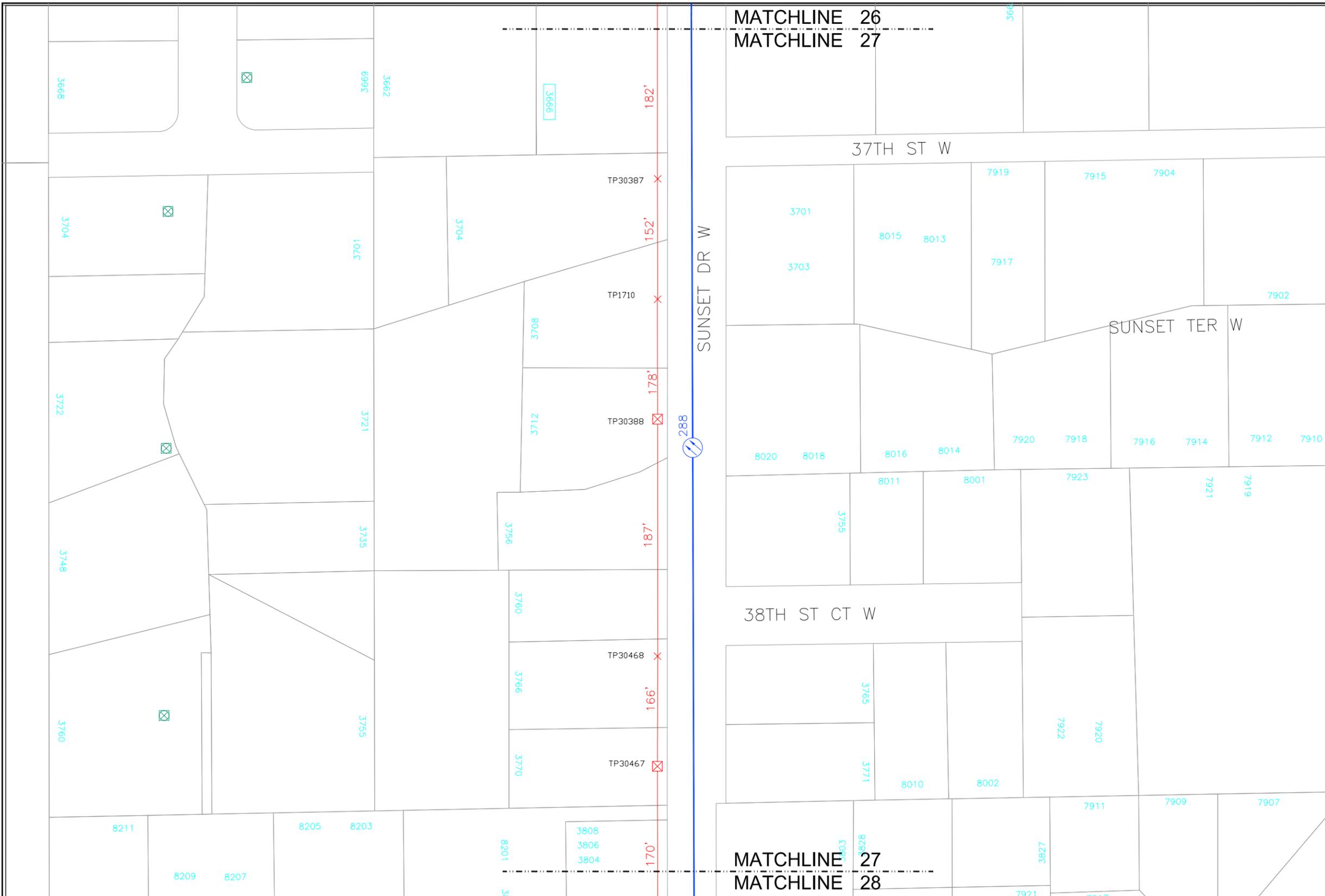
MATCHLINE 26
MATCHLINE 27

MATCHLINE 27
MATCHLINE 28

LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

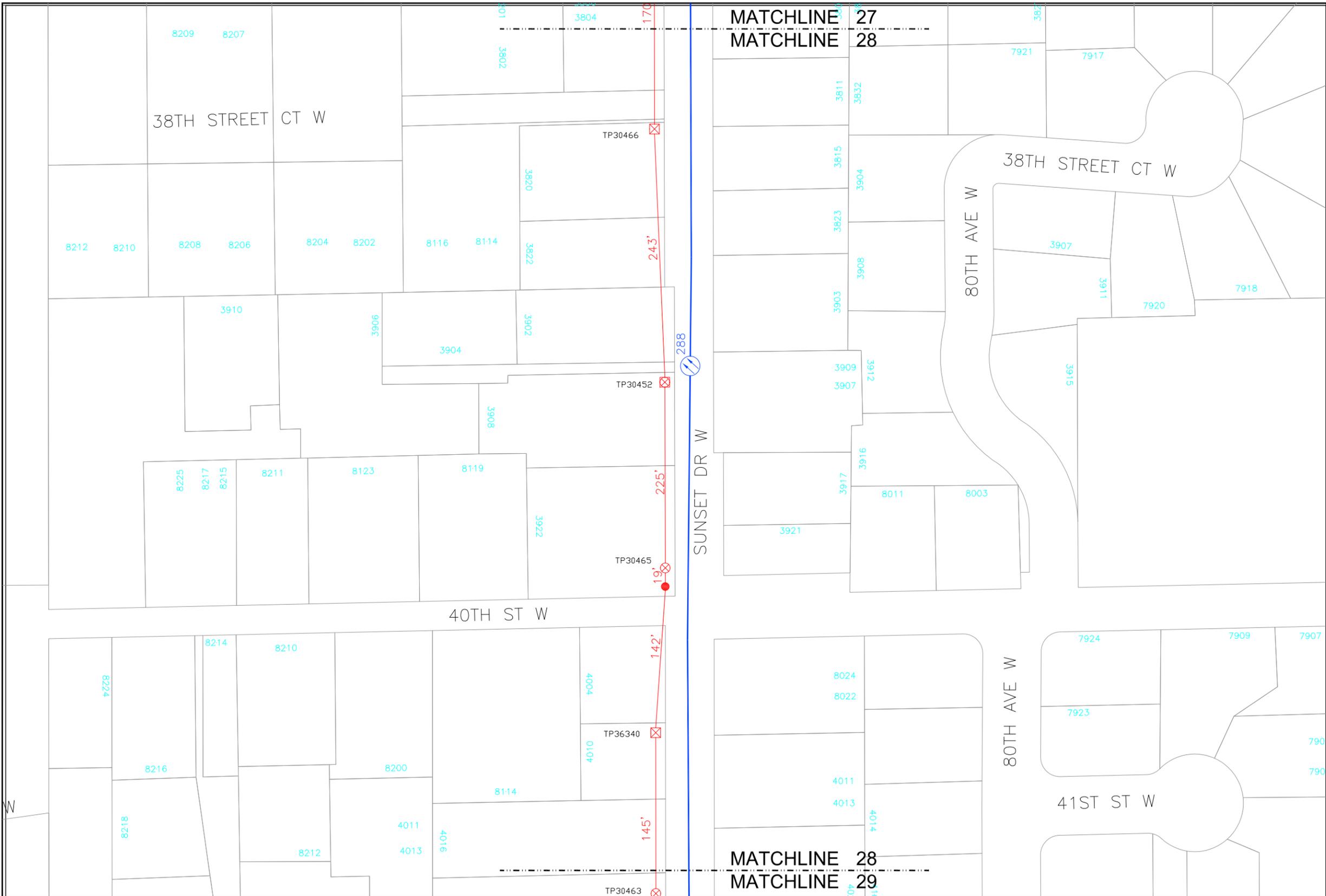
LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.



**SECTION C
TACOMA RING 1**
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536
Designed by: TKETCHER

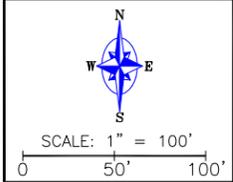
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	27 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

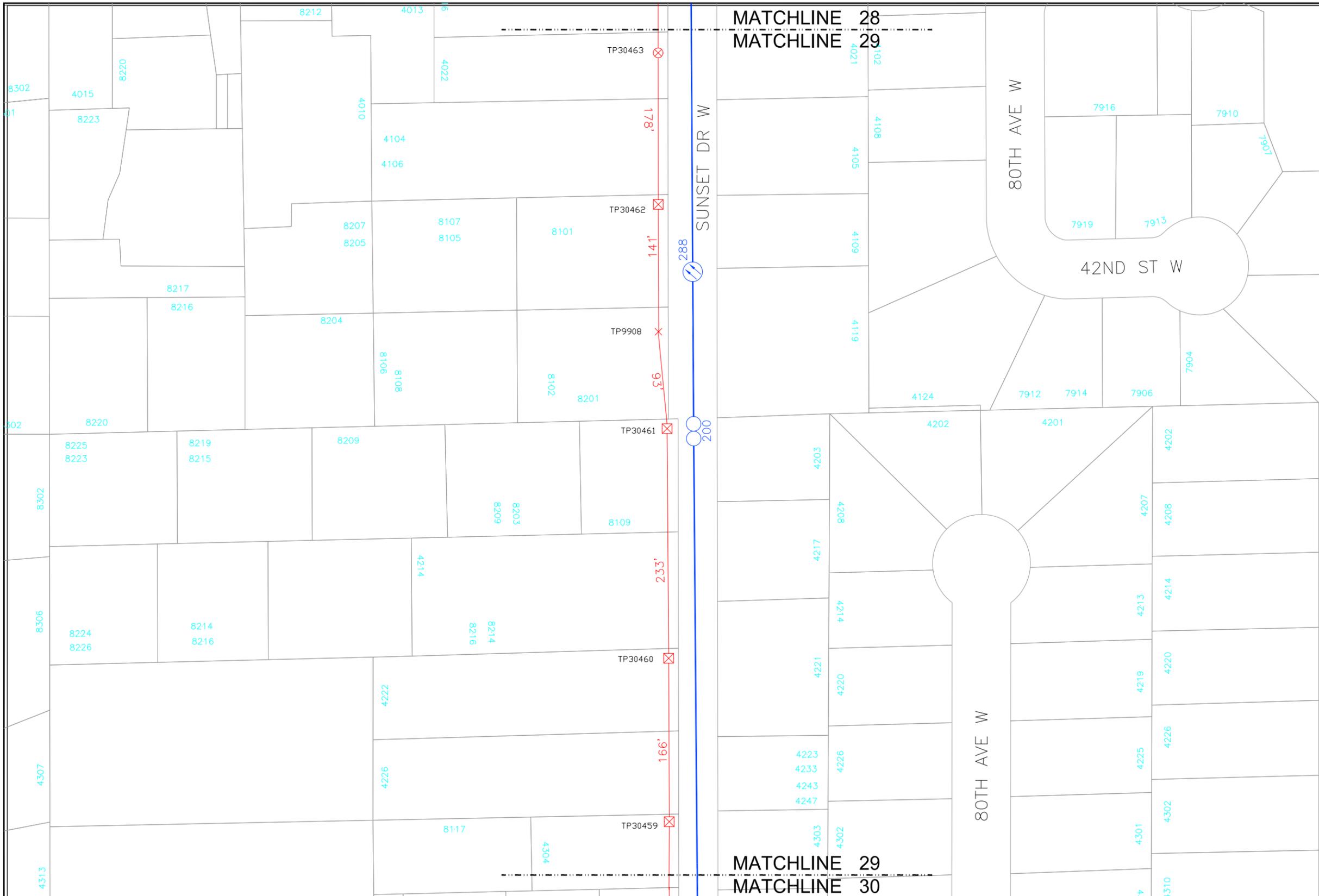
LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



**SECTION C
 TACOMA RING 1**
 Address: _____
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536 Cel:
 Designed by: TKETCHER

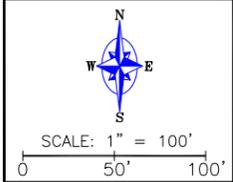
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	28 of 32



LEGEND

- | SYMBOL | DESCRIPTION |
|--------|-----------------------------------|
| | FIBER |
| | MESSENGER |
| | OVERHEAD GUY |
| | FIBER SPLICE |
| | FIBER COUNT |
| | FIBER STORAGE LOOP |
| | WOOD ARM |
| | GUY WIRE & ANCHOR |
| | GUY SIDEWALK ANCHOR |
| | CONDUIT RISER & HEIGHT |
| | UTILITY POLE |
| | UTILITY POLE W/MIXED USE |
| | UTILITY POLE W/MIXED USE & TRANS. |
| | INTER-SET |
| | ARC DENOTES SIDE PLANT ATTACHED |
| | VERTICAL GROUND |
| | UNDERGROUND CONDUIT |
| | VAULT |
| | HAND HOLE |
| | UTILITY CLOSET |

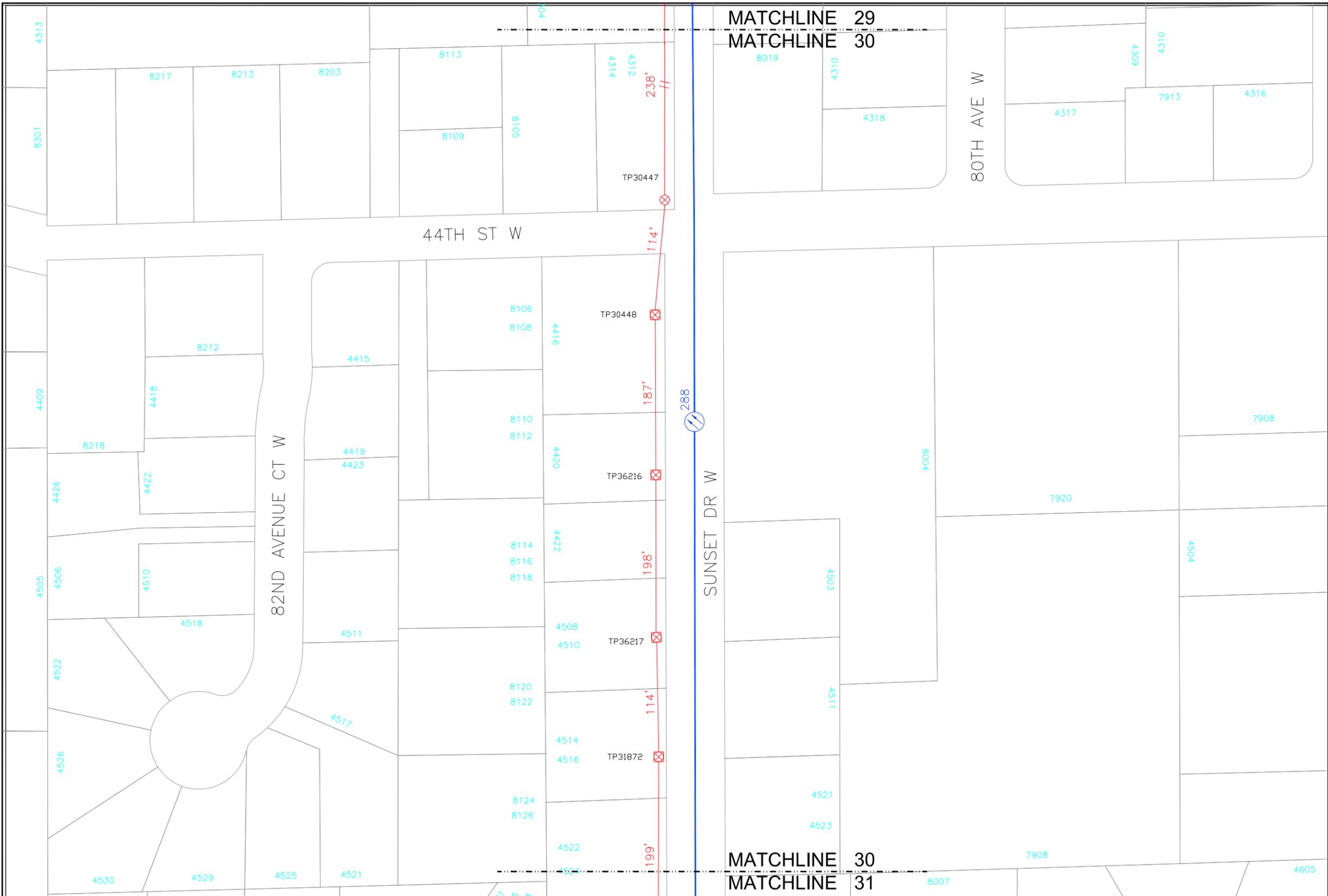
LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING UNLESS OTHERWISE DENOTED ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
Address:
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536 Cel:
Designed by: TKETCHER

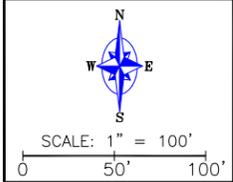
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	29 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

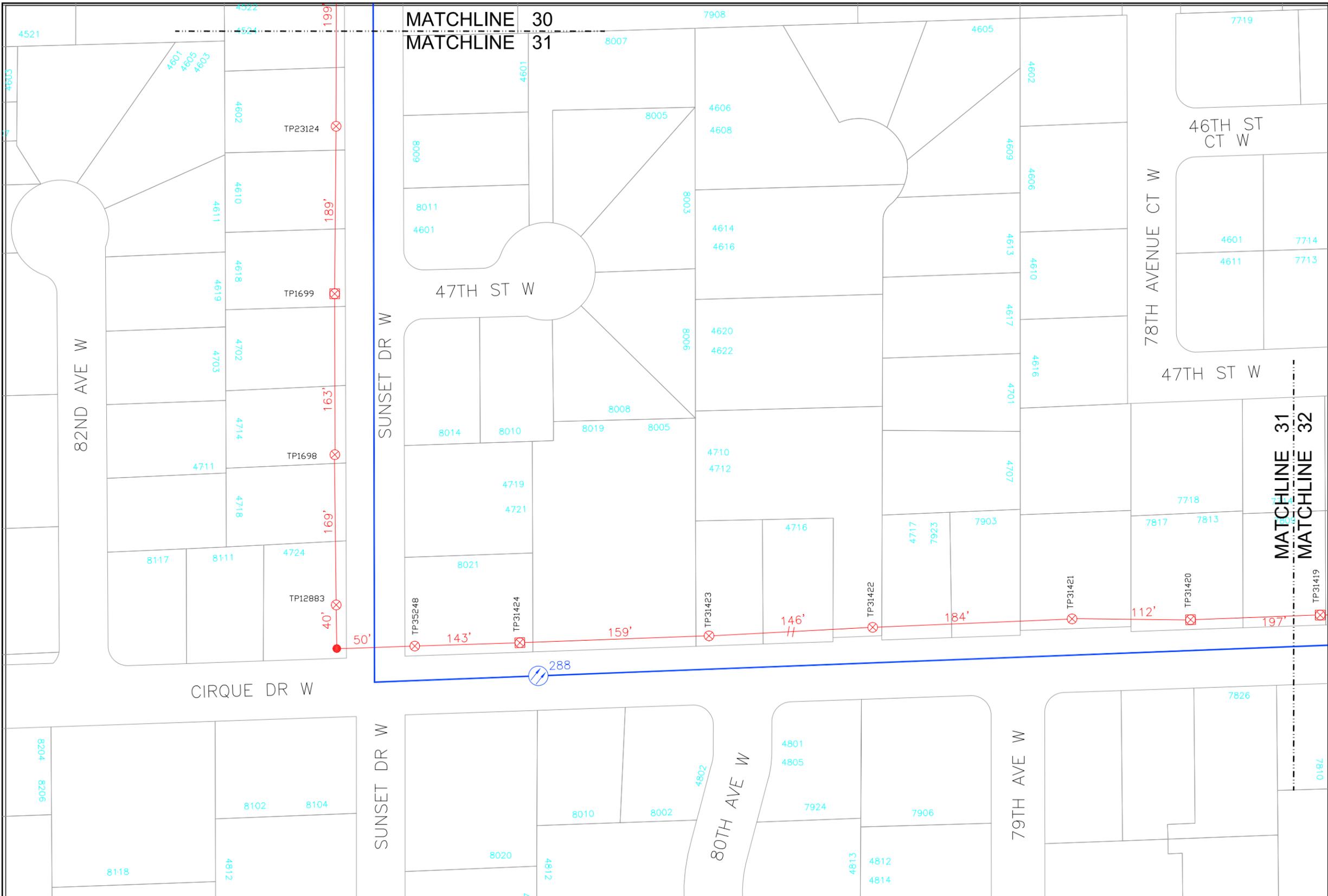
LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



**SECTION C
 TACOMA RING 1**
 Address: _____
 City: TACOMA
 County: PIERCE
 State: WA

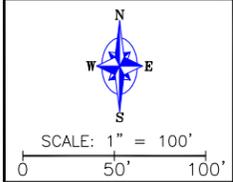
Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536 Cel:
 Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	30 of 32



SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

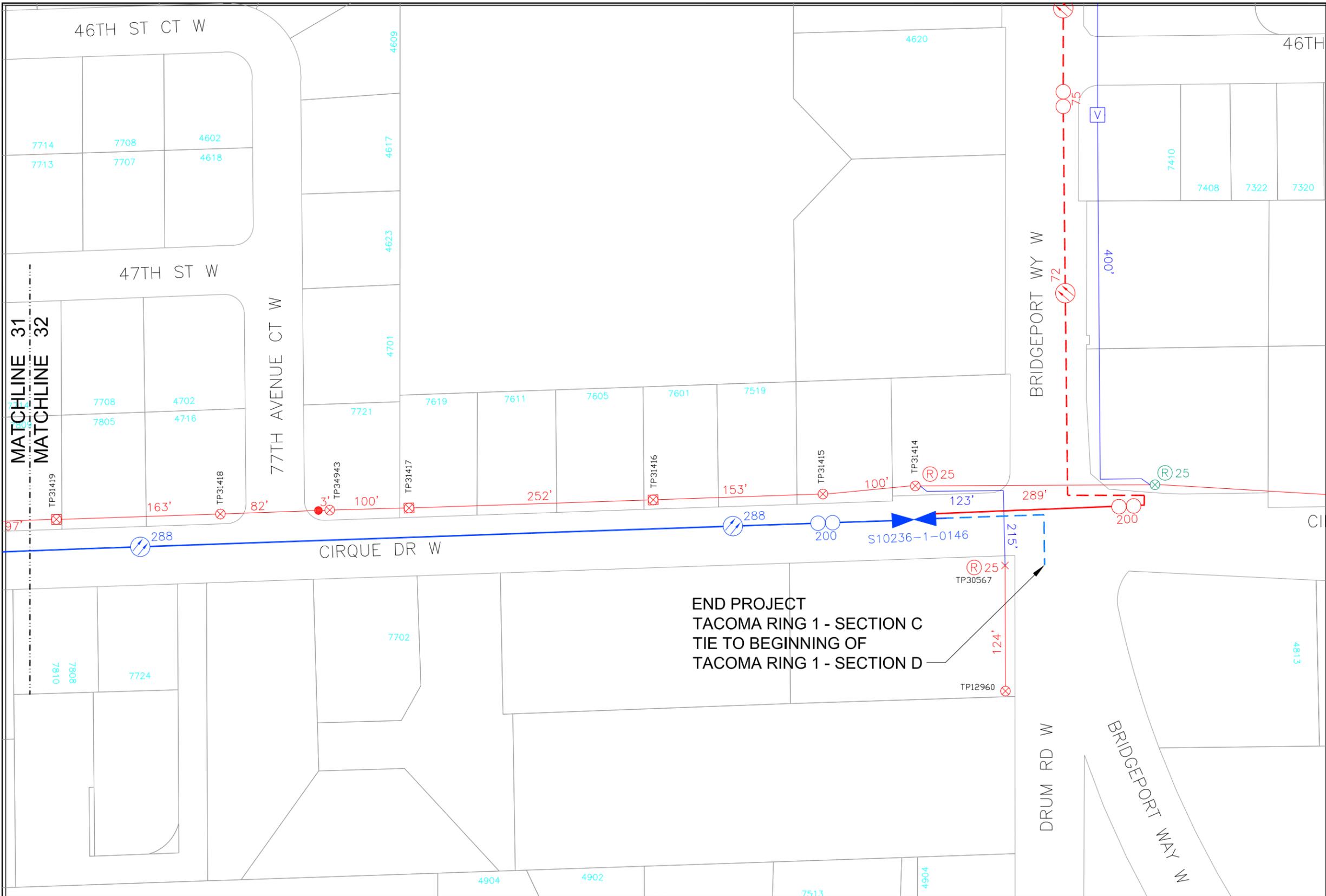
LEGEND NOTE:
 ALL ABOVE SYMBOLS EXISTING
 UNLESS OTHERWISE DENOTED
 ON PLANS AND DETAILS.



SECTION C
TACOMA RING 1
 Address: _____
 City: TACOMA
 County: PIERCE
 State: WA

Job Number: S10236-1-0007-03
 Fielded by: S.MORRISON
 Phone: (253)592-7536 Cel: _____
 Designed by: TKETCHER

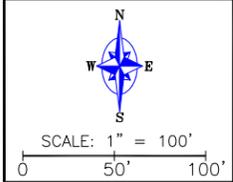
Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	31 of 32



LEGEND

SYMBOL	DESCRIPTION
	FIBER
	MESSENGER
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	WOOD ARM
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	INTER-SET
	ARC DENOTES SIDE PLANT ATTACHED
	VERTICAL GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.



**SECTION C
TACOMA RING 1**
Address: TACOMA
City: TACOMA
County: PIERCE
State: WA

Job Number: S10236-1-0007-03
Fielded by: S.MORRISON
Phone: (253)592-7536
Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
-	-	-	-	-	09/06/12
-	-	-	-	-	SHEET
-	-	-	-	-	32 of 32

ZAYO GROUP

PROJECT 0007-04-TACOMA RING 1 SECTION D

PROJECT NUMBER
S10236-1-0007-04

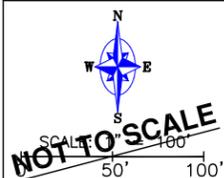
LEGEND

SYMBOL	DESCRIPTION
	AERIAL PRIMARY FIBER
	UG PRIMARY FIBER
	AERIAL LATERAL FIBER
	UG LATERAL FIBER
	MESSENGER/STRAND
	OVERHEAD GUY
	FIBER SPLICE
	FIBER COUNT
	FIBER STORAGE LOOP
	GUY WIRE & ANCHOR
	GUY SIDEWALK ANCHOR
	CONDUIT RISER & HEIGHT
	UTILITY POLE
	UTILITY POLE W/MIXED USE
	UTILITY POLE W/MIXED USE & TRANS.
	MID-SPAN CROSSOVER
	GROUND
	UNDERGROUND CONDUIT
	VAULT
	HAND HOLE
	UTILITY CLOSET

LEGEND NOTE:
ALL ABOVE SYMBOLS EXISTING
UNLESS OTHERWISE DENOTED
ON PLANS AND DETAILS.

INDEX OF SHEETS

COVER
VINICITY MAP, SCOPE OF WORK & B.O.M.
PLANS (01 THRU 17)
DETAILS (N/A)



TACOMA RING 1 - SECTION D

Address:
City: PUYALLUP
County: PIERCE
State: WASHINGTON

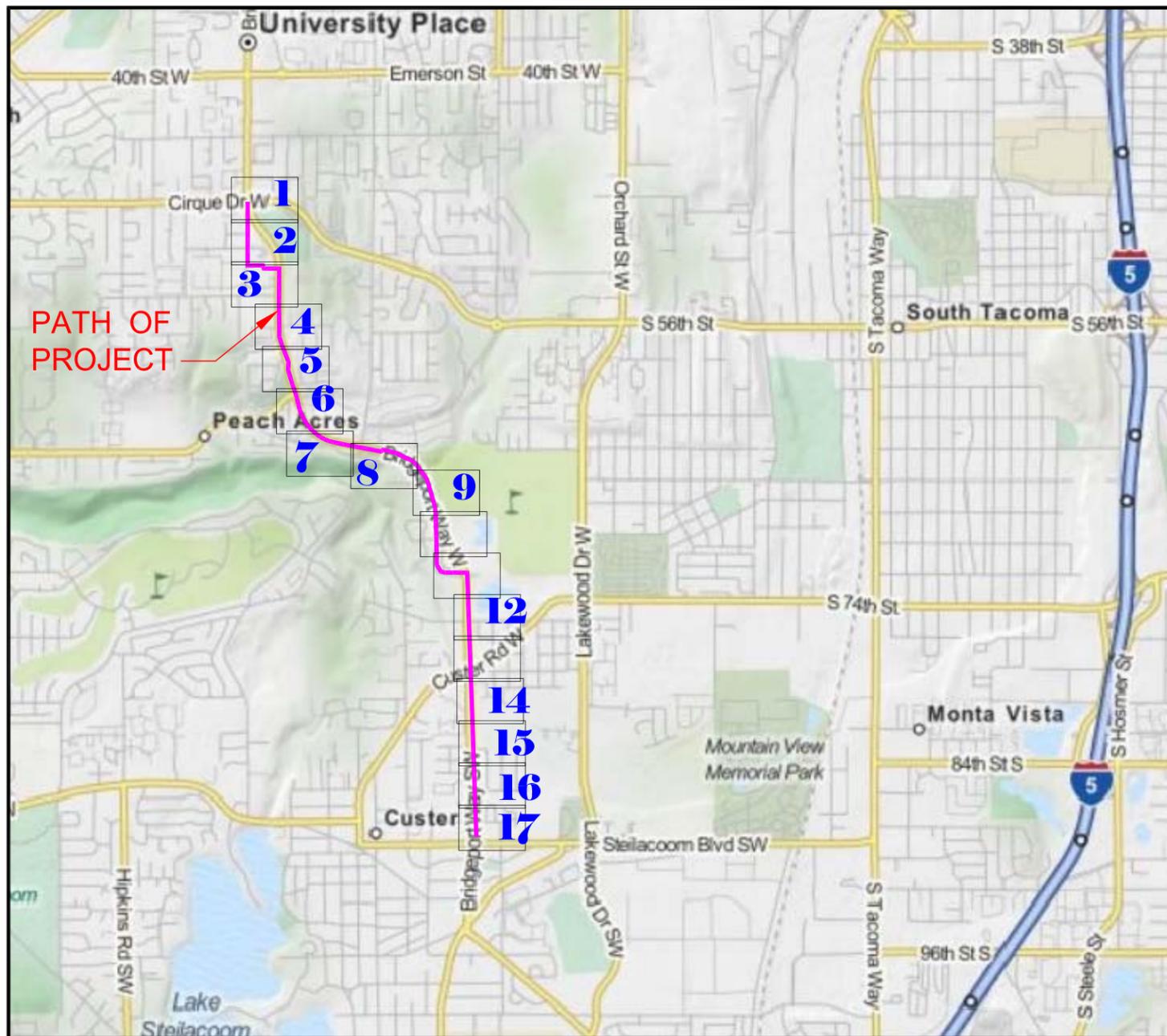
Job Number: S10236-1-0007-04
Fielded by: T. GALLANT
Phone: (253)592-7536 Cel:
Designed by: E. REEVES

Attachments

Rev	Date	Revisions	By	DATE
A	9/25/12	WALK OUT	ER	09/25/12
				SHEET
				COVER

VICINITY MAP

N.T.S.



SCOPE OF WORK

CONSTRUCTION OF APPROXIMATELY 17,571 LINEAR FEET (LF) OF UNDERGROUND AND/OR AERIAL, PROJECT COMMENCES AT A LOCATION NEAR THE SOUTHWESTERLY CORNER OF CIRQUE DR W, DRUM RD W & BRIDGEPORT WAY W, PROJECT ENDS AT A LOCATION NEAR THE SOUTHEASTERLY CORNER OF BRIDGEPORT WAY SW & STEILACOOM BLVD SW. TACOMA, WA.

CONSTRUCTION NOTES

AERIAL CONSTRUCTION:

MUST CONFORM TO THE ZAYO OUTSIDE PLANT MANUAL AND FOLLOW ALL NESC POWER COMPANY GUIDELINES.

UNDERGROUND CONSTRUCTION:

UG CONDUIT TO BE PLACED WITH A MINIMUM OF 36" COVER.

VIDEO DOCUMENTATION OF ALL UG WORK AREAS ARE REQUIRED PRIOR TO COMMENCEMENT OF WORK.

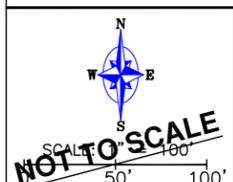
FIBER OPTIC WARNING TAPE TO BE BURIED 12" BELOW GRADE.

GREEN #14 AWG SOLID COPPER LOCATION WIRE MUST BE BURIED WITH THE CONDUIT.

RESTORE ALL UG AREA PER PERMIT GUIDELINES TO AS GOOD AS OR BETTER THAN ORIGINAL CONDITION.

BILL OF MATERIALS

ITEMS	QUANTITY	UNITS	FURNISHED BY	PLACED BY	COMMENTS
FIBER AERIAL (INCL. LOOPS)	16,511	LF.	CONTRACTOR	CONTRACTOR	
FIBER UNDERGROUND (INCL. RISERS)	3,135	LF.	CONTRACTOR	CONTRACTOR	
TRENCH OR DIRECTIONAL BORE	2,510	LF.	CONTRACTOR	CONTRACTOR	
RISERS (EQUIP.)	4	EA.	CONTRACTOR	CONTRACTOR	
STORAGE LOOPS (EQUIP.)	8	EA.	CONTRACTOR	CONTRACTOR	
FIBER SPLICE CASES (EQUIP.)	2	EA.	CONTRACTOR	CONTRACTOR	



TACOMA RING 1 - SECTION D

Address:
City: PUYALLUP
County: PIERCE
State: STATE

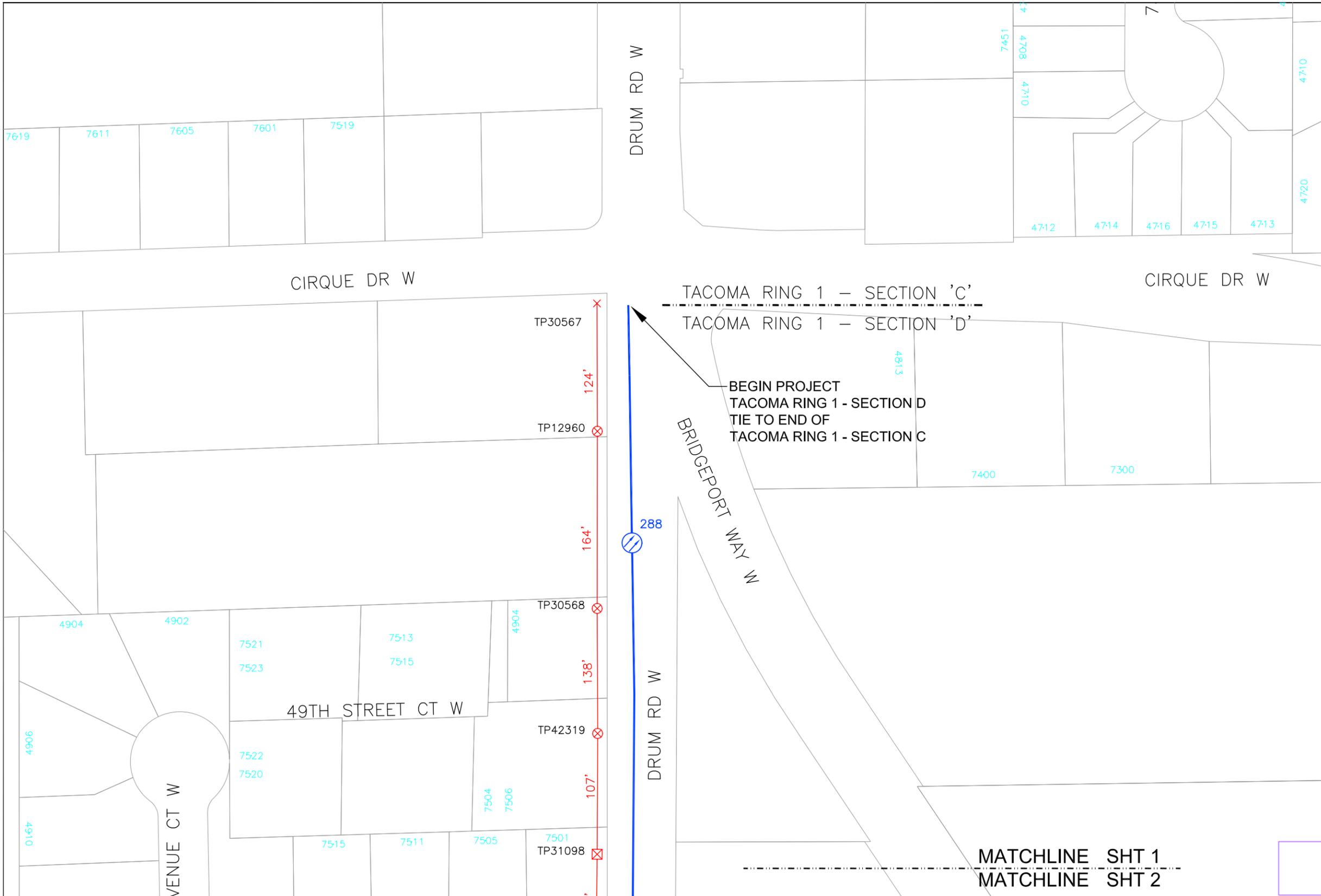
Job Number: S10236-1-0007-04
Fielded by: T. GALLANT
Phone: (253)592-7536 Cel: CELL
Designed by: E. REEVES

Attachments

Rev	Date	Revisions	By
A	9/25/12	WALK OUT	ER

DATE
09/25/12
SHEET
VINBOM

CONSTRUCTION NOTES:

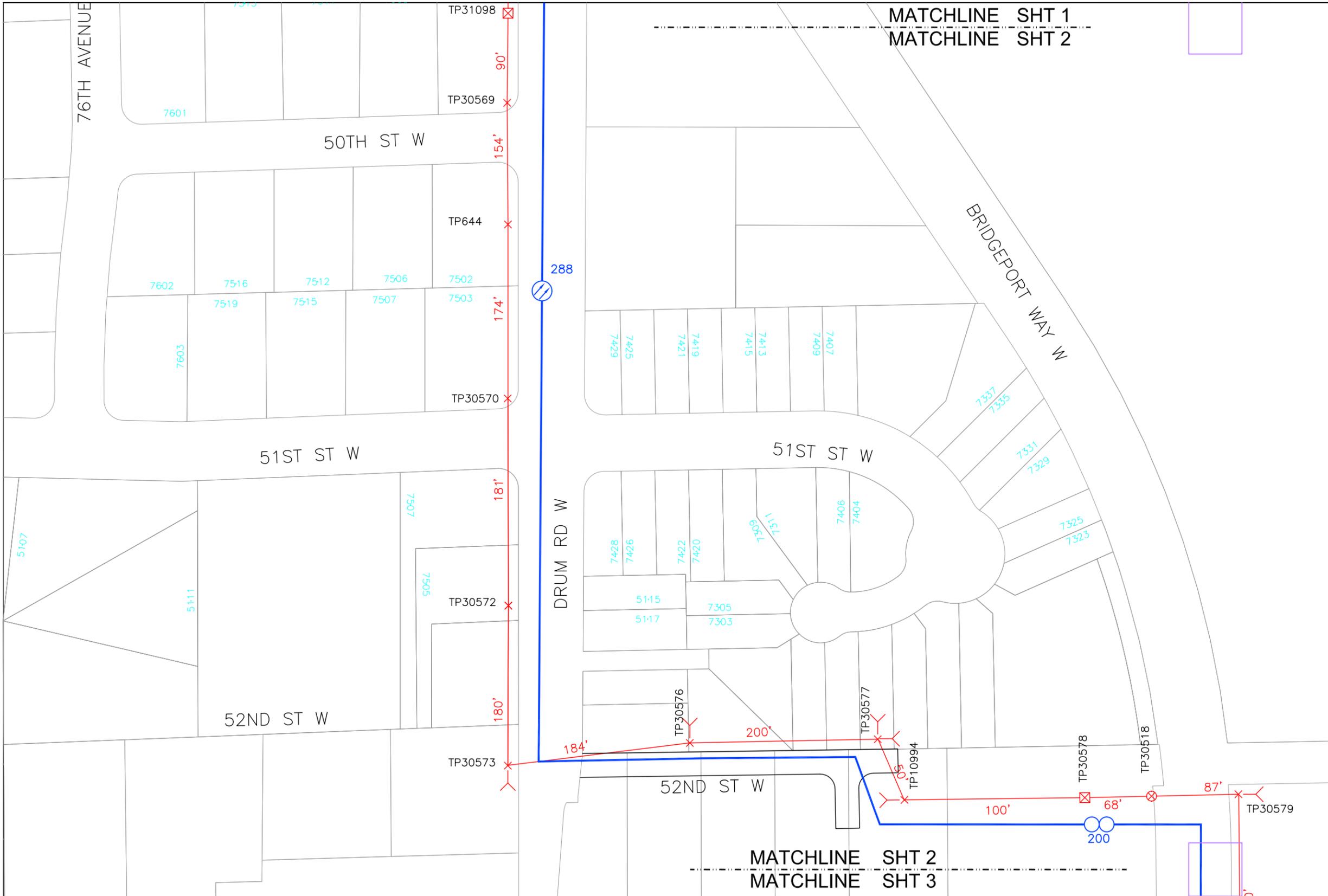


TACOMA RING 1 - SECTION 'C'
 TACOMA RING 1 - SECTION 'D'

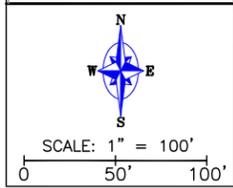
BEGIN PROJECT
 TACOMA RING 1 - SECTION D
 TIE TO END OF
 TACOMA RING 1 - SECTION C

MATCHLINE SHT 1
 MATCHLINE SHT 2

			TACOMA RING 1 - SECTION D		Attachments	Rev A	Date 9/25/12	Revisions WALK OUT	By ER	DATE 09/25/12
			Address:			Job Number: S10236-1-0007-04				
			City: PUYALLUP			Fielded by: T. GALLANT				
			County: PIERCE			Phone: (253)592-7536	Cel:			
			State: STATE			Designed by: E. REEVES				
SHEET 1 of 17										



CONSTRUCTION NOTES:



TACOMA RING 1 - SECTION D

Address:
 City: PUYALLUP
 County: PIERCE
 State: STATE

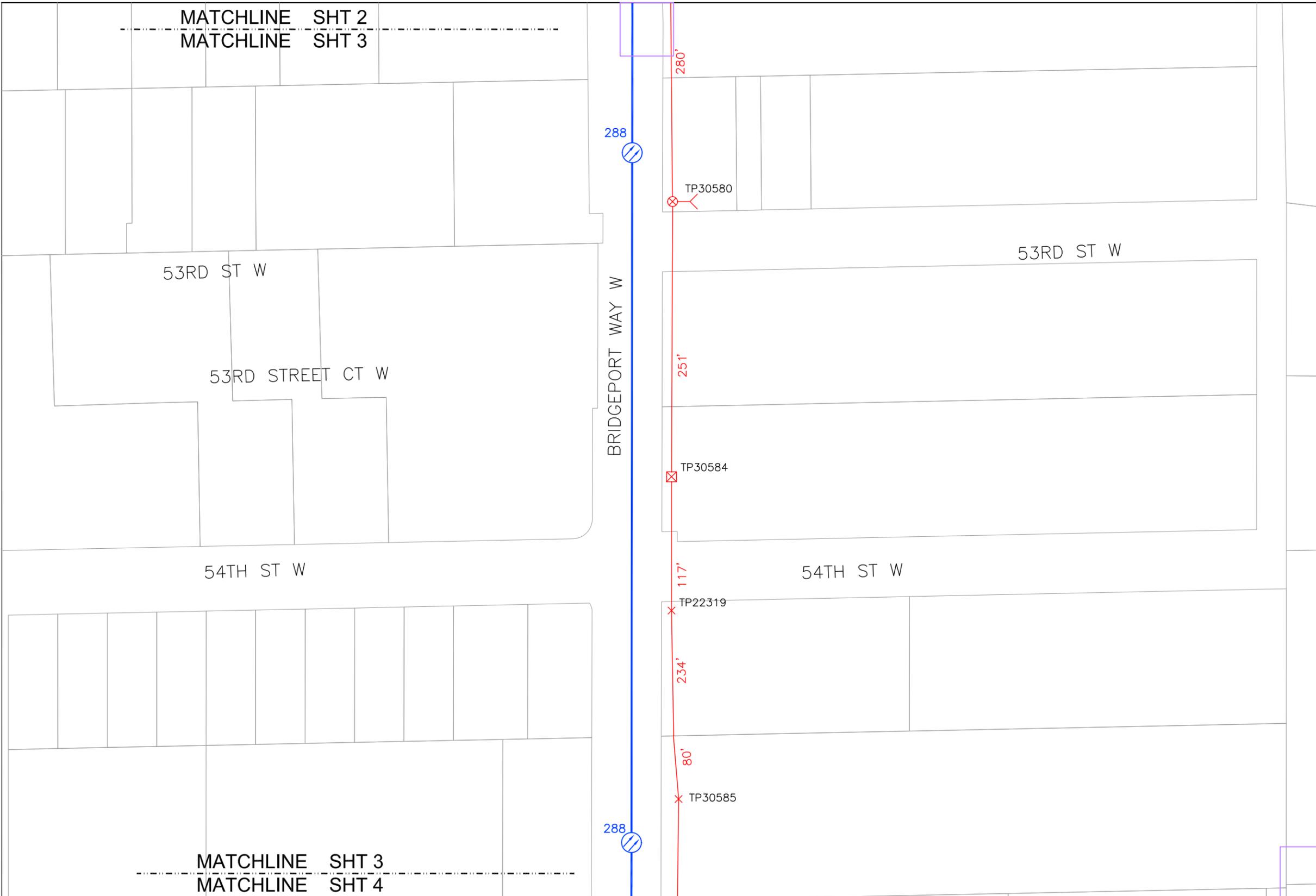
Job Number: S10236-1-0007-04
 Fielded by: T. GALLANT
 Phone: (253)592-7536
 Cel:
 Designed by: E. REEVES

Attachments

Rev	Date	Revisions	By	DATE
A	9/25/12	WALK OUT	ER	09/25/12

MATCHLINE SHT 2
MATCHLINE SHT 3

CONSTRUCTION NOTES:



54TH ST W

53RD ST W

53RD STREET CT W

BRIDGEPORT WAY W

53RD ST W

54TH ST W

MATCHLINE SHT 3
MATCHLINE SHT 4

288

288

280'

251'

117'

234'

80'

TP30580

TP30584

TP22319

TP30585



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



TACOMA RING 1 - SECTION D

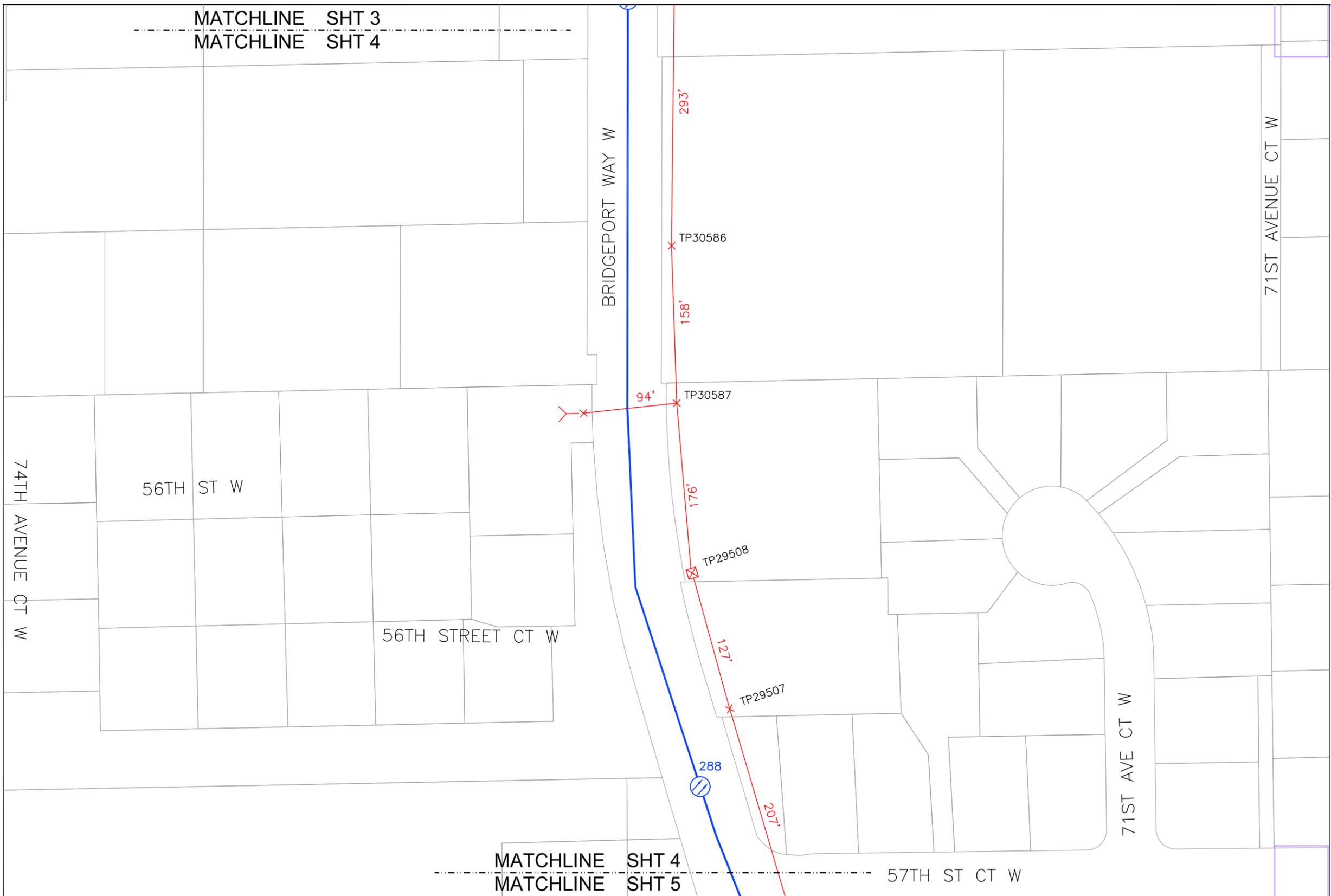
Address:
City: PUYALLUP
County: PIERCE
State: STATE

Job Number: S10236-1-0007-04
Fielded by: T. GALLANT
Phone: (253)592-7536 Cel:
Designed by: E. REEVES

Attachments	Rev	Date	Revisions	By	DATE
	A	9/25/12	WALK OUT	ER	09/25/12

MATCHLINE SHT 3
 MATCHLINE SHT 4

CONSTRUCTION NOTES:



MATCHLINE SHT 4
 MATCHLINE SHT 5

			TACOMA RING 1 - SECTION D		Attachments	Rev A Date 9/25/12 Revisions WALK OUT By ER	DATE 09/25/12
			Address: PUYALLUP City: PUYALLUP County: PIERCE State: STATE	Job Number: S10236-1-0007-04 Fielded by: T. GALLANT Phone: (253)592-7536 Cel: Designed by: E. REEVES		SHEET 4 of 17	

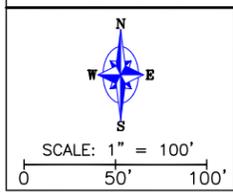
MATCHLINE SHT 4
 MATCHLINE SHT 5

57TH ST CT W

CONSTRUCTION NOTES:



MATCHLINE SHT 5
 MATCHLINE SHT 6



TACOMA RING 1 - SECTION D

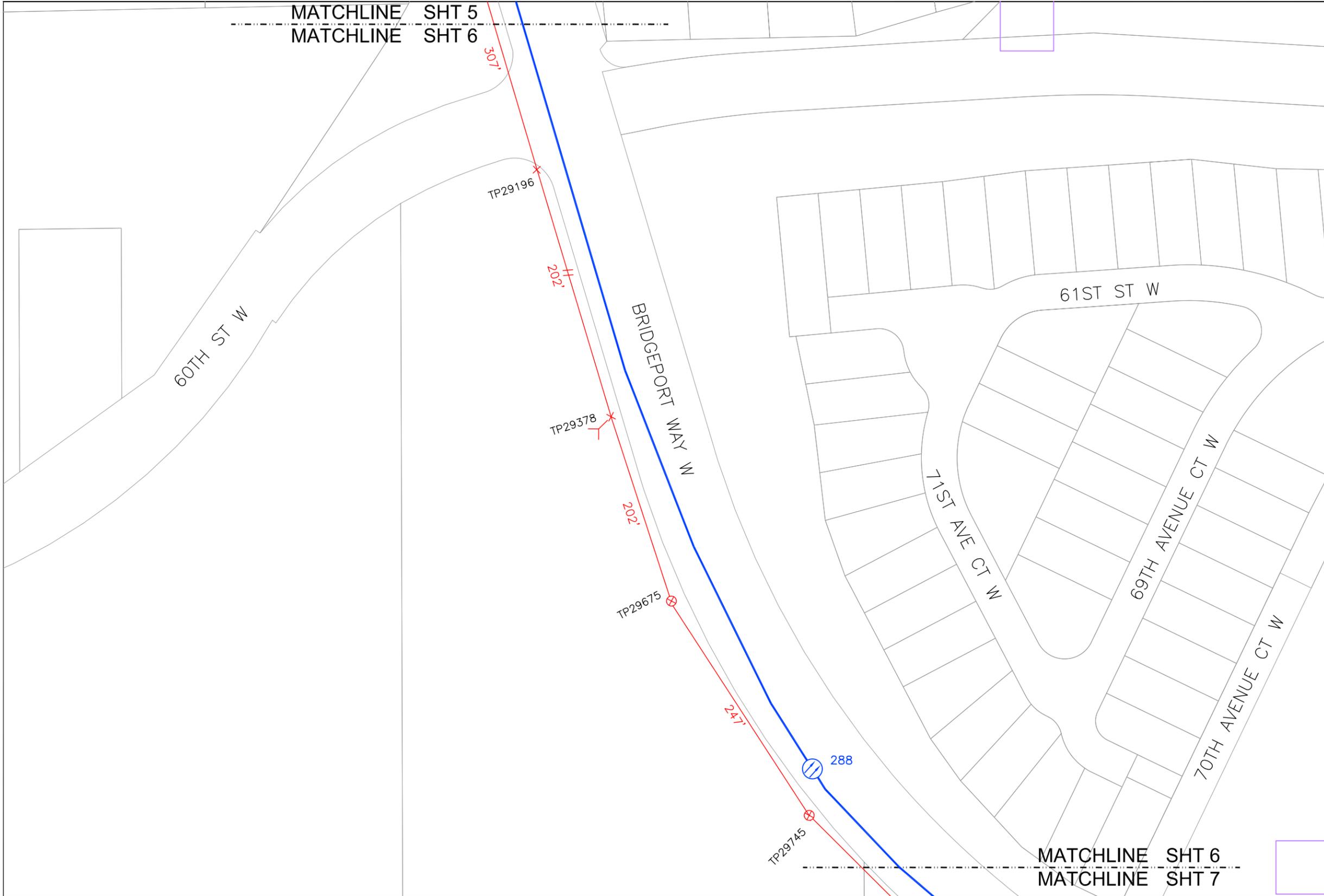
Address: PUYALLUP
 City: PUYALLUP
 County: PIERCE
 State: STATE

Job Number: S10236-1-0007-04
 Fielded by: T. GALLANT
 Phone: (253)592-7536 Cel:
 Designed by: E. REEVES

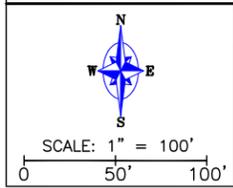
Attachments	Rev	Date	Revisions	By	DATE
	A	9/25/12	WALK OUT	ER	09/25/12
					SHEET
					5 of 17

MATCHLINE SHT 5
 MATCHLINE SHT 6

CONSTRUCTION NOTES:



MATCHLINE SHT 6
 MATCHLINE SHT 7

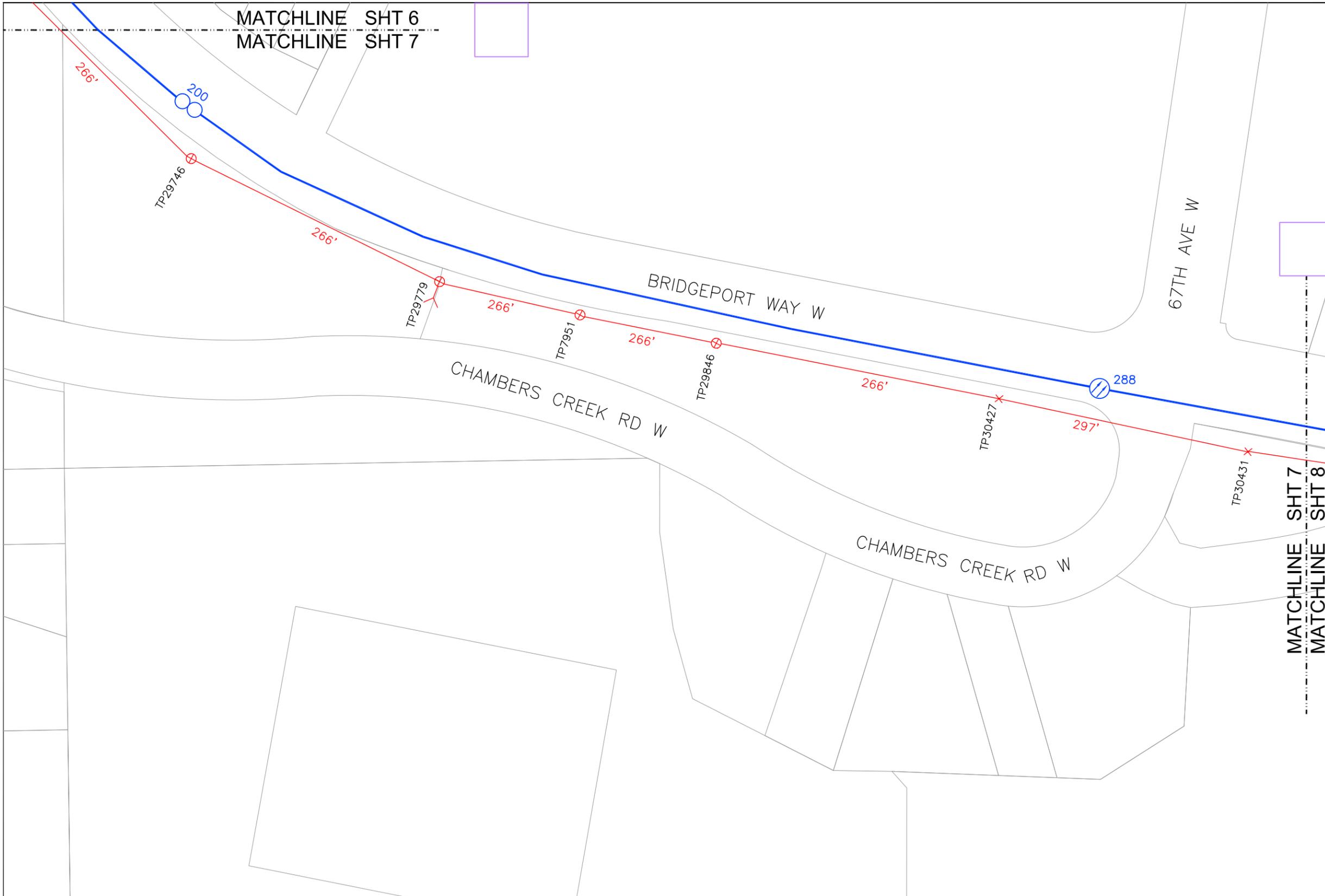


TACOMA RING 1 - SECTION D
 Address: PUYALLUP
 City: PUYALLUP
 County: PIERCE
 State: STATE
 Job Number: S10236-1-0007-04
 Fielded by: T. GALLANT
 Phone: (253)592-7536
 Cel:
 Designed by: E. REEVES

Attachments	Rev	Date	Revisions	By	DATE
	A	9/25/12	WALK OUT	ER	09/25/12
					SHEET
					6 of 17

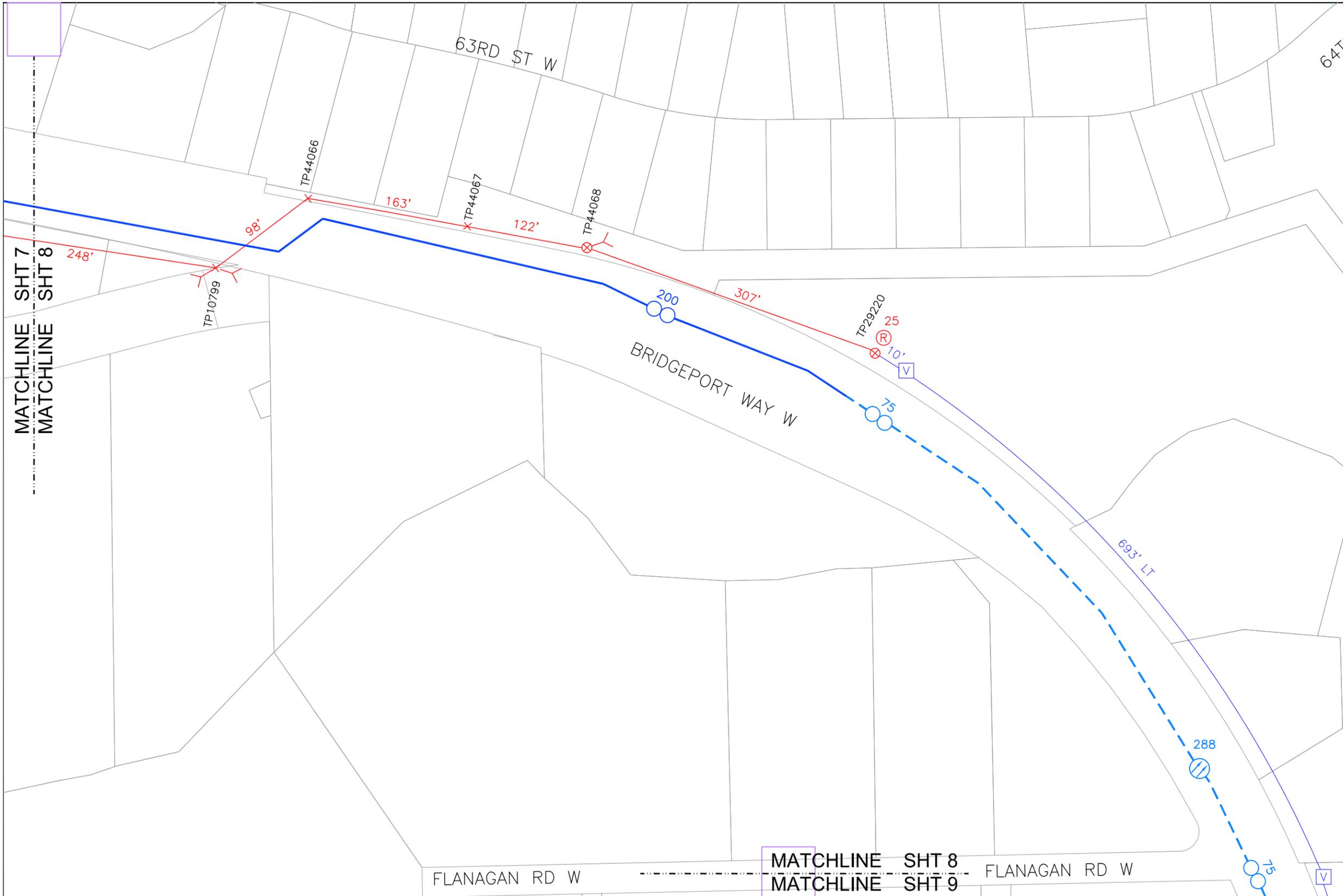
MATCHLINE SHT 6
MATCHLINE SHT 7

CONSTRUCTION NOTES:

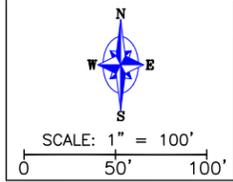


MATCHLINE SHT 7
MATCHLINE SHT 8

			TACOMA RING 1 - SECTION D		Attachments	Rev A Date 9/25/12 Revisions WALK OUT By ER	DATE 09/25/12
			Address: PUYALLUP Job Number: S10236-1-0007-04	Fielded by: T. GALLANT		SHEET	
			City: PUYALLUP Phone: (253)592-7536 Cel:	Designed by: E. REEVES		7 of 17	
			County: PIERCE				
			State: STATE				



CONSTRUCTION NOTES:



TACOMA RING 1 - SECTION D

Address:
 City: PUYALLUP
 County: PIERCE
 State: STATE

Job Number: S10236-1-0007-04
 Fielded by: T. GALLANT
 Phone: (253)592-7536 Cel:
 Designed by: E. REEVES

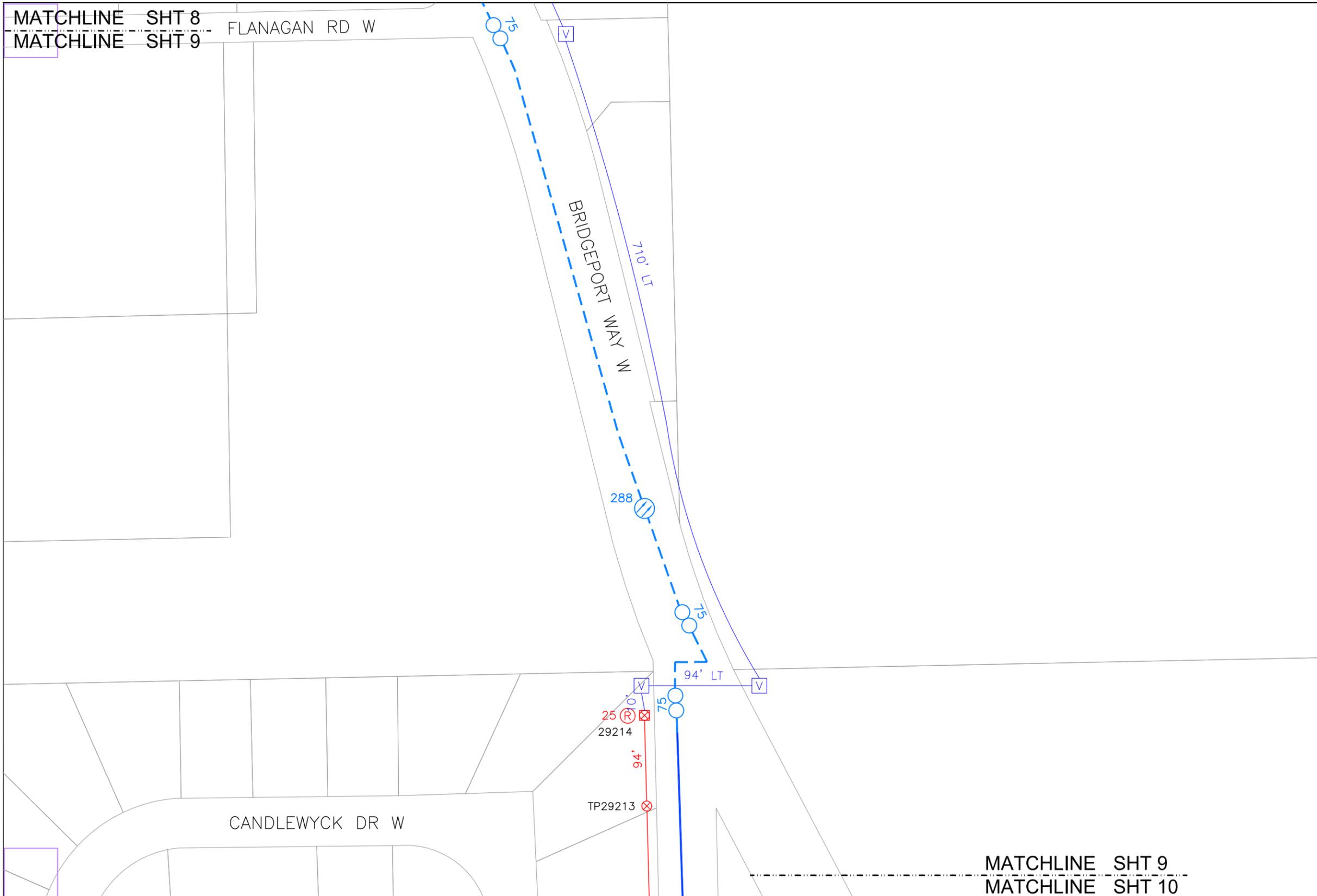
Attachments

Rev	Date	Revisions	By	DATE
A	9/25/12	WALK OUT	ER	09/25/12

MATCHLINE SHT 8
 MATCHLINE SHT 9

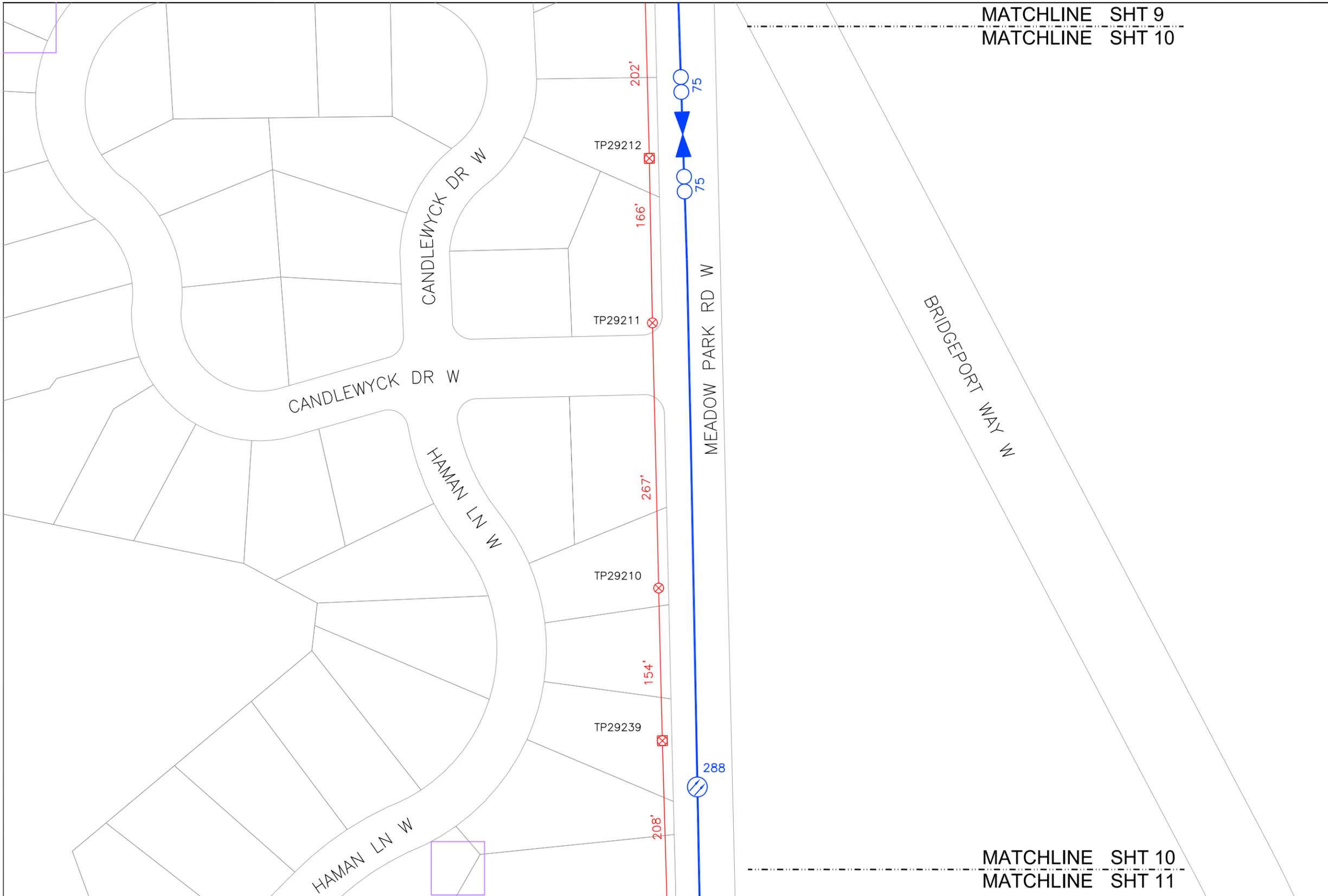
FLANAGAN RD W

CONSTRUCTION NOTES:



MATCHLINE SHT 9
 MATCHLINE SHT 10

			TACOMA RING 1 - SECTION D		Attachments	Rev A	Date 9/25/12	Revisions WALK OUT	By ER	DATE 09/25/12
			Address:			Job Number: S10236-1-0007-04				
			City: PUYALLUP			Fielded by: T. GALLANT				
			County: PIERCE			Phone: (253)592-7536	Cel:			
			State: STATE			Designed by: E. REEVES				
SHEET 9 of 17										



MATCHLINE SHT 9
 MATCHLINE SHT 10

CONSTRUCTION NOTES:

MATCHLINE SHT 10
 MATCHLINE SHT 11

			TACOMA RING 1 - SECTION D		Attachments	Rev A	Date 9/25/12	Revisions WALK OUT	By ER	DATE 09/25/12
			Address: City: PUYALLUP County: PIERCE State: STATE	Job Number: S10236-1-0007-04 Fielded by: T. GALLANT Phone: (253)592-7536 Designed by: E. REEVES		Cel:	SHEET 10 of 17			

MATCHLINE SHT 10
 MATCHLINE SHT 11

CONSTRUCTION NOTES:

TP29208

161'

TP2906

225'

TP29204

222'

TP29203

25'

10'

180'

MEADOW PARK RD W

75

75

288

BRIDGEPORT WAY W

793'

MATCHLINE SHT 11
 MATCHLINE SHT 12



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



TACOMA RING 1 - SECTION D

Address:
 City: PUYALLUP
 County: PIERCE
 State: STATE

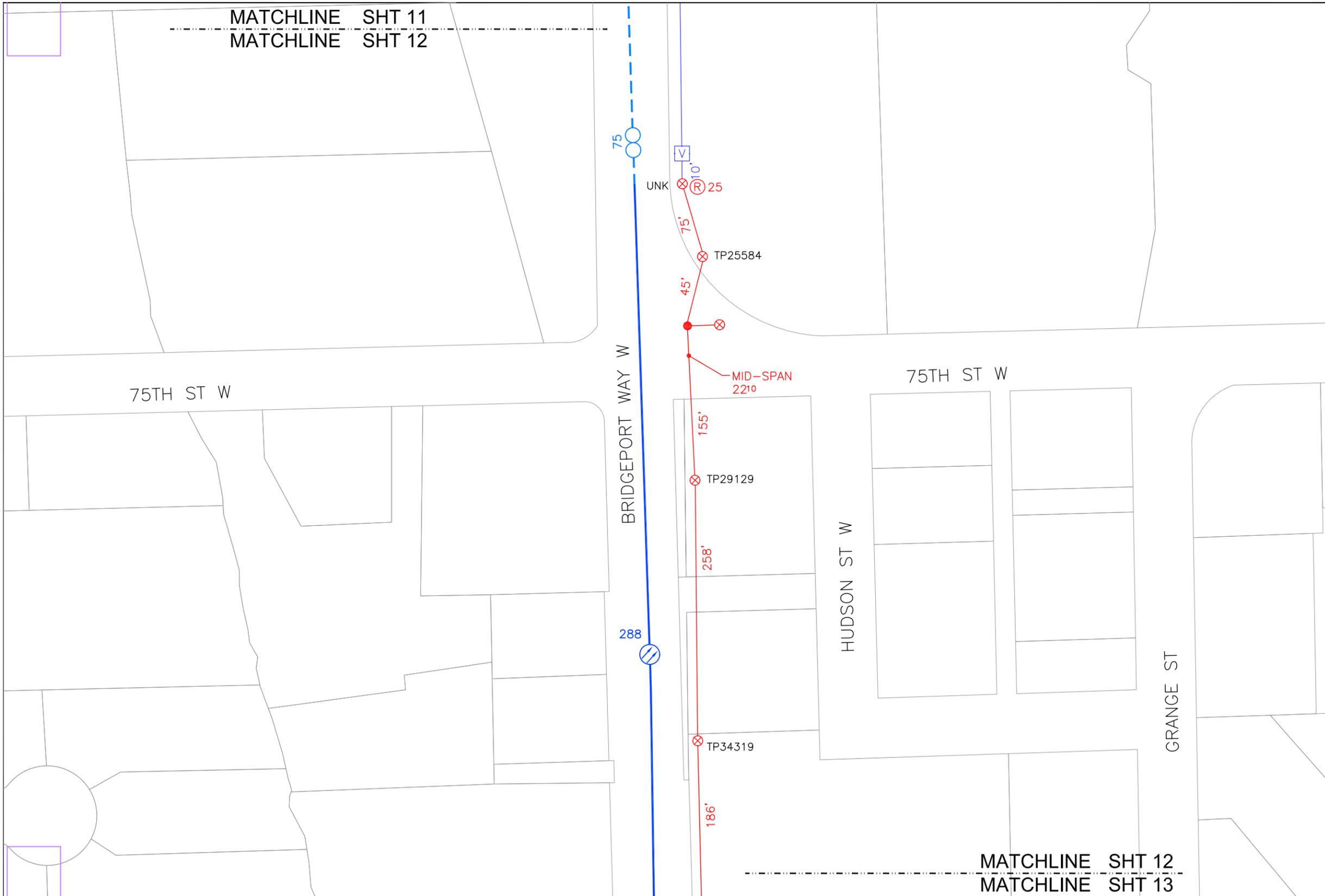
Job Number: S10236-1-0007-04
 Fielded by: T. GALLANT
 Phone: (253)592-7536 Cel:
 Designed by: E. REEVES

Attachments

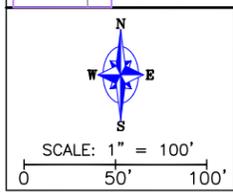
Rev	Date	Revisions	By	DATE
A	9/25/12	WALK OUT	ER	09/25/12

MATCHLINE SHT 11
 MATCHLINE SHT 12

CONSTRUCTION NOTES:



MATCHLINE SHT 12
 MATCHLINE SHT 13

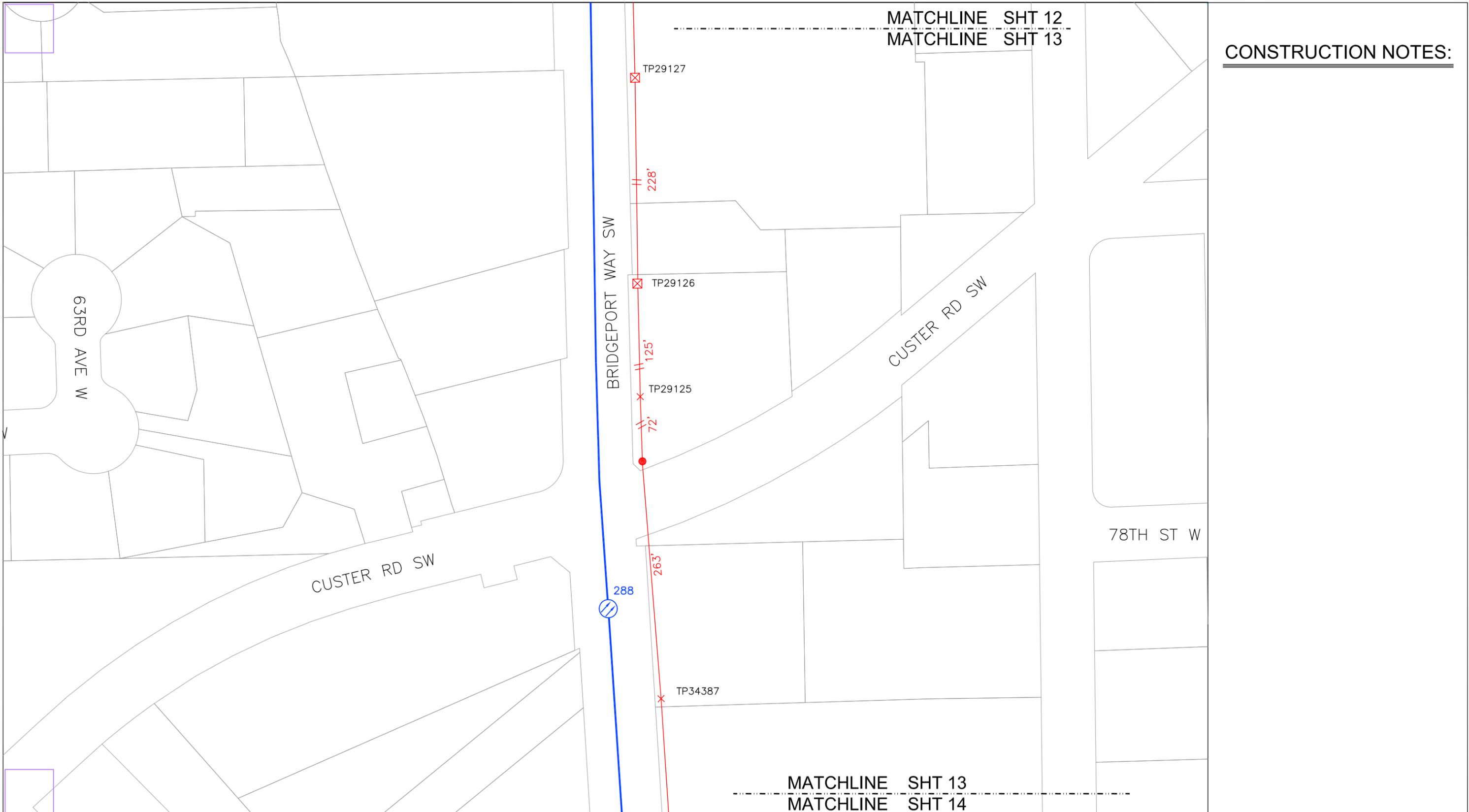


TACOMA RING 1 - SECTION D

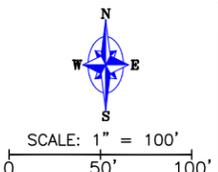
Address:
 City: PUYALLUP
 County: PIERCE
 State: STATE

Job Number: S10236-1-0007-04
 Fielded by: T. GALLANT
 Phone: (253)592-7536 Cel:
 Designed by: E. REEVES

Attachments	Rev	Date	Revisions	By	DATE
	A	9/25/12	WALK OUT	ER	09/25/12
					SHEET
					12 of 17

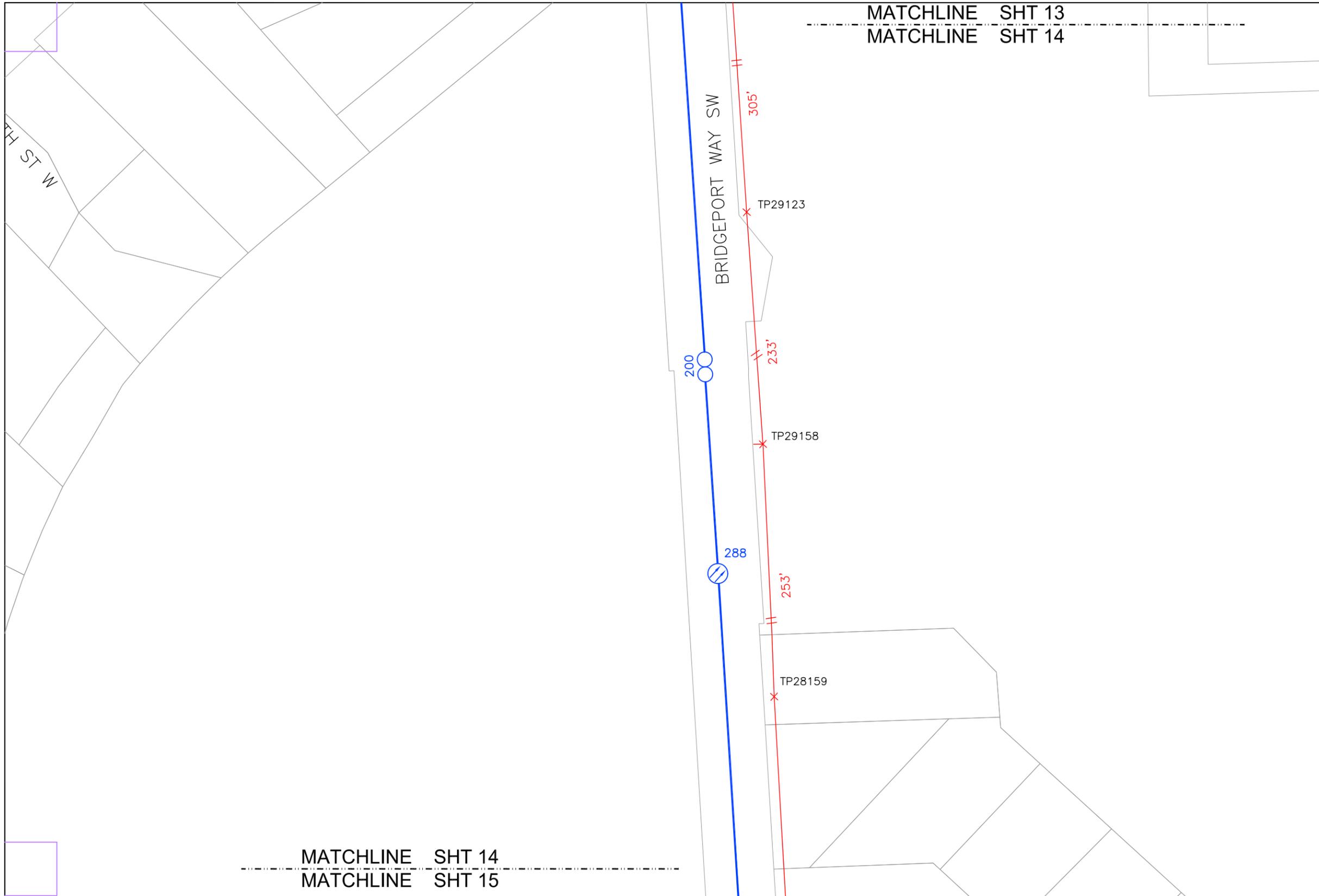


CONSTRUCTION NOTES:

			<p>TACOMA RING 1 - SECTION D</p> <p>Address: PUYALLUP City: PUYALLUP County: PIERCE State: STATE</p>	<p>Job Number: S10236-1-0007-04 Fielded by: T. GALLANT Phone: (253)592-7536 Cel: Designed by: E. REEVES</p>	<p>Attachments</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Revisions</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>9/25/12</td> <td>WALK OUT</td> <td>ER</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Date	Revisions	By	A	9/25/12	WALK OUT	ER													<p>DATE 09/25/12</p> <p>SHEET 13 of 17</p>
Rev	Date	Revisions	By																								
A	9/25/12	WALK OUT	ER																								

MATCHLINE SHT 13
 MATCHLINE SHT 14

CONSTRUCTION NOTES:

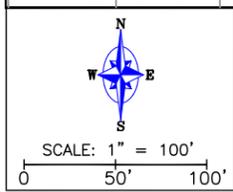
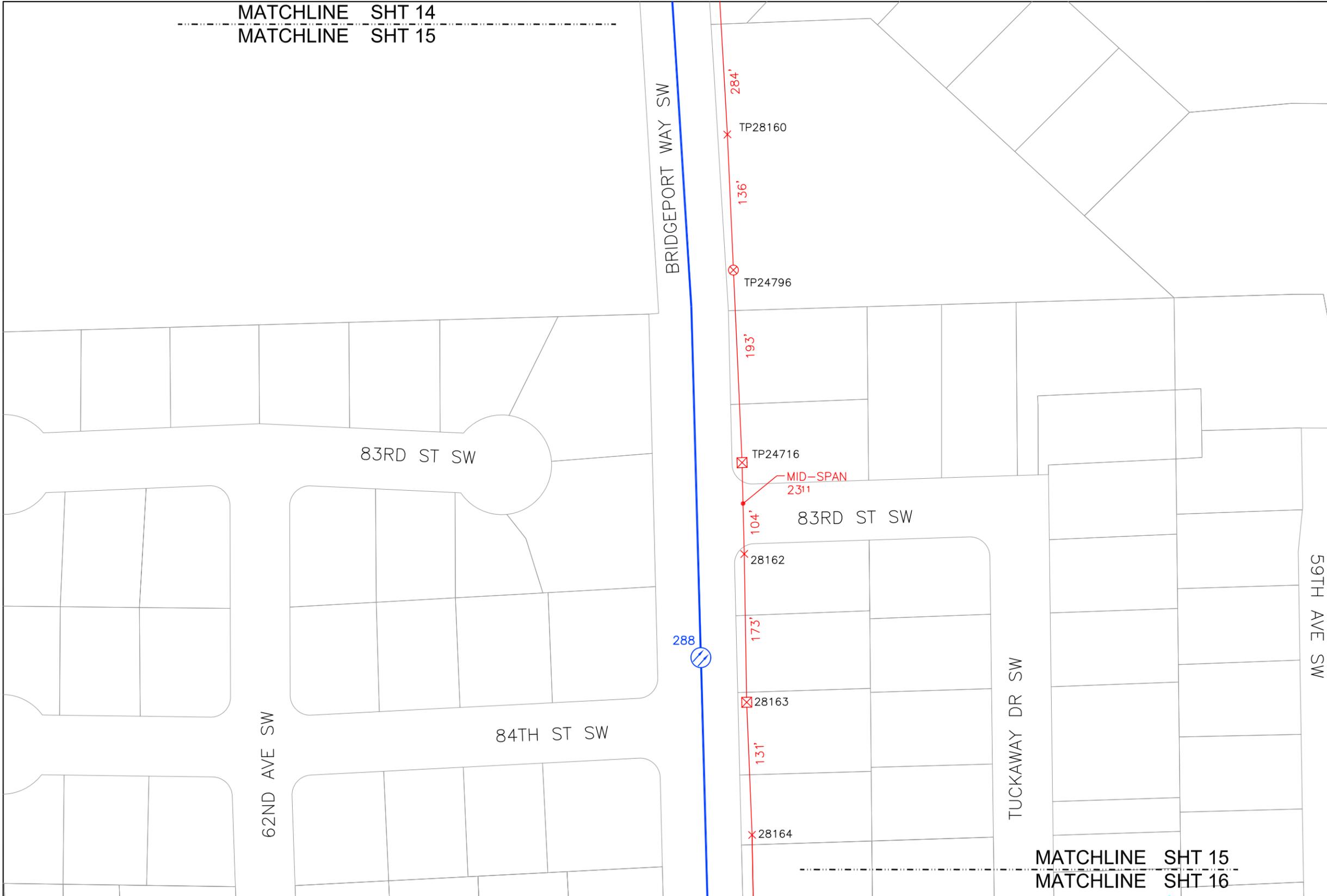


MATCHLINE SHT 14
 MATCHLINE SHT 15

			TACOMA RING 1 - SECTION D		Attachments	Rev A	Date 9/25/12	Revisions WALK OUT	By ER	DATE 09/25/12
			Address:			Job Number: S10236-1-0007-04				
			City: PUYALLUP			Fielded by: T. GALLANT				
			County: PIERCE			Phone: (253)592-7536	Cel:			
			State: STATE			Designed by: E. REEVES				
14 of 17										

MATCHLINE SHT 14
 MATCHLINE SHT 15

CONSTRUCTION NOTES:



TACOMA RING 1 - SECTION D

Address: PUYALLUP
 City: PUYALLUP
 County: PIERCE
 State: STATE

Job Number: S10236-1-0007-04
 Fielded by: T. GALLANT
 Phone: (253)592-7536 Cel:
 Designed by: E. REEVES

Attachments	Rev	Date	Revisions	By	DATE
	A	9/25/12	WALK OUT	ER	09/25/12
					SHEET
					15 of 17

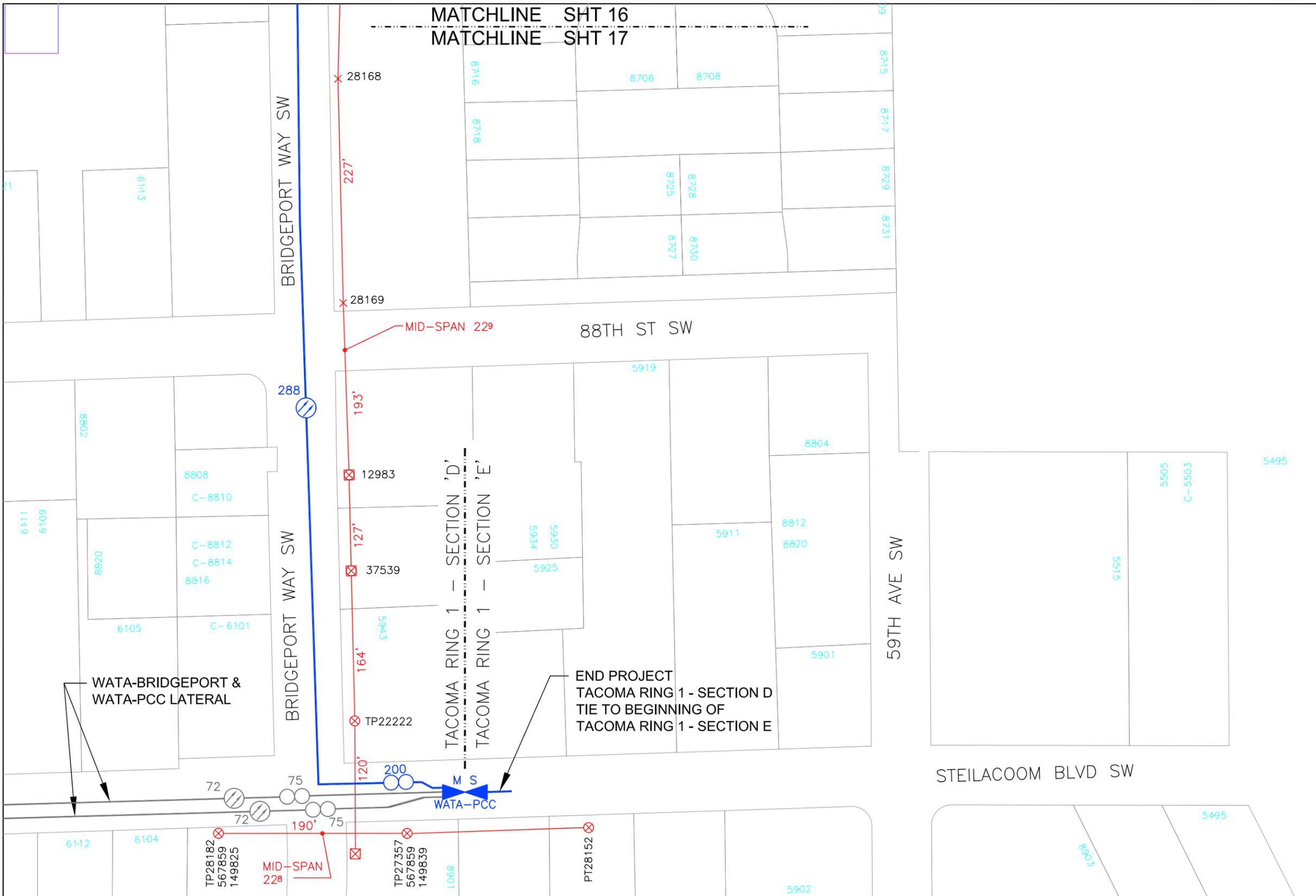


CONSTRUCTION NOTES:

			<p>TACOMA RING 1 - SECTION D</p> <p>Address: PUYALLUP City: PUYALLUP County: PIERCE State: STATE</p>	<p>Job Number: S10236-1-0007-04 Fielded by: T. GALLANT Phone: (253)592-7536 Cel: Designed by: E. REEVES</p>	<p>Attachments</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Revisions</th> <th>By</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>9/25/12</td> <td>WALK OUT</td> <td>ER</td> <td>09/25/12</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Date	Revisions	By	DATE	A	9/25/12	WALK OUT	ER	09/25/12																<p>SHEET 16 of 17</p>
Rev	Date	Revisions	By	DATE																												
A	9/25/12	WALK OUT	ER	09/25/12																												

MATCHLINE SHT 16
 MATCHLINE SHT 17

CONSTRUCTION NOTES:



			TACOMA RING 1 - SECTION D		Attachments	Rev A	Date 9/25/12	Revisions WALK OUT	By ER	DATE 09/25/12
			Address: PUYALLUP City: PUYALLUP County: PIERCE State: STATE	Job Number: S10236-1-0007-04 Fielded by: T. GALLANT Phone: (253)592-7536 Cel: Designed by: E. REEVES		Rev A	Date 9/25/12	Revisions WALK OUT	By ER	DATE 09/25/12

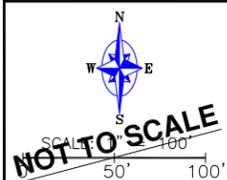
ZAYO GROUP

PROJECT
**0146-WATA - CHAMBERS CREEK
 TACOMA RING 1 - SECTION C**

PROJECT NUMBER
S10236-1-0146

INDEX OF SHEETS

COVER
 VINICITY MAP
 PLANS 1



**WATA - CHAMBERS CREEK
 TACOMA RING 1 - SECTION C**
 Address: 4601-4665 BRIDGEPORT WAY Job Number: S10236-1-0146
 City: UNIVERSITY PLACE Fielded by: S.MORRISON
 County: PIERCE Phone: (253)592-7536 Cel:
 State: WA Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
	-	-		-	09/27/12
	-	-		-	SHEET
	-	-		-	COVER
	-	-		-	
	-	-		-	
	-	-		-	
	-	-		-	

SCOPE OF WORK

CONSTRUCTION OF APPROXIMATELY 1138 LINEAR FEET (LF) OF UNDERGROUND AND/OR AERIAL, COMMENCE AT CIRQUE DR W & BRIDGEPORT WAY W. END NORTH OF 46TH ST CT W & BRIDGEPORT WAY W.

CONSTRUCTION NOTES

AERIAL CONSTRUCTION:

MUST CONFORM TO THE ZAYO OUTSIDE PLANT MANUAL AND FOLLOW ALL NESC POWER COMPANY GUIDELINES.

UNDERGROUND CONSTRUCTION:

UG CONDUIT TO BE PLACED WITH A MINIMUM OF 36" COVER.

VIDEO DOCUMENTATION OF ALL UG WORK AREAS ARE REQUIRED PRIOR TO COMMENCEMENT OF WORK.

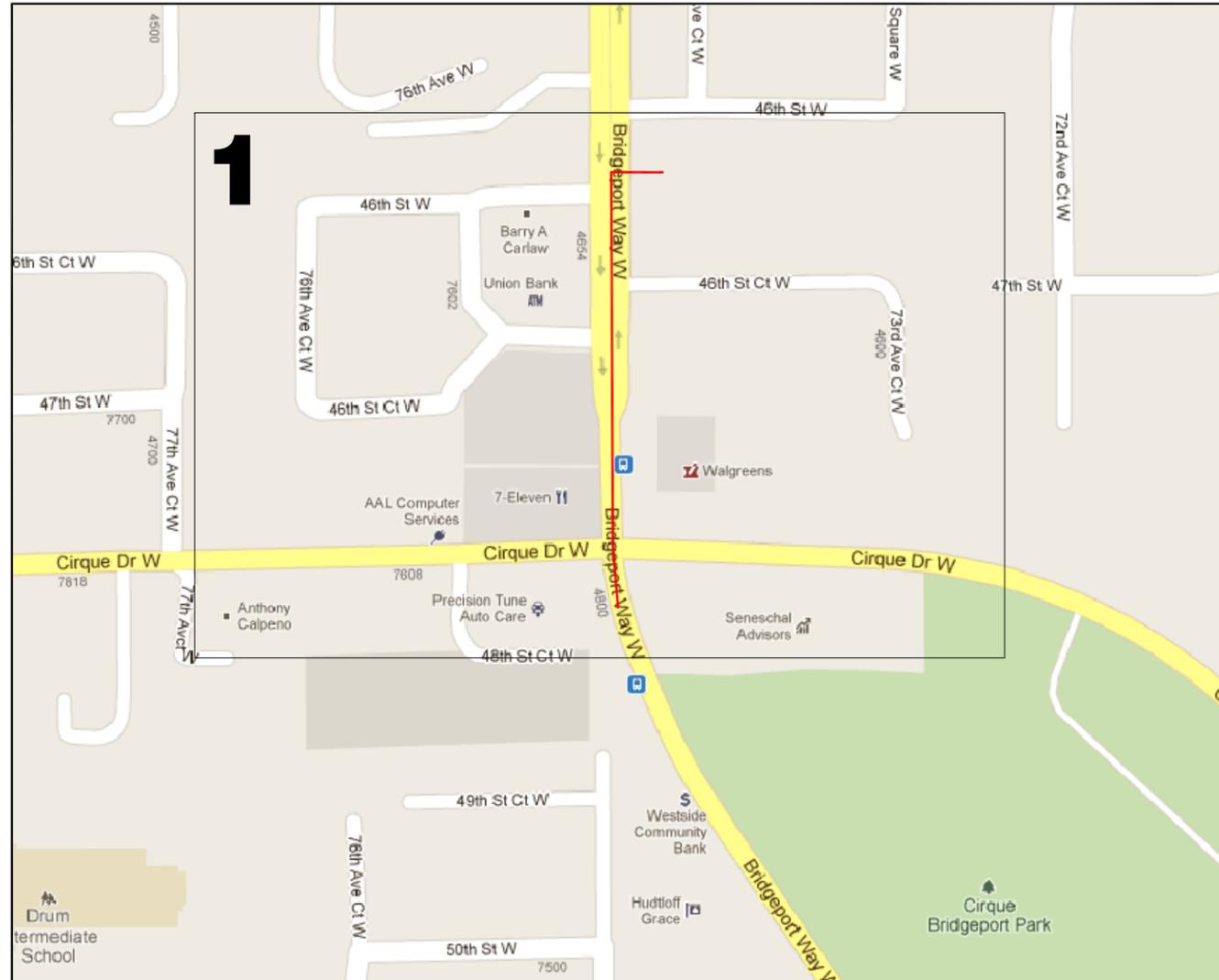
FIBER OPTIC WARNING TAPE TO BE BURIED 12" BELOW GRADE.

GREEN #14 AWG SOLID COPPER LOCATION WIRE MUST BE BURIED WITH THE CONDUIT.

RESTORE ALL UG AREA PER PERMIT GUIDELINES TO AS GOOD AS OR BETTER THAN ORIGINAL CONDITION.

BILL OF MATERIALS

ITEMS	QUANTITY	UNITS	FURNISHED BY	PLACED BY	COMMENTS
FIBER AERIAL (INCL. STORAGE)	889'	LF.	CONTRACTOR	CONTRACTOR	
FIBER UNDERGROUND (INCL. STORAGE)	1149'	LF.	CONTRACTOR	CONTRACTOR	
VAULTS	4	EA.	CONTRACTOR	CONTRACTOR	
FIBER SPLICE CASES (EQUIP.)	0	EA.	CONTRACTOR	CONTRACTOR	



VICINITY MAP

N.T.S.



WATA - CHAMBERS CREEK TACOMA RING 1 - SECTION C

Address: 4601-4665 BRIDGEPORT WAY Job Number: S10236-1-0146
 City: UNIVERSITY PLACE Fielded by: S.MORRISON
 County: PIERCE Phone: (253)592-7536 Cel:
 State: WA Designed by: TKETCHER

Attachments	Rev	Date	Revisions	By	DATE
	-	-		-	09/27/12
	-	-		-	SHEET
	-	-		-	VINBOM

Memo

DATE: April 7, 2014
TO: Steve Sugg, P.E., City Manager
FROM: Jack Ecklund, P.E., City Engineer
SUBJECT: Six Year Transportation Improvement Plan 2015-2020

The City of University Place is required by state law to adopt and annually update a Six-Year Transportation Improvement Plan (TIP). This TIP covers the years of 2015 – 2020.

The primary changes to the TIP include the following:

- Project schedules and costs have been updated
- Project funding status have been updated

Approval of the Six-Year Transportation Plan does not commit the City to any financial expenditures. Rather, each project will be reviewed individually by the City Council in each relevant budget cycle as a component of the Capital Improvement Plan. Approval of the Six-Year Transportation Plan, however, does create eligibility for the City to apply for various grant opportunities. Many grant funding sources require a project in question to appear in the City's TIP. In addition, the TIP provides an indication to other jurisdictions of the City's planning direction for transportation needs.

City of University Place, Wa.
6 YEAR TRANSPORTATION IMPROVEMENT PLAN
2015 - 2020
Project Types

Project Type	Project #	Project Name	Project Limits
E	1	Cirque Drive - Phase 2C (US Open Corridor)	79th Ave to 7200 Block
E	2	Cirque Drive - Phase 3 (US Open Corridor)	67th Avenue to Orchard Street
R	3	Cirque Drive Phase 4 (US Open Corridor)	Grandview Drive to Sunset Drive
R/T	4	Mildred St - Phase 1 (US Open Corridor)	Intersection of 67th Ave & Regents Blvd to 19th Street
R	5	Mildred St - Phase 2 (US Open Corridor)	Regents Blvd. To 19th Street
R	6	Bridgeport Way W. Phase 5 (US Open Corridor)	19th Street W. to 27th Street W.
R	7	27th Street W - Phase 2 (US Open Corridor)	Grandview Drive to Bridgeport Way
R	8	27th St W/ Regents Blvd (US Open Corridor)	Grandview Drive to Bridgeport Way
R	9	27th Street/Bridgeport Intersection (US Open Corridor)	27th Street/Bridgeport Intersection
T	10	Cirque Drive/67th Avenue Intersection (US Open Corridor)	Cirque Dr/67th Ave Intersection
T	11	Bridgeport Way W. Phase 3B (US Open Corridor)	54th St to Chambers Creek Road
R	12	Chambers Creek Road/Chambers Lane (US Open Corridor)	64th Street to Bridgeport Way
E	13	Bridgeport Way W. Phase 4 (US Open Corridor)	Chambers Creek Road to South City Limits
R	14	44th Street W Phase 1	Bridgeport Way to 67th Avenue
E	15	Alameda North - Phase 2	Cirque Drive W. to 40th St. W.
R	16	67th Avenue - Phase 3	Bridgeport Way to Regents Blvd.
E	17	40th Street Phase 3	7200 Block to 67th Ave
E	18	Grandview Drive - Phase 5b	27th Street to 19th Street
E	19	Alameda South	From current southern terminus to 67th Ave. W. (South extension)
R	20	40th Street/Bridgeport Intersection	40th St/Bridgeport Intersection
T	21	Drexler Drive North Phase 2	37th Street to 35th Street
R	22	Sunset Drive Traffic Calming	Cirque Drive to 19th Street
T	23	Larson Lane North/35th Street	3600 Block to 35th Street/Larson Lane to Bridgeport
E	24	Sunset Drive	Cirque Drive to 19th Street
R	25	Elwood Drive Phase 2	29th Street to 27th Street
E	26	35th Street - Phase 1	Grandview Drive to Larson Lane
E	27	35th Street - Phase 2	Drexler Drive to 67th Avenue
R	28	Beckonridge Drive Phase 2	Grandview Drive to Cirque Drive
R	29	Lemmons Beach/31st Street/Parkway	City Limits to Elwood Drive
R	30	44th Street Phase 2a	Elwood Dr to Sunset Dr
R	31	44th Street Phase 2b	Elwood Dr to Sunset Dr
E	32	44th Street Phase 2c	Sunset Dr to Bridgeport Way
E	33	27th Street	Day Island Bridge to Grandview Drive
E	34	Chambers Creek Road "C"	Chambers Lane to Bridgeport Way
R	35	54th Street	79th Avenue to Bridgeport Way
R	36	Elwood Drive	Cirque Drive to 40th Street
E	37	Street Overlay Program	Various Locations
R	38	37th Street	Bridgeport Way to Drexler Drive
R	39	37th Street Connection	Sunset Drive to 7900 Block
R	40	57th Avenue Connection	Cirque Drive to 5800 Block
R	41	Drexler Drive South	40th Street to 42nd Street
R	42	Larson Lane South - Phase 1	37th Street to 38th Street
R	43	Larson Lane South - Phase 2	38th Street to 40th Street
R	44	Larson Lane South - Phase 3	40th Street to 42nd Street
R	45	42nd Street - Phase 1	Drexler Drive to Bridgeport Way
R	46	42nd Street - Phase 2	Bridgeport Way to Larson Lane
R	47	54th Street Phase 2	79th Avenue to 82nd Avenue
R	48	40th Street/67th Avenue Intersection	40th Street/67th Ave Intersection
T	49	56th Street Extension	Connect 56th Street to 54th Street at the 8500 block
R	50	70th Avenue Phase 2	27th Street to 19th Street
E	51	37th Street Phase 2	7900 Block to Bridgeport Way

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C-Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other
 Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data					Expenditure Schedule (Local Agency Use)						
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020		
US Open Corridor Projects																		
14	P/F	1 - Cirque Drive - Phase 2C (US Open Corridor) City of University Place 79th Ave to 7200 Block Curb & gutter, bike lane, sidewalk, street lights and landscaping on north side.	06	0.900	G C P S T W	PE / 14 RW / 14 CN / 15	F	100				15	115	PE RW CN Total	0 0 500 500	0 0 0 0	0 0 0 0	0 0 0 0
							PROJECT TOTAL	100			517	15	632					
14	P/F	2 - Cirque Drive - Phase 3 (US Open Corridor) City of University Place 67th Avenue to Orchard Street * Construct curbs, gutters, sidewalk and bike lanes filling in the gaps where none exist. Streetlighting on both sides	06	1.000	G C P S T W	PE / 14 RW / 15 CN / 16	F	150				23	173	PE RW CN Total	0 100 0 100	0 0 2,000 2,000	0 0 0 0	0 0 0 0
							PROJECT TOTAL	150			2,100	23	2,273					
16	F	3a - Cirque Drive - Phase 4a (US Open Corridor) City of University Place Beckonridge Dr to 79th Ave Curb & gutter, bike lane, sidewalk, street lights and landscaping on north side. Pedestrian Crosswalk signal at 79th and 83rd	06	0.750	G C P S T W	PE / 14 RW / NA CN / 14	F					40 0 1,000	70 0 1,220	PE RW CN Total	0 0 1,000 1,000	0 0 220 220	0 0 0 0	0 0 0 0
							PROJECT TOTAL	0			1,040	250	1,290					
16	P/F	3b - Cirque Drive - Phase 4b (US Open Corridor) City of University Place Beckonridge Dr to Sunset Dr Curb & gutter, bike lane, sidewalk, street lights and landscaping on south side.	06	0.600	G C P S T W	PE / 15 RW / N/A CN / 16	F	100				15	115	PE RW CN Total	115 0 0 115	0 0 800 800	0 0 0 0	0 0 0 0
							PROJECT TOTAL	100			800	15	915					
16	P/F	3c - Cirque Drive - Phase 4c (US Open Corridor) City of University Place Grandview Dr to Beckonridge Dr Curb & gutter, bike lane, sidewalk, street lights and landscaping on both sides.	06	0.750	G C P S T W	PE / 15 RW / N/A CN / 16	F	100				15	115	PE RW CN Total	115 0 0 115	0 0 1,427 1,427	0 0 0 0	0 0 0 0
							PROJECT TOTAL	100			1,427	15	1,542					
16	P	4 - Mildred St Phase 1 (US Open Corridor) City of University Place Int. of 67th Ave and Regents Blvd. to 19th * Construct intersection improvements.	12	0.341	G C P S T W	PE / 15 RW / 16 CN / 17						100 150 825	100 150 825	PE RW CN Total	100 0 0 100	0 150 0 150	0 0 825 825	0 0 0 0
							PROJECT TOTAL	0			1,075	0	1,075					
16	F	5 - Mildred St - Phase 2 (US Open Corridor) City of University Place Regents Blvd. To 19th Street * Construct curb, gutter, sidewalk, planter strip, bike lane and street lighting on both sides of the street.	12	0.341	G C P S T W	PE / 14 RW / 14 CN / 14	F	298 372 1,517				47 58 237	345 430 1,754	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
							PROJECT TOTAL	2,187			0	342	2,529					

MPO: PSRC Puget Sound Regional Council
 Agency: CITY OF UNIVERSITY PLACE
 County: Pierce County

City of University Place, WA.
 Six-Year Transportation Plan
 2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C-Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other
 Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data				Expenditure Schedule (Local Agency Use)							
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020		
US Open Corridor Projects																		
14	F	6 - Bridgeport Way W. Phase 5 (US Open Corridor) City of University Place 19th Street W. to 27th Street W.	06	0.511	G C P S T W	PE / 14 RW / 14 CN / 15	F F F	217 529 1,995			33 83 311	250 612 2,306	PE RW CN Total	97 0 2,306 2,403	0 0 0 0	0 0 0 0	0 0 0 0	
							PROJECT TOTAL				0	427	3,168					
16	P	7 - 27th St W - Phase 2 (US Open Corridor) City of University Place Grandview Drive to Bridgeport Way	06	0.625	G C P S T W	PE / 16 RW / N/A CN / 17				P P P	140 0 2000	0 0 2,000	PE RW CN Total	0 0 0 0	140 0 0	0 0 2,000	0 0 0	
							PROJECT TOTAL				0	2,140	2,140					
14	P	8- 27th St W/Regents Blvd - Phase 3 (US Open Corridor) City of University Place Bridgeport Way to 67th Ave/Mildred	06	0.800	G C P S T W	PE / 15 RW / NA CN / 15				F F F	76 0 1,128	24 0 357	100 0 1,485	PE RW CN Total	100 0 850 950	0 0 0 0	0 0 0 0	
							PROJECT TOTAL				0	1,204	381	1,585				
14	P	9 - 27th/Bridgeport Intersection (US Open Corridor) City of University Place 27th Street and Bridgeport Intersection	12	n/a	G C P S T W	PE / 14 RW / 15 CN / 15					0 0 0	60 340 350	60 340 350	PE RW CN Total	0 340 350 690	0 0 0 0	0 0 0 0	
							PROJECT TOTAL				0	0	750	750				
16	P	10 - Cirque/67th Intersection (US Open Corridor) City of University Place Cirque Drive and 67th Avenue Intersection	12	n/a	G C P S T W	PE / 16 RW / 16 CN / 17					0 0 0	60 100 340	60 100 340	PE RW CN Total	0 0 0 0	60 100 340	0 0 340 0	
							PROJECT TOTAL				0	0	500	500				
14	F	11 - Bridgeport Way Phase 3B (US Open Corridor) City of University Place 54th Street to Chambers Lane	06	1.477	G C P S T W	PE / 13 RW / 13 CN / 14	F F F	360 730 2,500			55 113 390	415 843 2,890	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	
							PROJECT TOTAL				0	558	4,148					
16	P	12 - Chambers Creek Rd/Chambers Ln (US Open Corridor) City of University Place 64th Street to Bridgeport Way	06	1.420	G C P S T W	PE / 15 RW / 16 CN / 18				P P P	220 330 2,500	0 0 0	220 330 2,500	PE RW CN	220 0 0	0 330 0	0 0 0	0 0 2,500

MPO: PSRC Puget Sound Regional Council
 Agency: CITY OF UNIVERSITY PLACE
 County: Pierce County

City of University Place, WA.
 Six-Year Transportation Plan
 2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other
 Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data				Expenditure Schedule (Local Agency Use)						
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020	
US Open Corridor Projects																	
* Construct curb, gutter, sidewalk and bike lane both sides													Total	220	330	0	2,500
PROJECT TOTAL							0			3,050	0	3,050					
14	F	13a - Bridgeport Way LID City of University Place 67th Ave to South City Limits	06	0.250	G C P S T W	PE / 13 RW / NA CN / 14			F	125 0 650	25 0 200	150 0 850	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	0 0 2,200 2,200
PROJECT TOTAL							0			775	225	1,000					
14	F/P	13b - Bridgeport Way Phase 4a City of University Place Chambers Lane to South City Limits	06	1.477	G C P S T W	PE / 14 RW / 16 CN / 17	F P P			346 346 1,211	54 54 189	400 400 1,400	PE RW CN Total	0 0 0 0	0 575 0	0 0 2,200	0 0 2,200 0
PROJECT TOTAL							1,903			0	297	2,200					
14	F/P	13c - Bridgeport Way Phase 4b City of University Place Chambers Lane to South City Limits	06	1.477	G C P S T W	PE / 14 RW / 16 CN / 17	F P P			50 0 600	7 0 93	57 0 693	PE RW CN Total	0 0 0 0	0 575 0	0 0 2,200	0 0 2,200 0
PROJECT TOTAL							650			0	100	750					
Subtotal US Open Corridor							8,518			8,244	3,183	19,945					

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other

Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data				Expenditure Schedule (Local Agency Use)							
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020		
17	F	14a- 44th Street W Phase 1a City of University Place Bridgeport Way to 67th Avenue	06	0.511	G C P S T W	PE / 14 RW / NA CN / 15	F F F				150 0 740	150 0 740	PE RW CN Total	0 0 740 0	0 0 0 0	0 0 0 0	0 0 0 0	
PROJECT TOTAL								0		0	890	890						
17	P	14b- 44th Street W Phase 1b City of University Place Bridgeport Way to 67th Avenue	06	0.511	G C P S T W	PE / 16 RW / 17 CN / 18					100 90 750	100 90 750	PE RW CN Total	0 0 0 0	100 0 0 100	0 90 0 90	0 0 750 750	
PROJECT TOTAL								0		0	940	940						
17	P	15 - Alameda North Phase 2 City of University Place Cirque Drive W. to 40th St. W.	01	1.023	G C P S T W	PE / 17 RW / 17 CN / 19					100 50 1,760	100 50 1,760	PE RW CN Total	0 0 0 0	0 0 0 0	100 50 0 150	0 0 1,760 1,760	
PROJECT TOTAL								0		0	1,910	1,910						
16	P	16 - 67th Avenue - Phase 3 City of University Place Bridgeport Way to Regents Blvd.	06	2.690	G C P S T W	PE / 16 RW / 17 CN / 18					440 550 8,800	440 550 8,800	PE RW CN Total	0 0 0 0	440 0 0 440	0 550 0 550	0 0 8,800 8,800	
PROJECT TOTAL								0		0	9,790	9,790						
17	P	17 - 40th Street Phase 3 City of University Place 7200 Block to 67th Avenue	06	0.800	G C P S T W	PE / 17 RW / 18 CN / 19					100 110 750	100 110 750	PE RW CN Total	0 0 0 0	0 0 0 0	100 0 0 100	0 110 750 860	
PROJECT TOTAL								0		0	960	960						
17	P	18 - Grandview Drive - Phase 5b City of University Place 27th Street to 19th Street	06	0.500	G C P S T W	PE / 18 RW / 18 CN / 20					100 120 1,230	100 120 1,230	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	100 120 1,230 1,450	
PROJECT TOTAL								0		0	1,450	1,450						

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other
 Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data				Expenditure Schedule (Local Agency Use)						
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020	
17	P	19 - Alameda South City of University Place From current southern terminus to 67th Ave. W. (South extension)	01	0.152	G C P S T W	PE / 17 RW / 17 CN / 18					65 15 520	65 15 520	PE RW CN Total	0 0 0 0	0 0 0 0	65 15 80	0 0 520 520
							PROJECT TOTAL	0		0	600	600					
14	P	20 - 40th/Bridgeport Intersection City of University Place 40th Street and Bridgeport Intersection	12	n/a	G C P S T W	PE / 15 RW / 16 CN / 17					0 340 350	60 340 350	PE RW CN Total	60 0 0 60	0 340 0 340	0 0 350	0 0 0 0
							PROJECT TOTAL	0		0	750	750					
19	P	21 - Drexler Drive North Phase 2 City of University Place 37th Street to 35th Street	01	0.300	G C P S T W	PE / 14 RW / NA CN / 14					50 0 400	50 0 400	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0
							PROJECT TOTAL	0		0	450	450					
17	P	22 - Sunset Drive Traffic Calming City of University Place Cirque Drive to 19th Street	12	2.000	G C P S T W	PE / 17 RW / 17 CN / 19					55 30 968	55 30 968	PE RW CN Total	0 0 0 0	0 0 0 0	55 30 85	0 0 968 968
							PROJECT TOTAL	0		0	1,053	1,053					
19	P	23 - Larson Lane North/35th Street City of University Place 3600 blk to 35th Street/Larson Lane to Bridgeport	01	0.600	G C P S T W	PE / 17 RW / 17 CN / 18					85 460 1,210	85 460 1,210	PE RW CN Total	0 0 0 0	0 0 0 0	85 460 545	0 0 1,210 1,210
							PROJECT TOTAL	0		0	1,755	1,755					

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other

Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data					Expenditure Schedule (Local Agency Use)								
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020				
17	P	24 -Sunset Drive City of University Place Cirque Drive to 19th Street	06	2.008	G C P S T W	PE / 17 RW / 17 CN / 18						165 65 3,500	165 65 3,500	PE RW CN Total	0 0 0 0	0 0 0 0	165 65 0 230	0 0 3,500 3,500		
PROJECT TOTAL								0		0		3,730	3,730							
17	P	25 - Elwood Drive Phase 2 City of University Place 29th Street to 27th Street	06	0.133	G C P S T W	PE / 17 RW / NA CN / 18						65 0 200	65 0 200	PE RW CN Total	0 0 0 0	0 0 0 0	65 0 0 0	0 0 200 200		
PROJECT TOTAL								0		0		265	265							
17	P	26 - 35th Street - Phase 1 City of University Place Grandview Drive to Larson Lane	06	0.500	G C P S T W	PE / 16 RW / 17 CN / 18			P	75		20 40 2,000	95 40 2,000	PE RW CN Total	0 0 0 0	95 0 0 0	0 40 0 0	0 0 2,000 2,000		
PROJECT TOTAL								0		75		2,060	2,135							
17	P	27 - 35th Street - Phase 2 City of University Place Drexler Drive to 67th Avenue	06	0.500	G C P S T W	PE / 17 RW / 17 CN / 18			P	75		20 100 2,000	95 100 2,000	PE RW CN Total	0 0 0 0	0 0 0 0	95 100 0 0	0 0 2,000 2,000		
PROJECT TOTAL								0		75		2,120	2,195							
17	P	28 - Beckonridge Drive Phase 2 City of University Place Grandview Drive to Cirque Drive	06	0.530	G C P S T W	PE / 18 RW / NA CN / 20						150 0 750	150 0 750	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	150 0 750 900		
PROJECT TOTAL								0		0		900	900							

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other

Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data					Expenditure Schedule (Local Agency Use)						
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020		
17	P	29 - Lemmons Beach/31st Street/Parkway City of University Place City Limits to Elwood Drive * Construct concrete curb, gutter and sidewalk on both sides of the street.	06	1.000	G C P S T W	PE / 17 RW / 17 CN / 18					100 65 3,410	100 65 3,410	PE RW CN Total	0 0 0 0	0 0 0 0	100 65 0 165	0 0 3,410 3,410	
PROJECT TOTAL											0	0	3,575	3,575				
17	P	30 - 44th Street Phase 2a City of University Place Elwood Dr to Sunset Dr * Construct curb, gutter, sidewalk, bike lane, and street lights on south side of street.	06	0.549	G C P S T W	PE / 15 RW / NA CN / 16			P		50 0 200	50 0 200	PE RW CN Total	50 0 0 50	0 0 200 200	0 0 0 0	0 0 0 0	
PROJECT TOTAL											0	0	250	250				
17	P	31 - 44th Street Phase 2b City of University Place Elwood Dr to Sunset Dr * Construct curb, gutter, sidewalk, bike lane, and street lights on north side of street.	06	0.549	G C P S T W	PE / 17 RW / 17 CN / 18					100 55 200	100 55 200	PE RW CN Total	0 0 0 0	0 0 0 0	100 55 0 155	0 0 200 200	
PROJECT TOTAL											0	0	355	355				
17	P	32 - 44th Street Phase 2c City of University Place Sunset Dr to Bridgeport Way * Construct curb, gutter, sidewalk, bike lane, street lights, and landscaping on south side of the street.	06	0.549	G C P S T W	PE / 17 RW / 17 CN / 18					100 0 667	100 0 667	PE RW CN Total	0 0 0 0	0 0 0 0	100 0 0 100	0 0 667 667	
PROJECT TOTAL											0	0	767	767				
17	P	33 - 27th Street City of University Place Day Island Bridge to Grandview Drive *Construction of curb, gutter, sidewalk, bicycle lane one side and enclosed storm drainage system.	06	0.625	G C P S T W	PE / 16 RW / 16 CN / 17					200 65 2,200	200 65 2,200	PE RW CN Total	0 0 0 0	200 65 0 265	0 0 2,200 2,200	0 0 0 0	
PROJECT TOTAL											0	0	2,465	2,465				
17	P	34 - Chambers Creek Road "C" City of University Place Chambers Lane to Bridgeport Way * Construct curb, gutter, sidewalk sand bike lanes both sides side.	06	0.511	G C P S T W	PE / 17 RW / 17 CN / 18					150 90 2,200	150 90 2,200	PE RW CN Total	0 0 0 0	0 0 0 0	150 90 0 240	0 0 2,200 2,200	
PROJECT TOTAL											0	0	2,440	2,440				

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other

Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data					Expenditure Schedule (Local Agency Use)							
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020			
17	P	35 - 54th Street City of University Place 79th Avenue to Bridgeport Way	06	0.379	G C P S T W	PE / 17 RW / 18 CN / 19					65 45 385	65 45 385	PE RW CN Total	0 0 0 0	0 0 0 0	65 0 0 65	0 45 385 430		
PROJECT TOTAL								0		0	495	495							
17	P	36a - Elwood Drive Phase 1a City of University Place Cirque Drive to 40th Street	06	0.625	G C P S T W	PE / 15 RW / NA CN / 16					150 0 800	150 0 800	PE RW CN Total	150 0 0 150	0 0 800 800	0 0 0 0	0 0 0 0		
PROJECT TOTAL								0		0	950	950							
17	P	36b - Elwood Drive Phase 1b City of University Place Cirque Drive to 40th Street	06	0.625	G C P S T W	PE / 16 RW / 17 CN / 18					100 90 900	100 90 900	PE RW CN Total	0 0 0 0	100 0 0 100	0 90 0 90	0 0 900 900		
PROJECT TOTAL								0		0	1,090	1,090							
14/16 17/19	P	37 - Street Overlay Program City of University Place Various Locations	07		G C P S T W	PE / 14 RW / NA varies					0 0 1,800	0 0 1,800	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	0 0 1,800 1,800		
PROJECT TOTAL								0		0	1,800	1,800							

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other
 Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data					Expenditure Schedule (Local Agency Use)					
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020	
16	P	37a - Mildred Street Overlay City of University Place 19th St to Regents Blvd Asphalt overlay - full street	07		G C P S T W	PE / 14	P	17			3	20	PE	0	0	0	0
													RW	0	0	0	0
													CN	0	0	0	0
													Total	0	0	0	0
PROJECT TOTAL							277	0	43	320							
16	P	37b - Bridgeport Way Overlay City of University Place 67th Ave to Southern City Limits Asphalt overlay - full street	07		G C P S T W	PE / 16	P	17			3	20	PE	0	20	0	0
													RW	0	0	0	0
													CN	0	0	300	0
													Total	0	20	300	0
PROJECT TOTAL							277	0	43	320							
16	P	37c - Cirque Dr. Overlay City of University Place Bridgeport Way to Grandview * Regrade street and construct curb, gutter, sidewalk, and streetlights.	07		G C P S T W	PE / 15	P	50			8	58	PE	58	0	0	0
													RW	0	0	0	0
													CN	810	0	0	0
													Total	868	0	0	0
PROJECT TOTAL							750	0	118	868							
19	P	38 - 37th Street City of University Place Bridgeport Way to Drexler Dr. * Regrade street and construct curb, gutter, sidewalk, and streetlights.	01	0.080	G C P S T W	PE / 17					100	100	PE	0	0	100	0
													RW	0	0	0	0
													CN	0	0	550	0
													Total	0	0	650	0
PROJECT TOTAL							0	0	650	650							
19	P	39 - 37th Street Connection City of University Place Sunset Drive to 7900 Block * Construct roadway to complete connection **Requires 2/3 Councilmajority to authorize CN	01	0.114	G C P S T W	PE / 17					100	100	PE	0	0	100	0
													RW	0	0	65	0
													CN	0	0	0	770
													Total	0	0	165	770
PROJECT TOTAL							0	0	935	935							
19	P	40 - 57th Avenue Connection City of University Place Cirque Drive to 5800 Block * Construct roadway to complete connection	01	0.152	G C P S T W	PE / 17					100	100	PE	0	0	100	0
													RW	0	0	65	0
													CN	0	0	0	800
													Total	0	0	165	800
PROJECT TOTAL							0	0	965	965							
19	P	41 - Drexler Drive South City of University Place 40th Street to 42nd Street * Construct roadway for town center grid	01	0.150	G C P S T W	PE / 16					50	50	PE	0	150	0	0
													RW	0	100	0	0
													CN	0	0	700	0
													Total	0	250	0	0
PROJECT TOTAL							0	0	850	850							

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other

Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data					Expenditure Schedule (Local Agency Use)						
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020		
19	P	42 - Larson Lane South Phase 1 City of University Place 37th Street to 38th Street * Construct roadway for town center grid	01	0.100	G C P S T W	PE / 16 RW / 16 CN / 17					50 295 200	50 295 200	PE RW CN Total	0 0 0 0	50 295 0 345	0 0 200 200	0 0 0 0	
PROJECT TOTAL								0		0	545	545						
19	P	43 - Larson Lane South Phase 2 City of University Place 38th Street to 40th Street * Construct roadway for town center grid	01	0.250	G C P S T W	PE / 17 RW / 17 CN / 18					150 1,475 965	150 1,475 965	PE RW CN Total	0 0 0 0	0 0 0 0	150 1,475 0 965	0 0 965 965	
PROJECT TOTAL								0		0	2,590	2,590						
19	P	44 - Larson Lane South Phase 3 City of University Place 40th Street to 42nd Street * Construct roadway for town center grid	01	0.250	G C P S T W	PE / 17 RW / 17 CN / 18					150 1,100 880	150 1,100 880	PE RW CN Total	0 0 0 0	0 0 0 0	150 1,100 0 880	0 0 880 880	
PROJECT TOTAL								0		0	2,130	2,130						
19	P	45 - 42nd Street Phase 1 City of University Place Drexler Drive to Bridgeport Way * Construct roadway for town center grid	01	0.110	G C P S T W	PE / 16 RW / 17 CN / 18					50 250 650	50 250 650	PE RW CN Total	0 0 0 0	50 0 0 50	0 250 0 250	0 0 650 650	
PROJECT TOTAL								0		0	950	950						
19	P	46 - 42nd Street Phase 2 City of University Place Bridgeport Way to Larson Lane * Construct roadway for town center grid	01	0.110	G C P S T W	PE / 17 RW / 18 CN / 19					75 300 539	75 300 539	PE RW CN Total	0 0 0 0	0 0 0 75	75 300 0 539	0 300 539 839	
PROJECT TOTAL								0		0	914	914						
17	P	47 - 54th Street Phase 2 City of University Place 79th Avenue to 82nd Avenue *Construct curb, gutter, sidewalk, and streetlights along the north side of 54th Street.	01	0.300	G C P S T W	PE / 15 RW / NA CN / 17		150		0	23 0 94	173 0 694	PE RW CN Total	173 0 0 173	0 0 0 0	0 0 694 694	0 0 0 0	
PROJECT TOTAL								750		0	117	867						
16	P	48 - 40th Street/67th Avenue Intersection City of University Place 40th Street and 67th Avenue Intersection *Construct intersection improvements	12	n/a	G C P S T W	PE / 16 RW / 16 CN / 17				0	60 100 340	60 100 340	PE RW CN Total	0 0 0 0	60 100 0 160	0 0 340 340	0 0 0 0	
PROJECT TOTAL								0		0	500	500						

MPO: **PSRC Puget Sound Regional Council**
 Agency: **CITY OF UNIVERSITY PLACE**
 County: **Pierce County**

City of University Place, WA.
Six-Year Transportation Plan
2015 - 2020

Adoption Date: _____

Resolution Number: _____

Improvement Type: 01-New Construction; 05-Minor Widening; 06-Other Enhancements; 07-Resurfacing; 12-Safety/Traffic Ops; 32-Non Motor Vehicle
 Utilities Legend:G-Gas, C -Cable TV, P-Power, S-Sewer, T-Telephone, W-Water, O-Other
 Functional Classification: 00 - No Class; 14 - Major; 16 - Minor; 17 - Collector; 19 - Local

(Project Costs in 2014 Dollars X 1000)

Functional Class.	Fund Status	Project Identification	Improvement Type	Length (miles)	Utility Codes	Start Date	Phase Data				Expenditure Schedule (Local Agency Use)							
							Federal Fund Code	FF Cost by Phase	State Fund Code	State Funds	Local Funds	Total	1st 2015	2nd 2016	3rd 2017	4th-6th 2018-2020		
17	F	49a - 56th Street Phase 1 City of University Place 89th Ave to Grandview Dr Install street lighting along one side of street. Construct curb, gutter and sidewalk along north side of the street between 95th Ave Ct and Grandview Dr	01	0.250	G C P S T W	PE / 14 RW / NA CN / 15	F F				100 0 350	20 0 50	120 0 400	PE RW CN Total	20 0 50 70	0 0 350 350	0 0 0 0	0 0 0 0
PROJECT TOTAL								0		450	70	520						
17	P	49b - 56th Street Phase 2 City of University Place 89th Ave to 8500 block of 54th Street Connect 56th Street to 54th Street. Construct roadway and pedestrian improvements	01	0.250	G C P S T W	PE / 18 RW / 18 CN / 20					0 0 1,900	200 800 1,900	200 800 1,900	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	200 800 1,900 2,900
PROJECT TOTAL								0		0	2,900	2,900						
17	P	50 - 70th Avenue Phase 2 City of University Place 27th Street to 19th Street *Sidewalk, curb, gutter, landscaping, bike lane, and streetlights on the east side between 27th and 19th	01	0.246	G C P S T W	PE / 18 RW / 18 CN / 20					0 0 400	100 0 400	100 0 400	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	100 0 400 500
PROJECT TOTAL								0		0	500	500						
19	P	51 - 37th Street Phase 2 City of University Place 7900 Block to Bridgeport Way * Construct roadway to complete connection **Requires 2/3 Council majority to authorize CN	01	0.057	G C P S T W	PE / 18 RW / 18 CN / 20**					100 65 350	100 65 350	100 65 350	PE RW CN Total	0 0 0 0	0 0 0 0	0 0 0 0	100 65 350 515
PROJECT TOTAL								0		0	515	515						
GRAND TOTAL								10,572	0	8,844	62,328	81,744	6,474	4,248	13,137	48,044		

Memo

DATE: April 7, 2014

TO: City Council
Steve Sugg, City Manager

FROM: Steve Victor, City Attorney

SUBJECT: Draft Marijuana Ordinance

I. INTRODUCTION

The City Council last studied this issue in November of 2013. At that time, the City Council chose to extend a moratorium on marijuana businesses in the City for an additional six (6) month period to allow for additional research and development of a proposed ordinance. That moratorium will expire in May of this year.

II. DEVELOPMENTS SINCE NOVEMBER 2013

The legal analysis in the memorandum that I provided in November of last year (attached) remains unchanged. Regardless of popular belief, federal law, which prohibits and criminalizes the production, processing and retail sale of marijuana (also known as Cannabis) remains a criminal violation of federal law which wholly supersedes State law.

In February of this year, the US Department of Justice ("DOJ") issued a press release and set of prosecutorial guidelines indicating that the current federal administration was not "likely" to prosecute banks that banked marijuana money so long as the banks didn't get into any of the DOJ's "eight areas of concern." DOJ made clear that banking marijuana money was still illegal, and their guidelines did not confer immunity on banks or banking officials.

More recently, faced with local bans, moratoria, and marijuana regulations stricter than those in State law, the Washington State Liquor Control Board requested a formal opinion of the Washington State Attorney General as to whether cities and counties could ban marijuana businesses or place greater regulations on them than are present in State law. The response in AGO 2014, No. 2, made clear that State law did not in any way impair the authority of Washington cities or counties to prohibit marijuana businesses, or to regulate marijuana businesses in a manner that imposed requirements and regulations greater than those in State law.

In spite of this answer, the Liquor Control Board has announced its continued intent to defy local authority and issue licenses for marijuana businesses in local jurisdictions with bans or moratoria.

III. LOCAL OPTIONS

A. Local Prohibition Based on Local Authority. It is clear from AGO 2014, No. 2, that cities and counties can prohibit marijuana businesses. There was some movement in the legislature to amend State law to preempt local authority, but no such legislation has been adopted to date.

B. Local Prohibition Based on Federal Law. Because marijuana businesses remain criminal enterprises under federal law, any local official or employee who allows, regulates, etc., marijuana business is subject to federal prosecution based on the federal criminal conspiracy statutes. It is beyond the authority of the State legislature or State courts to compel public officials and employees to violate federal law, therefore, a State legislative amendment to preempt local authority to prohibit marijuana businesses would have no impact on a prohibition based on federal law.

C. Permit Marijuana Businesses. Local jurisdictions can accept the violation of federal law and allow marijuana businesses with appropriate local regulations, which could include local taxation.

IV. DRAFT ORDINANCE AND MAPPING

The draft ordinance takes into account all of the legal issues and contains options reflecting the Council's choices on this matter. The mapping, which will be available at the meeting, shows where marijuana businesses could locate today in the City based on the distance limitations in State law. The areas depicted are not necessarily available, but are the only areas not within prohibited zones. As you will see, those areas are very few, based on current uses.

V. RECOMMENDATION

It is now mid-2014, and the current federal administration which has expressed ambiguous tolerance for the violation of federal marijuana laws will end in 2016. There has been no legislation advanced in the United States Congress to change federal marijuana laws. The approach of the federal administration, which will take office in 2017, is unknown and unknowable at this time. In addition, attempting to compel City officers or employees to subject themselves to federal criminal penalties could result in employer liability for the City.

Regardless of the Seattle-centric media coverage of this issue, participation by local government in the clear violation of federal law remains a high-risk proposition in many areas. Because of the federal law overlay, the City's approach to the State's new and untested marijuana industry "experiment" is ultimately a legal rather than a zoning or land use question. Under the totality of the circumstances, in the exercise of my professional responsibilities as the City attorney, I cannot recommend that the City Council subject itself, or attempt to subject, any other officer or employee of the City to federal criminal prosecution and asset forfeiture,

regardless of the likelihood of such federal enforcement over the next two and a half years.

As a consequence, I recommend that the Council consider and enact a local marijuana and cannabis business prohibition based directly on the conflict with federal law. In the event federal changes, the Council can revisit this issue as a land use matter.

DRAFT

ORDINANCE NO.

**AN ORDINANCE OF THE UNIVERSITY PLACE CITY COUNCIL
PERTAINING TO MARIJUANA, ALSO KNOWN AS CANNABIS;
ADOPTING LOCAL REGULATIONS FOR RECREATIONAL
MARIJUANA AS DEFINED IN STATE LAW AND MEDICAL CANNABIS
AS DEFINED IN STATE LAW; REPEALING ORDINANCE NO. 631
WHICH ESTABLISHED A MORATORIUM ON MARIJUANA USES;
ADOPTING A NEW CHAPTER IN THE UNIVERSITY PLACE
MUNICIPAL CODE, "MARIJUANA/CANNABIS USES" WHICH
ESTABLISHES LOCAL REGULATIONS FOR ALL MARIJUANA USES;
RECOGNIZING THE AUTHORITY OF FEDERAL LAW; ESTABLISHING
A MARIJUANA EXCISE TAX; AND ADOPTING LEGISLATIVE
FINDINGS**

WHEREAS, the cultivation, possession or distribution of marijuana, also known as cannabis, and marijuana products is a criminal violation of federal law through the federal Controlled Substances Act ("CSA") which lists marijuana as a schedule one controlled substance defined as highly addictive with no known medical value; and

WHEREAS, the CSA is the supreme law of the land and supersedes any conflicting State enactments; and

WHEREAS, originating with Washington State Initiative 692, passed in 1998, state law (RCW 69.51A the "Medical Use of Cannabis Act") authorizes the "medical" use of cannabis by certain qualifying "patients" and allows up to ten (10) qualifying patients to join together to provide the in-kind resources to cultivate a "collective garden" of up to fifteen (15) plants per patient; and

WHEREAS, a portion of an amendment to the Medical Use of Cannabis Act (Engrossed Second Substitute Bill 5037, 2011), which would have allowed non-profit "dispensaries" was vetoed in its entirety by Governor Gregoire, and the Medical Use of Cannabis Act does not authorize "dispensaries," nor does it authorize "collective gardens" to sell cannabis to qualifying patients which can include minors, in any manner analogous to a retail sale; and

WHEREAS, Washington State Initiative 502, passed in 2012, contains two separate subjects: first, it purports to decriminalize the possession and consumption of certain amounts of marijuana within the State; and second, it directs State government to implement a marijuana production, processing and retail sale industry; and

WHEREAS, as a matter of law, no State initiative can change or supersede the federal CSA; and

WHEREAS, decriminalizing the possession and consumption of certain amounts of marijuana within the State does not require State government officials to violate federal law; however, Initiative 502's separate mandate to implement a marijuana production, processing and retail sale industry in Washington does purport to compel State elected and appointed officials and employees to engage in conduct which violates federal law and subjects them to criminal prosecution and forfeiture of property as well as violation of federal grant obligations, and their oaths of office; and

WHEREAS, acknowledging the fundamental conflict between I-502 and the marijuana-industry portion of the federal CSA, on August 29, 2013, the US Department of Justice (DOJ) issued a press release indicating that the federal administration would not seek to invalidate state marijuana legalization schemes "for now," and also issued prosecutorial guidance to US Attorneys regarding enforcement of marijuana laws which expressly reserved the right to invalidate the state legalization schemes altogether; and

WHEREAS, on February 14, 2014, the DOJ issued another press release and set of prosecutorial guidelines indicating that the federal administration was not "likely" to prosecute banks that banked marijuana money so long as the banks didn't get into any of the DOJ's eight 'areas of concern.'" DOJ made clear that banking marijuana money was still illegal and their guidelines did not confer immunity; and

WHEREAS, neither the DOJ press releases, nor the prosecutorial guidelines changed the law, the CSA and all related federal criminal statutes remain unaltered, and the DOJ position can change at any time, including with a change in the federal administration in 2017; and

WHEREAS, the DOJ has made clear that the guidance provided to federal prosecutors does not confer any immunity from prosecution on anyone participating in any way in the State marijuana industry; and

WHEREAS, all business, investments or other activities by private parties, including banks, and public officials purporting to implement I-502 and regulate marijuana and cannabis under the authority of the Medical Use of Cannabis Act, or I-502, remain subject to criminal prosecution and asset forfeiture; and

WHEREAS, on September 10, 2013, the City Attorney sent a letter to US Attorney for the Western District of Washington (attached hereto and incorporated herein as Exhibit A) requesting clarification regarding whether there was any legal basis to conclude that University Place elected and appointed officials and employees would not be subject to federal criminal sanctions for participating in the local permitting and regulation of recreational marijuana; and

WHEREAS, the City Attorney never received any response; and

WHEREAS, it is mid-2014, and the current federal administration which has expressed ambiguous tolerance for the violation of federal marijuana laws will end in 2016; and

WHEREAS, there has been no legislation advanced in the United States Congress to change federal marijuana laws; and

WHEREAS, the approach of the federal administration, which will take office in 2017, is unknown and unknowable at this time; and

WHEREAS, the City Council does not desire to subject itself, or attempt to subject, any other officer or employee of the City to federal criminal prosecution and asset forfeiture, regardless of the likelihood of such federal enforcement; and

WHEREAS, attempting to compel City officers or employees to subject themselves to federal criminal penalties could result in employer liability for the City; and

WHEREAS, neither the Medical Use of Cannabis Act, nor the state Uniform Controlled Substances Act, preempts the local regulatory authority, including the zoning authority, of the City; and

WHEREAS, in January 2014, in response to a request by the Washington State Liquor Control Board, the Washington State Attorney General issued a formal Attorney General Opinion ("AGO" 2014 No. 2) which affirmed that I-502 did not in any way impair the authority of Washington cities or counties to prohibit marijuana businesses, or to regulate marijuana businesses in a manner that imposed requirements and regulations greater than those in State law; and

WHEREAS, on November 4, 2013, by Ordinance 631 the City Council, after conducting a public hearing, extended a six (6) month moratorium on the establishment, location, operation, licensing, or maintenance of facilities, businesses or any other activities involving the production, sale and use of marijuana and marijuana products, which expires on May 4, 2014; and

WHEREAS, the Washington State Liquor Control Board has established a system for licensing marijuana producers, marijuana processors, and marijuana retailers and has announced its intent in 2014, to issue licenses for marijuana producers, marijuana processors, and retail recreational marijuana stores in defiance of and without regard for local moratoriums, prohibitions or requirements; and

WHEREAS, it is, therefore, necessary to establish appropriate regulations for state licensed recreational marijuana businesses and collective cannabis gardens proposing to operate within the City; and

WHEREAS, as a result of allowing related businesses in the City, the City will experience an increased regulatory and public safety impact, and though the state will

collect a tax at each level of production, processing and retail sales, the state will share none of the revenues generated by the marijuana with local jurisdictions resulting in an additional state-mandated uncompensated burden on the City's limited resources; and

WHEREAS, in order to offset the additional regulatory and public safety burden, it is in the best interests of the City to impose an excise tax of 10% upon the recipient, of the wholesale value of all marijuana delivered within the City for processing, and 10% upon the recipient of the retail value of all marijuana delivered within the City for retail sale; and

WHEREAS, a public hearing was held on _____, 2014, regarding the regulations set forth in this Ordinance and the City Council weighed the testimony and considered evidence received in enacting this Ordinance; and

WHEREAS, the Washington State Constitution and statutes authorize the City to make and enforce within its limits all such local regulations as are not in conflict with general laws, including the adoption of land use controls. Additionally, the City will advance the health, safety and welfare of its residents by regulating uses involving the production, processing, and retailing of marijuana within the City, and the City Council finds it to be in the best interests of public health, safety and welfare to adopt the regulations set forth in this Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Legislative Findings. The recitals and findings set forth above are hereby adopted as the City Council's legislative findings in support of the regulations adopted by this Ordinance.

Section 2. Moratorium Repealed. Ordinance No. 631 is hereby repealed.

Section 3. Regulations Enacted. New Chapters 5.35 "Marijuana/Cannabis Uses" and 4.75 "Marijuana/Cannabis Excise Tax," of the University Place Municipal Code, are hereby adopted as shown in Exhibits B, and C, which are attached hereto and incorporated herein by reference.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance or its application to any other person or situation.

Section 5. Effective Date – Emergency. The City Council hereby finds and declares that an emergency exists because there is a potential that persons seeking to engage in marijuana-cannabis activities could receive licenses from the state for inappropriate locations within the City, and claim vesting before enactment of adequate

and appropriate regulations, this Ordinance shall become effective immediately upon passage in order to preserve the public health, safety and welfare.

PASSED BY THE CITY COUNCIL ON _____, 2014.

Denise McCluskey, Mayor

ATTEST:

Emelita Genetia, City Clerk

APPROVED AS TO FORM:

Steve Victor, City Attorney

EXHIBIT NO. A



September 10, 2013

Ms. Jenny A. Durkan
United States Attorney
Western District of Washington
U.S. Attorney's Office
700 Stewart Street, Suite 5220
Seattle, WA 98101

Re: Washington State Initiative 502

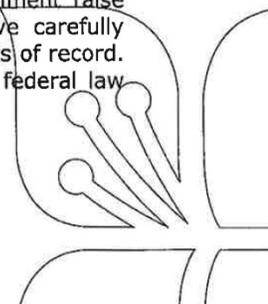
Dear Ms. Durkan:

I am the City Attorney of the City of University Place, Washington. Since the passage of Washington State Initiative 502 which purports to legalize marijuana in our state, and also to create a licensed marijuana industry, the City of University Place, along with many other local jurisdictions, has been awaiting formal action by the State or federal government to address the legal validity of I- 502, in light of the prohibition on marijuana in the federal Controlled Substances Act.

The current State administration will not subject I-502 to a legal test, and with the statement by Attorney General Eric Holder on August 29, and the prosecutorial guidance from Deputy Attorney General James Cole, it appears no further action is forthcoming from the current federal administration prior to the State's implementation of I-502. This leaves local jurisdictions in our State with the unprecedented and very difficult decision of whether to participate in violating federal law, or to defy those portions of Initiative 502 that would necessitate the local zoning, licensing and regulation of the new marijuana industry.

Unfortunately, neither the U.S. Attorney General's recent statement, nor the prosecutorial guidance to U.S. Attorneys address the pressing concerns of local governments in Washington who are faced with the prospect of participating in the regulatory zoning and licensing of production, processing, distribution and retail sale of marijuana. While those portions of I-502 that purport to legalize the possession and consumption of marijuana can be accommodated through police and prosecutorial guidelines, the portions that necessitate the active and ongoing authorization and regulation of the new marijuana industry by government raise grave concerns. In advising my clients on this difficult issue, I have carefully researched the relevant law and the decisions of state and federal courts of record. As a last step in my due diligence, I am consulting you as the chief federal law enforcement official for the Western District of Washington.

University Place City Hall
3715 Bridgeport Way West
University Place, WA 98466
Tel 253.566.5656
Fax 253.566.5658
www.CityofUP.com



Ms. Jenny Durkan
U.S. Attorney General
Western District of Washington
September 10, 2013
Page 2

Based on various prior statements by federal authorities and my own research, the question of whether a state law may legalize marijuana in defiance of the federal Controlled Substances Act has been completely and conclusively answered in the negative by the US Supreme Court in *United States v. Oakland Cannabis Buyers' Cooperative*, 532 U.S. 483 (2001), and *Gonzales v Raich* 545 U.S. 1 (2005). I have found no countervailing authority. I also understand from prior statements by federal authorities and my research that Washington State government officials and employees, including local elected and appointed officials, who participate in the zoning, licensing and regulation of the new Washington marijuana industry, are subject to federal criminal prosecution for violating federal law. While the main motivator for our City is a desire to obey the law in accordance with our oaths of office, even the possibility of criminal prosecution is a tremendous concern.

In addition to our substantial concerns about violating federal law, and the attendant criminal penalties, our City is also concerned about breaching our federal grant agreements. University Place, as with every city and county in the State of Washington, is the recipient or sub-recipient of federal grant funds for purposes including transportation projects and law enforcement. Each of those grant agreements requires that the City "assure and certify" compliance with all federal statutes, regulations, policies, guidelines and requirements. I have not located any federal law, rule or judicial decision that would exempt compliance with all of, or with the marijuana portion of, the Controlled Substances Act. As a consequence, by participating in the implementation and regulation of Washington's new marijuana industry, the City of University Place would be in breach of all of our federal grant agreements, and would be subject to the penalties associated with the breach of those agreements.

We may infer from the President and Attorney General's statements that, at the moment, it is not the current federal administration's intent to prosecute Washington State government officials, or deem Washington recipients of federal grants in breach of their obligations for participating in Washington's new marijuana industry. However, to competently advise my clients on this issue I am bound to pose two essential questions. First, is there any legal basis which I have not discovered to conclude that the marijuana industry portions of I-502 are not violations federal law? Second, is there any legal basis which I have not discovered to conclude that Washington local governments who participate in the zoning, licensing and regulation of the new Washington marijuana industry are not subject to federal criminal prosecution, and are not in breach of their federal grant agreements? My own research answered both questions in the negative, but as my final piece of due diligence I am seeking your input.

Ms. Jenny Durkan
U.S. Attorney General
Western District of Washington
September 10, 2013
Page 3

I am fully aware that a response to this inquiry is not mandatory, and that the politics surrounding this legal issue renders a response difficult. Nevertheless, I would greatly appreciate the courtesy of a reply.

Respectfully,


Steve Victor
City Attorney

Chapter 5.35

MARIJUANA/CANNABIS USES

Sections:

5.35.010 Definitions.

5.35.020 State-Licensed Facilities.

5.35.30 Dispensaries

5.35.040 Severability

5.35.010 Definitions.

“Cannabis” also known as Marijuana means all parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

“Cannabis Dispensary” means any cannabis (marijuana) use that is not licensed by the State, which operates in a manner analogous to a retail store by having qualifying patient customers who wish to purchase cannabis (marijuana) for money, execute paperwork to join an RCW 69.51A “collective garden” make their purchase for money, and after completion of the purchase, execute paperwork to resign from the collective.

"Marijuana" also known as Cannabis means all parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

"Marijuana-Infused Products" means products that contain marijuana or marijuana extracts and are intended for human use. The term "marijuana-infused products" does not include usable marijuana.

"Marijuana Processor" means a person licensed by the state liquor control board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products at wholesale to marijuana retailers.

"Marijuana Producer" means a person licensed by the state liquor control board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

"Marijuana Retailer" means a person licensed by the state liquor control board to sell useable marijuana and marijuana-infused products in a retail outlet.

"Retail Outlet" means a location licensed by the state liquor control board for the retail sale of useable marijuana and marijuana-infused products.

"THC Concentration" means the percent of delta-9 tetrahydrocannabinol content per dry weight of any part of the plant cannabis, or per volume or weight of marijuana product, or the combined percent of delta-9 tetrahydrocannabinol and tetrahydrocannabinolic acid in any part of the plant cannabis regardless of moisture content.

"Useable Marijuana" means dried marijuana flowers. The term "useable marijuana" does not include marijuana-infused products.

5.35.020 State-Licensed Marijuana Businesses.

The following provisions apply to marijuana businesses licensed by Washington State.

A. State-licensed marijuana businesses shall be subject to all standards and other requirements of the University Place Development Regulations.

B. As a condition of licensure, all applicants for a University Place marijuana related business license shall execute in a form prescribed by the City, an acknowledgement that they are aware that marijuana remains a controlled substance under federal law, and that they are subject to criminal prosecution, and forfeiture of their business and personal assets under federal law; that they indemnify, defend, hold harmless and release the City and its officers and employees from any all claims arising in any manner from federal enforcement against them or their business.

C. State-licensed marijuana businesses shall not be permitted within 1,000 feet of the perimeter grounds of the following entities:

1. Elementary or secondary schools;
2. Playground;
3. Recreation center or facility;
4. Child-care center;
5. Public Park;
6. Public transit center;
7. Library;
8. Game arcade (where admission is not restricted to persons age 21 or older);

University Place shall rely upon the definitions set forth in the Washington Administrative Code when identifying the entities listed above.

D. All applications by State-licensed marijuana businesses for Conditional Use Permits in University Place shall include written federal certification of compliance by the applicant with all requirements of federal law.

E. Compliance with Federal Law.

No application for a State-licensed marijuana business shall be accepted by University Place until such time as the federal law is amended to allow marijuana production, processing, and retail sale for recreational use in the State of Washington.

F. Marijuana-Licensed Retail Outlets.

1. State licensed marijuana retail outlets shall only be permitted through a Conditional Use Permit in a Mixed Use District (MUD).
2. Subject to any more specific conditions in the CUP, a City-permitted, State-licensed marijuana retail outlet may sell usable marijuana, marijuana-infused products, and marijuana paraphernalia between the hours of 8:00 AM and 9:00 PM.
3. Subject to any more specific conditions in the CUP, a City-permitted, State-licensed marijuana retail outlet may only sell usable marijuana, marijuana-infused products, and marijuana paraphernalia in a detached building containing no additional business activities.

G. State-Licensed Marijuana Processors.

1. State-licensed marijuana processors shall be permitted through a Conditional Use Permit in a Light-Industrial-Business Park Zone.

H. State-Licensed Marijuana Producers.

1. State-licensed marijuana indoor producers shall be permitted through a Conditional Use Permit in a Light-Industrial-Business Park Zone.

2. Marijuana outdoor producers are prohibited.

3. Subject to any more specific conditions in the CUP, a City-permitted, State-licensed marijuana production shall take place within a fully enclosed secure indoor facility or greenhouse.

4. Subject to any more specific conditions in the CUP, a City-permitted, State-licensed marijuana indoor production facility shall be limited to 10,000 square feet of production space.

I. Nuisance Abatement. In addition to any other available remedy or penalty, any violation of this Section, or any continued business operation after any state or federal directive to cease operations is declared to be a public nuisance per se, and may be abated under the applicable provisions of this Code or state law.

5.35.030 Cannabis Dispensaries

Cannabis Dispensaries as defined in this Chapter are prohibited in University Place, and are declared to be a public nuisance per se.

5.35.040 Severability.

If any provision of this Chapter or its application to any person or circumstance is held invalid, the remainder of the Chapter or the application of the provision to other persons or circumstances shall not be affected.

Chapter 4.75

MARIJUANA/CANNABIS EXCISE TAX

Sections:

- 4.75.010 Imposed.
- 4.75.020 Administration of tax.
- 4.75.030 Tax due date – Delinquency.
- 4.75.040 Financial records
- 4.75.050 Definitions.
- 4.75.060 Unlawful acts
- 4.75.070 Penalty.
- 4.75.010 Imposed.

There is levied upon all persons, associations or organizations an excise tax of ten percent (10%) upon the recipient, of the wholesale value of all marijuana (cannabis) delivered within the City for processing, and ten percent (10%) upon the recipient of the retail value of all marijuana (cannabis) delivered within the City for retail sale.

4.75.020 Administration of tax.

The administration and collection of the tax imposed by UPMC 4.75.010 shall be by the City manager or designee. The City Manager or designee may adopt appropriate administrative regulations, including reporting requirements, to ensure the effective administration of the provisions of this Chapter.

4.75.030 Tax due date – Delinquency.

A. The tax imposed by this Chapter shall be due and payable in monthly installments, and remittance therefor shall accompany such return and be made on or before the fifteenth day of the month following the month in which the tax accrued.

B. For each payment due, if such payment is not made by the due date thereof, there shall be added a penalty and interest as follows:

1. If paid one to ten days late, there shall be a penalty of 10 percent added to the amount of tax due.
2. If paid 11 to 20 days late, there shall be a penalty of 15 percent added to the amount of tax due.
3. If paid 21 to 30 days late, there shall be a penalty of 20 percent added to the amount of tax due.
4. If paid 31 to 60 days late, there shall be a penalty of 25 percent added to the amount of tax due.
5. In addition to the above penalty, the City will charge the taxpayer interest on all taxes due at the rate of one percent per month or portion thereof that said amounts are past due.

4.75.040 Financial records.

It shall be the responsibility of the taxpayer or taxpaying entity subject to taxation under this Chapter to make available at all reasonable times, such financial records as the City Manager or designee may require, in order to determine full compliance with this Chapter.

4.75.050 Definitions.

For the purposes of this Chapter, the terms used herein shall have the same meanings as defined in Chapter 5.35 UPMC, as the same now exists or may hereafter be amended.

4.75.060 Unlawful acts.

It is unlawful for any individual person or entity liable for the tax imposed by this Chapter to fail to pay the tax when due or to make any false or fraudulent return or any false statement in connection with the return.

4.75.070 Penalty.

Any person violating any provision of this Chapter shall be guilty of a misdemeanor and upon conviction thereof punished pursuant to state law or City ordinance.

Memo

DATE: March 21, 2013

TO: City Council
Steve Sugg, City Manager

FROM: Steve Victor, City Attorney

SUBJECT: Passage of Initiative 502 – Marijuana
Proposed Ordinance Adopting Six-Month Moratorium

INTRODUCTION

Immediately following the November 2012 elections, I disseminated the following information, which the Council studied and discussed in November 2012. I am re-stating that information to refresh our memories to discuss it at the March 25, 2013 study session.

On November 6, 2012, Washington State voters approved Initiative 502, which purports to legalize the production, sale, use, and consumption of marijuana and marijuana products in Washington. However, the production, sale, use, and consumption of marijuana remains illegal under the federal Controlled Substances Act (CSA), and the U.S. Supreme Court has already held that the federal CSA supersedes any conflicting State law. This legal conflict creates a significant problem for Washington State government, and all local jurisdictions within the state. The federal government has consistently warned that local government officials who participate in authorizing and regulating conduct which is illegal under the CSA may face liability, including criminal prosecution.

In light of the terms of Initiative 502, the legal conflict, and the fact that the City has not previously zoned, licensed or authorized any marijuana-related uses, the City Council has two broad options. First, the City may take no action at this time and wait until the State and federal government take action, either to implement Initiative 502, or to invalidate it. Under this scenario, the City should be able to deny permits and licenses for marijuana-related uses, if the State has not licensed them. However, under the no-action approach, if the State at some point begins to issue marijuana producer, processor and retailer licenses, the City will likely have to accept such uses, and may not, depending on timing, have had the opportunity to consider appropriate zoning or business licensing requirements for marijuana-related uses.

Alternatively, the City Council could enact a moratorium on the acceptance or issuance of land use or building applications or permits, and on the acceptance or issuance of business license applications or permits, or any other official action by the City allowing or condoning the production, processing or sale of marijuana within the City initially for six (6) months in order to allow appropriate study of the legal, zoning and regulatory issues, and the formulation of proposed ordinances for Council consideration.

BACKGROUND

I - 502

Attempts to effectively legalize marijuana in Washington State go back almost fifteen years. The voters of Washington State passed initiative Measure No. 692 in 1998, allowing for the medical use of marijuana cannabis. This has been codified as RCW 69.51A and created a limited defense to charges under State, not federal, law if the person charged can demonstrate that he or she was a qualifying patient or a designated provider. In 2007 the State legislature amended the law, and again in 2011 the State legislature passed a third amendment to the law which provided for State regulation of the medical marijuana industry. The Governor vetoed all portions of the legislation providing for State regulation, specifically because she did not want State employees to be subject to federal prosecution for acts in violation of the federal prohibition. The newly amended law took effect in July, 2011. Those amendments changed the scope and effect of the law affecting the rights of qualifying patients and their designated providers. The Governor did not veto portions of the legislation which allowed, but did not require, local regulation of medical marijuana.

Despite that legislation, the possession or distribution of marijuana has remained a violation of State law pursuant to the Washington Uniform Controlled Substances Act and a violation of federal law through the Controlled Substances Act ("CSA"). The United States Supreme Court in Gonzales v. Raich, 545 U.S. 1, (2005) held that the CSA's categorical prohibition of the manufacture and possession of marijuana as applied to the intrastate manufacture and possession of marijuana for medical purposes superseded a conflicting California State law. In addition, two U.S. Attorneys (Federal Department of Justice) situated in Washington have gone on record stating that marijuana is a Schedule I controlled substance under federal law, and as such, growing, distributing and possessing marijuana in any capacity other than as part of a federally authorized research program is a violation of federal law, regardless of state laws permitting such activities. These same U.S. Attorneys also concluded publicly that local governmental employees who conducted marijuana regulatory activities under Washington State law are subject to prosecution under the CSA.

Even more definitively, in 2012, the Board of Clark County Commissioners requested a determination from the federal government whether such enforcement efforts would extend to local government activities implementing Washington State laws on marijuana, where those laws conflict with the CSA. The responsive letter from Joseph T. Rannazzisi, Deputy Assistant Administrator, Office of Division Control, U.S. Department of Justice, Drug Enforcement Administration, was clear. His letter states that anyone who knowingly carries out the marijuana activities

contemplated by Washington State law which are inconsistent with the CSA, as well as anyone who facilitates such activities, or conspires to commit such violations of the CSA, is subject to criminal prosecution as provided in the CSA, including both local elected officials and local government staff.

In spite of the foregoing legal obstacles, Initiative 502, approved on November 6, 2012, purports to legalize the production, processing, sale and use of marijuana and marijuana products purchased from State - licensed stores for adults age 21 and over. Unlicensed marijuana sales remain illegal, including personal "grows" in one's own home, except for medical cannabis as regulated under RCW 69.51A. The initiative calls for the Washington State Liquor Control Board to license and tax the production, processing and sale of marijuana for persons twenty-one years of age and older, and adds a new threshold for driving under the influence of marijuana. The initiative finally reconciles the conflict with the Washington State Controlled Substances Act by amending that Act, but the direct conflict with the federal Controlled Substances Act, and the potential for the prosecution of State and local employees involved in marijuana regulation remains.

Medical Marijuana

Initiative 502 does not affect the State law that authorizes the growing of "medical" marijuana by qualifying "patients," "designated providers" and "collectives" comprised of qualifying patients, as well as the use of marijuana by qualifying patients under RCW 69.51A. This is potentially confusing because the medical marijuana statute has been used as a justification to open businesses that are the functional equivalent of marijuana retail stores in Seattle and Tacoma. In fact, a reasonable reading of RCW 69.51A does not require, or actually authorize, such stores, which are often called "dispensaries."

The City governments of Seattle and Tacoma have chosen to issue business licenses to such "medical" marijuana stores, but most City and County jurisdictions in Washington, including University Place, have declined to license or permit such stores on the basis that they are not allowed under State or federal law. The fact that Initiative 502, by its own terms, does not affect the "medical" marijuana statute adds another layer of complexity to the issue.

DISCUSSION

While Initiative 502 resolves conflicts over the legality of marijuana under State law, the direct conflict with federal law remains. It not clear at this time whether the State of Washington, through the Washington State Liquor Control Board, will immediately accept the regulatory role provided in Initiative 502, or whether the passage of the Initiative will provoke clarifying litigation in State and/or federal courts. The City's insurer, the Washington Cities Insurance Authority (WCIA) has emphasized the need for cities to proceed cautiously in this uncharted and hazardous area. Prior to passage of Initiative 502, the City had taken the position that marijuana production, processing and sales are illegal under both State and federal law and are not permitted. This is consistent with the position taken in other neighboring jurisdictions, including Lakewood and Pierce County. To date, prior to the approval of I-502, we have received no challenge. With the passage of I-502, the situation becomes more complex.

For some unknown initial period of time, until the State's ultimate course of action is resolved, the City may continue to deny permits and licenses for marijuana-related uses, if the State has not yet licensed them. However, if the State begins to issue marijuana producer, processor and retailer licenses, the City will likely have to accept such uses. Given the contradictory legal framework and the lack of clarity, the City can lawfully provide for additional time to study the issue and analyze the impacts of Initiative 502, including the response by the State to its purported regulatory role, and the position of the federal government. Under State law, the Council may choose to establish a temporary moratorium on marijuana related activities to provide time to perform the necessary analyses and public process to develop a legally sound approach to the issue.

CONCLUSION

The Council has a choice to take no action on marijuana uses at this time. In the alternative, in order to allow the City time to perform the necessary analyses and develop a legally sound approach to the issue, including zoning and regulations, the City Council could adopt a moratorium on marijuana uses for an initial six (6) month period.

Initiative 502 took effect on December 6, 2012. From a process perspective, the facts of this issue allow for the lawful imposition of an emergency moratorium, should the Council desire to act quickly. Under State law, within sixty (60) days of adoption of such an emergency moratorium, the City Council is required to hold a public hearing at a regular Council meeting on the subject of the moratorium. After the public hearing the Council would consider a final ordinance regarding the moratorium either repealing the moratorium, affirming it, or affirming it with additional findings. In the alternative, the Council could choose to consider a moratorium on a non-emergency basis, or as discussed above, Council may choose to take no action.

After discussion in November 2012, the Council decided to take the no-action approach. Some time has now passed and with it the likelihood of the State beginning to license such practices increases. In order to be prepared with appropriate zoning and regulations, I recommend that the Council now adopt the six-month moratorium. This will allow time to develop a work plan regarding all the issues surrounding Marijuana Use in a thoughtful, methodical manner so that the City is ready if/when the State begins to license such activities.

DRAFT 9**LEASE AGREEMENT****Curran House**

THIS LEASE AGREEMENT (the "Lease") is entered into and effective as of this _____ day of March, 2014 between City of University Place ("Landlord"), and the University Place Historical Society, Inc. ("Tenant"). Landlord and Tenant agree as follows:

1. LEASE SUMMARY

a. **Leased Premises.** The leased real estate consists of a house and property commonly known as the Curran House, 4009 Curran Lane West, University Place, Washington, and includes the house, a portion of the land upon which it is situated, all other improvements and common areas located on such portion of land, are referred to as the "Leased Premises," and are outlined on the site plan attached as Exhibit A.

b. **Lease Commencement Date.** The term of this Lease shall be for a period of five (5) years and shall commence on _____ 2014, or such earlier date as provided in Section 3 – Term (the "Lease Commencement Date"). By mutual written agreement, the parties may extend the Lease for one additional five (5) year period on the same terms and conditions.

c. **Lease Termination Date.** The term of this Lease shall terminate at midnight on the day that is five (5) years following the Lease Commencement Date, or ten (10) years following the Lease Commencement Date if the parties have agreed to extend the Lease for an additional (5) year period. Tenant shall have the right to terminate this Lease any time for any reason by providing thirty (30) days' written notice to Landlord.

d. **Base Rent.** The base annual rent shall be \$1.00 per year ("Base Rent"), plus any leasehold excise tax determined to be due by the State of Washington. Rent shall be payable at Landlord's address shown in Section 1(g) below, or to such other place designated in writing by Landlord.

e. **Rent Commencement Date.** In consideration of Tenant's assuming responsibility for the Premises and Tenant's anticipated investments in the Premises, the Rent Commencement Date shall be six (6) months following the Lease Commencement Date.

f. **Permitted Uses.** The Premises shall be used only for the following uses and for no other purpose without the prior written consent of Landlord (the “Permitted Uses”).

i. **Interim Use:** Tenant shall be allowed to sub-lease all or a portion of the Premises for residential use on an interim basis, in which event, Tenant assumes all Landlord obligations, duties, and liabilities under the Washington Residential Landlord-Tenant Act for any and all Sub-Tenants.

ii. **Long-Term Use:** Tenant may use all or a portion of the Premises as a museum, museum office, interpretive facility, event facility, or such other uses as are approved in writing by Landlord.

None of the foregoing Permitted Uses by Tenant and any residential sub-tenants shall interfere with the public’s use of Curran Orchard Park. Tenant is solely responsible for meeting all codes and regulations applicable to Tenant’s use.

g. Notice and Payment Addresses

Landlord Representative: City of University Place
ATTN: Public Works/Parks Director
4951 Grandview Drive W.
University Place, WA 98467

Fax No.: 253.460-6497

Email: GCooper@CityofUP.com

Tenant Representative: University Place Historical Society, Inc.
ATTN: _____

University Place, WA

Fax No.: _____

Email: _____

2. PREMISES

a. **Lease of Premises.** Landlord leases to Tenant, and Tenant leases from Landlord, the Premises upon the terms specified in this Lease.

b. **Acceptance of Premises.** Except as specified elsewhere in this Lease, Landlord makes no representations or warranties to Tenant regarding the Premises,

including the structural condition of the Premises or the condition of all mechanical, electrical, and other systems on the Premises. Tenant shall be responsible for performing any work necessary to bring the Premises into a condition satisfactory to Tenant. By signing this Lease, Tenant acknowledges that it has had an adequate opportunity to investigate the Premises; acknowledges responsibility for making any corrections, alterations and repairs to the Premises; and acknowledges that the time needed to complete any such items shall not delay the Lease Commencement Date.

3. RENT

a. Payment of Rent. Starting on the Rent Commencement Date, Tenant shall pay Landlord without notice, demand, deduction or offset, in lawful money of the United States, the monthly Base Rent stated in Section 1 in advance on or before the first day of each month during the Lease term beginning on the Rent Commencement Date, and shall also pay any other additional payments due to Landlord (“Additional Rent”).

Payments for any partial month at the beginning or end of the Lease shall be prorated. All payments due to Landlord under this Lease, including late fees and interest, shall also constitute Additional Rent, and upon failure of Tenant to pay any such costs, charges or expenses, Landlord shall have the same rights and remedies as are otherwise provided in this Lease for the failure of Tenant to pay Rent.

b. Late Charges; Default Interest. If any sums payable by Tenant to Landlord under this Lease are not received within five (5) business days after their due date, Tenant shall pay Landlord an amount equal to five percent (5%) of the delinquent amount in addition to the amount due as Additional Rent. All delinquent sums payable by Tenant to Landlord and not paid within five (5) business days after their due date shall, at Landlord’s option, bear interest at the rate of fifteen percent (15%) per annum, or the highest rate of interest allowable by law, whichever is less (the “Default Rate”). Interest on all delinquent amounts shall be calculated from the original due date to the date of payment.

c. Less Than Full Payment. Landlord’s acceptance of less than the full amount of any payment due from Tenant shall not be deemed an accord and satisfaction or compromise of such payment unless Landlord specifically consents in writing to payment of such lesser sum as an accord and satisfaction or compromise of the amount which Landlord claims. Any portion that remains to be paid by Tenant shall be subject to the late charges and default interest provisions of this Section 3.

4. USES

The Premises shall be used only for the Permitted Uses specified in Section 1 above, and for no other business or purpose without the prior written consent of Landlord Representative. No act shall be done on or around the Premises that is unlawful or that will increase the existing rate of insurance on the Premises, or cause the cancellation of any insurance on the Premises. Tenant shall not commit or allow to be committed any waste upon the Premises, or any public or private nuisance. Tenant shall not do or permit anything to be done on the Premises which will obstruct or interfere with the rights of other tenants or occupants of the Premises, or their employees, officers, agents, servants, contractors, customers, clients, visitors, guests, or other licensees or invitees or to injure or annoy such persons.

5. COMPLIANCE WITH LAWS

Tenant shall not cause or permit the Premises to be used in any way which violates any law, ordinance, or governmental regulation or order.

6. UTILITIES AND SERVICES.

Tenant shall furnish all utilities (including, but not limited to, telephone, Internet, and cable service if available) and other services which Tenant requires with respect to the Premises, and shall pay, at Tenant's sole expense, the cost of all utilities separately metered to the Premises, and of all other utilities and other services which Tenant requires with respect to the Premises.

7. TAXES

Tenant shall pay any taxes, assessments, liens and license fees levied, assessed or imposed by any authority having the direct or indirect power to tax or assess any such liens, related to or required by Tenant's use of the Premises as well as any taxes on Tenant's personal property located on the Premises.

8. ALTERATIONS

Tenant may make alterations, additions or improvements to the Premises only with the prior written consent of Landlord Representative. The term "alterations" shall not include the installation of shelves, movable partitions, Tenant's equipment, and trade fixtures that may be performed without damaging existing improvements or the structural integrity of the Premises, and Landlord Representative's consent shall not be required for Tenant's installation or removal of those items. Tenant shall perform all work at Tenant's expense and in compliance with all applicable laws and shall complete all alterations in accordance with plans and specifications approved by Landlord Representative, using contractors approved by Landlord Representative, and in a manner so as not to unreasonably interfere with other tenants. Tenant shall pay, when due, all claims for labor or materials furnished to or for Tenant at or for use in the Premises, which claims are or may be secured by any mechanics' or materialmen's liens against the Premises or any interest therein. Tenant shall remove all alterations at the end of the Lease term unless Landlord Representative conditioned its consent upon Tenant leaving a specified alteration at the Premises, in which case Tenant shall not remove such alteration, and it shall become Landlord's property. Tenant shall immediately repair any damage to the Premises caused by removal of alterations.

9. REPAIRS AND MAINTENANCE; SURRENDER

Tenant shall, at its sole expense, maintain the entire Premises in good condition and promptly make all non-structural repairs and replacements necessary to keep the Premises safe and in good condition.

The Landlord will maintain the lawn while the Tenant will maintain the flower beds, shrubbery, and other foliage next to and in the vicinity of the Curran House.

Tenant shall not damage any demising wall or disturb the structural integrity of the Premises, and shall promptly repair any damage or injury done to any such demising walls or structural elements caused by Tenant or its employees, officers, agents, servants, contractors, customers, clients, visitors, guests, sub-tenants, or other licensees or invitees. Notwithstanding anything in this Section to the contrary, Tenant shall not be responsible for any repairs to the Premises made necessary by the negligence or willful misconduct of Landlord or its employees, officers, agents, servants, contractors, customers, clients, visitors, guests, or other licensees or invitees therein. If Tenant fails to perform Tenant's obligations under this Section, Landlord Representative may, at Landlord Representative's option, enter upon the Premises after twenty-four (24) hours' prior notice to Tenant and put the same in good order, condition and repair and the cost thereof together with interest thereon at the default rate set forth in Section 3 - Rent shall be due and payable as additional rent to Landlord together with Tenant's

next installment of Base Rent. Upon expiration of the Lease term, whether by lapse of time or otherwise, Tenant shall promptly and peacefully surrender the Premises, together with all keys, to Landlord in as good condition as when received by Tenant from Landlord or as thereafter improved, reasonable wear and tear and insured casualty excepted.

10. ACCESS AND RIGHT OF ENTRY

After twenty-four (24) hours' notice from Landlord Representative (except in cases of emergency, when no notice shall be required), Tenant shall permit Landlord Representative and its agents, employees and contractors to enter the Premises at all reasonable times to make repairs, inspections, alterations or improvements, provided that Landlord Representative shall use reasonable efforts to minimize interference with Tenant's use and enjoyment of the Premises. This Section shall not impose any repair or other obligation upon Landlord not expressly stated elsewhere in this Lease.

11 SIGNAGE AND VISIBILITY

Tenant shall obtain Landlord Representative's written consent as to size, location, materials, method of attachment, and appearance, before installing any signs upon the Premises. Tenant shall install any approved signage at Tenant's sole expense and in compliance with all applicable laws. Tenant shall not damage or deface the Premises in installing or removing signage and shall repair any injury or damage to the Premises caused by such installation or removal.

12. INSURANCE

a. Tenant's Liability Insurance. During the Lease term, Tenant shall pay for and maintain commercial general liability insurance with broad form property damage and contractual liability endorsements. This policy shall name Landlord as and additional insured, and shall insure Tenant's activities and those of Tenant's employees, officers, agents, servants, contractors, customers, clients, visitors, guests, sub-tenants, or other licensees or invitees with respect to the Premises against loss, damage or liability for personal injury or bodily injury (including death) or loss or damage to property with a combined single limit of not less than \$2,000,000, and a deductible of not more than \$10,000. Tenant's insurance will be primary and noncontributory with any liability insurance carried by Landlord, and will cover the sub-lease of all or a portion of the Premises to sub-tenants.

b. Waiver of Subrogation. Landlord and Tenant hereby release each other and any other tenant, their agents or employees, from responsibility for, and waive their entire claim of recovery for any loss or damage arising from any cause covered by property insurance required to be carried or otherwise carried by each of them. Each

party shall provide notice to the property insurance carrier or carriers of this mutual waiver of subrogation, and shall cause its respective property insurance carriers to waive all rights of subrogation against the other. This waiver shall not apply to the extent of the deductible amounts to any such property policies or to the extent of liabilities exceeding the limits of such policies.

13. INDEMNIFICATION

a. Indemnification by Tenant. Tenant shall defend, indemnify, and hold Landlord harmless against all liabilities, damages, costs, and expenses, including attorneys' fees, for personal injury, bodily injury (including death) or property damage arising from any negligent or wrongful act or omission of Tenant or Tenant's employees, officers, agents, servants, contractors, customers, clients, visitors, guests, sub-tenants, or other licensees or invitees on or around the Premises, or arising from any breach of this Lease by Tenant.

b. Indemnification by Landlord. Landlord shall defend, indemnify and hold Tenant harmless against all liabilities, damages, costs, and expenses, including attorneys' fees, for personal injury, bodily injury (including death) or property damage arising from any negligent or wrongful act or omission of Landlord or Landlord's employees, officers, agents, servants, contractors, customers, clients, visitors, guests, or other licensees or invitees on or around the Premises, or arising from any breach of this Lease by Landlord.

c. Waiver of Immunity. Landlord and Tenant each specifically and expressly waive any immunity that each may be granted under the Washington State Industrial Insurance Act, Title 51 RCW. Neither party's indemnity obligations under this Lease shall be limited by any limitation on the amount or type of damages, compensation, or benefits payable to or for any third party under the Worker Compensation Acts, Disability Benefit Acts or other employee benefit acts.

d. Exemption of Landlord from Liability. Except to the extent of claims arising out of Landlord's gross negligence or intentional misconduct, Landlord shall not be liable for injury to Tenant's business or assets or any loss of income therefrom or for damage to any property of Tenant or of its employees, officers, agents, servants, contractors, customers, clients, visitors, guests, sub-tenants or other licensees or invitees, or any other person in or about the Premises.

e. Survival. The provisions of this Section shall survive expiration or termination of this Lease.

14. LIENS

Tenant shall not subject the Landlord's assets to any liens or claims of lien. Tenant shall keep the Premises free from any liens created by or through Tenant. Tenant shall indemnify and hold Landlord harmless from liability for any such liens including, without limitation, liens arising from any alterations. If a lien is filed against the Premises by any person claiming by, through or under Tenant, Tenant shall, within ten (10) days after Landlord's demand, at Tenant's expense, either remove the lien or furnish to Landlord a bond in form and amount and issued by a surety satisfactory to Landlord, indemnifying Landlord and the Premises against all liabilities, costs and expenses, including attorneys' fees, which Landlord could reasonably incur as a result of such lien.

15. DEFAULT

The following occurrences shall each constitute a default (an "Event of Default"):

a. **Failure To Pay.** Failure by Tenant to pay any sum, including Rent, due under this Lease following five (5) days' notice from Landlord Representative of the failure to pay.

b. **Vacation/Abandonment.** Vacation by Tenant of the Premises (defined as an absence for at least fifteen (15) consecutive days without prior notice to Landlord Representative), or abandonment by Tenant of the Premises (defined as an absence of five (5) days or more while Tenant is in breach of some other term of this Lease). Tenant's vacation or abandonment of the Premises shall not be subject to any notice or right to cure.

c. **Insolvency.** Tenant's insolvency or bankruptcy (whether voluntary or involuntary); or appointment of a receiver, assignee or other liquidating officer for Tenant's business; provided, however, that in the event of any involuntary bankruptcy or other insolvency proceeding, the existence of such proceeding shall constitute an Event of Default only if such proceeding is not dismissed or vacated within sixty (60) days after its institution or commencement.

d. **Levy or Execution.** The taking of Tenant's interest in this Lease or the Premises, or any part thereof, by execution or other process of law directed against Tenant, or attachment of Tenant's interest in this Lease by any creditor of Tenant, if such attachment is not discharged within fifteen (15) days after being levied.

e. **Other Non-Monetary Defaults.** The breach by Tenant of any agreement, term or covenant of this Lease other than one requiring the payment of money and not otherwise enumerated in this Section or elsewhere in this Lease, which breach

continues for a period of thirty (30) days after notice by Landlord Representative to Tenant of the breach.

f. Failure to Take Possession. Failure by Tenant to take possession of the Premises on the Lease Commencement Date.

g. Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within a reasonable time, but in no event less than thirty (30) days after notice by Tenant to Landlord. If Landlord fails to cure any such default within the allotted time, Tenant's sole remedy shall be to seek actual money damages (but not consequential or punitive damages) for loss arising from Landlord's failure to discharge its obligations under this Lease. Nothing herein contained shall relieve Landlord from its duty to perform of any of its obligations to the standard prescribed in this Lease. Any notice periods granted herein shall be deemed to run concurrently with and not in addition to any default notice periods required by law.

16. REMEDIES

Landlord shall have the following remedies upon an Event of Default. Landlord's rights and remedies under this Lease shall be cumulative, and none shall exclude any other right or remedy allowed by law.

a. Termination of Lease. The Lease shall terminate on the date specified in the notice of termination. Upon termination of this Lease, Tenant will remain liable to Landlord for damages in an amount equal to the Rent and other sums that would have been owed by Tenant under this Lease for the balance of the Lease term and any other amount necessary to compensate Landlord for all the detriment proximately caused by Tenant's failure to perform its obligations under the Lease, or which in the ordinary course would be likely to result from the Event of Default.

b. Waiver of Redemption Rights. Tenant, for itself, and on behalf of any and all persons claiming through or under Tenant, including creditors of all kinds, hereby waives and surrenders all rights and privileges which they may have under any present or future law, to redeem the Premises or to have a continuance of this Lease for the Lease term, or any extension thereof.

c. Nonpayment of Additional Rent. All costs which Tenant is obligated to pay to Landlord pursuant to this Lease shall in the event of nonpayment be treated as if they were payments of Rent, and Landlord shall have the same rights it has with respect to nonpayment of Rent.

d. Failure to Remove Property. If Tenant fails to remove any of its property from the Premises at Landlord's request following an uncured Event of Default,

Landlord may, at its option, remove and store the property at Tenant's expense and risk. If Tenant does not pay the storage cost within five (5) days of Landlord's request, Landlord may, at its option, have any or all of such property sold at public or private sale (and Landlord may become a purchaser at such sale), in such manner as Landlord deems proper, without notice to Tenant. Landlord shall apply the proceeds of such sale: (i) to the expense of such sale, including reasonable attorneys' fees actually incurred; (ii) to the payment of the costs or charges for storing such property; (iii) to the payment of any other sums of money which may then be or thereafter become due to Landlord from Tenant under any of the terms hereof; and (iv) the balance, if any, to Tenant. Nothing in this Section shall limit Landlord's right to sell Tenant's personal property as permitted by law or to foreclose Landlord's lien for unpaid rent.

17. NON-WAIVER

Landlord's waiver of any breach of any provision contained in this Lease shall not be deemed to be a waiver of the same provision for subsequent acts of Tenant. The acceptance by Landlord of Rent or other amounts due by Tenant hereunder shall not be deemed to be a waiver of any previous breach by Tenant.

18. NOTICES

All notices under this Lease shall be in writing and effective (i) when delivered in person or via overnight courier to the other party, (ii) three (3) days after being sent by registered or certified mail to the other party at the address set forth in Section 1; or (iii) upon confirmed transmission by facsimile to the other party at the facsimile numbers set forth in Section 1. The addresses for notices and payment of rent set forth in Section 1 may be modified by either party only by written notice delivered in conformance with this Section.

19. LANDLORD'S LIABILITY

Anything in this Lease to the contrary notwithstanding, covenants, undertakings and agreements herein made on the part of Landlord are made and intended not as personal covenants, undertakings and agreements for the purpose of binding Landlord personally or the assets of Landlord but are made and intended for the purpose of binding only the Landlord's interest in the Premises, as the same may from time to time be encumbered. In no event shall Landlord or its employees and appointed and elected officials, as the case may be, ever be personally liable hereunder.

20. MERGER

The voluntary or other surrender of this Lease by Tenant, or a mutual cancellation thereof, shall not work a merger and shall, at the option of Landlord, terminate all or any existing subtenancies or may, at the option of Landlord, operate as an assignment to Landlord of any or all of such subtenancies.

21. GENERAL

a. Entire Agreement. This Lease contains all of the covenants and agreements between Landlord and Tenant relating to the Premises. No prior or contemporaneous agreements or understandings pertaining to the Lease shall be valid or of any force or effect and the covenants and agreements of this Lease shall not be altered, modified or amended except in writing, signed by Landlord and Tenant.

b. Severability. Any provision of this Lease which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision of this Lease.

c. Force Majeure. Time periods for either party's performance under any provisions of this Lease (excluding payment of Rent) shall be extended for periods of time during which the party's performance is prevented due to circumstances beyond such party's control, including without limitation, fires, floods, earthquakes, lockouts, strikes, embargoes, governmental regulations, acts of God, public enemy, war or other strife.

d. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of Washington, with venue in Pierce County.

e. No Light, Air or View Easement. Tenant has not been granted an easement or other right for light, air or view to or from the Premises. Any diminution or shutting off of light, air or view by any structure which may be erected on or adjacent to the Premises shall in no way effect this Lease or the obligations of Tenant hereunder or impose any liability on Landlord.

f. **Authority of Parties.** Each party signing this Lease represents and warrants to the other that it has the authority to enter into this Lease, that the execution and delivery of this Lease has been duly authorized, and that upon such execution and delivery, this Lease shall be binding upon and enforceable against the party upon signing.

g. **Time.** “Day” as used herein means a calendar day and “business day” means any day on which commercial banks are generally open for business in the state where the Premises are situated. Any period of time which would otherwise end on a non-business day shall be extended to the next following business day. Time is of the essence of this Lease.

h. **No Waiver of Governmental Rights.** Nothing contained in this Lease shall require the Landlord to take any discretionary governmental action relating to development of the improvements to be constructed on the Premises as part of the Lease, including, but not limited to, zoning and land use decisions, permitting, or any other governmental approvals.

22. EXHIBITS

The following exhibits are made a part of this Lease, and the terms thereof shall control over any inconsistent provision in the sections of this Lease:

Exhibit A: Outline of the Premises

IN WITNESS WHEREOF this Lease has been executed the date and year first above written.

LANDLORD:

TENANT:

CITY OF UNIVERSITY PLACE

UNIVERSITY PLACE HISTORICAL SOCIETY, INC.

By: _____
Stephen P. Sugg, City Manager

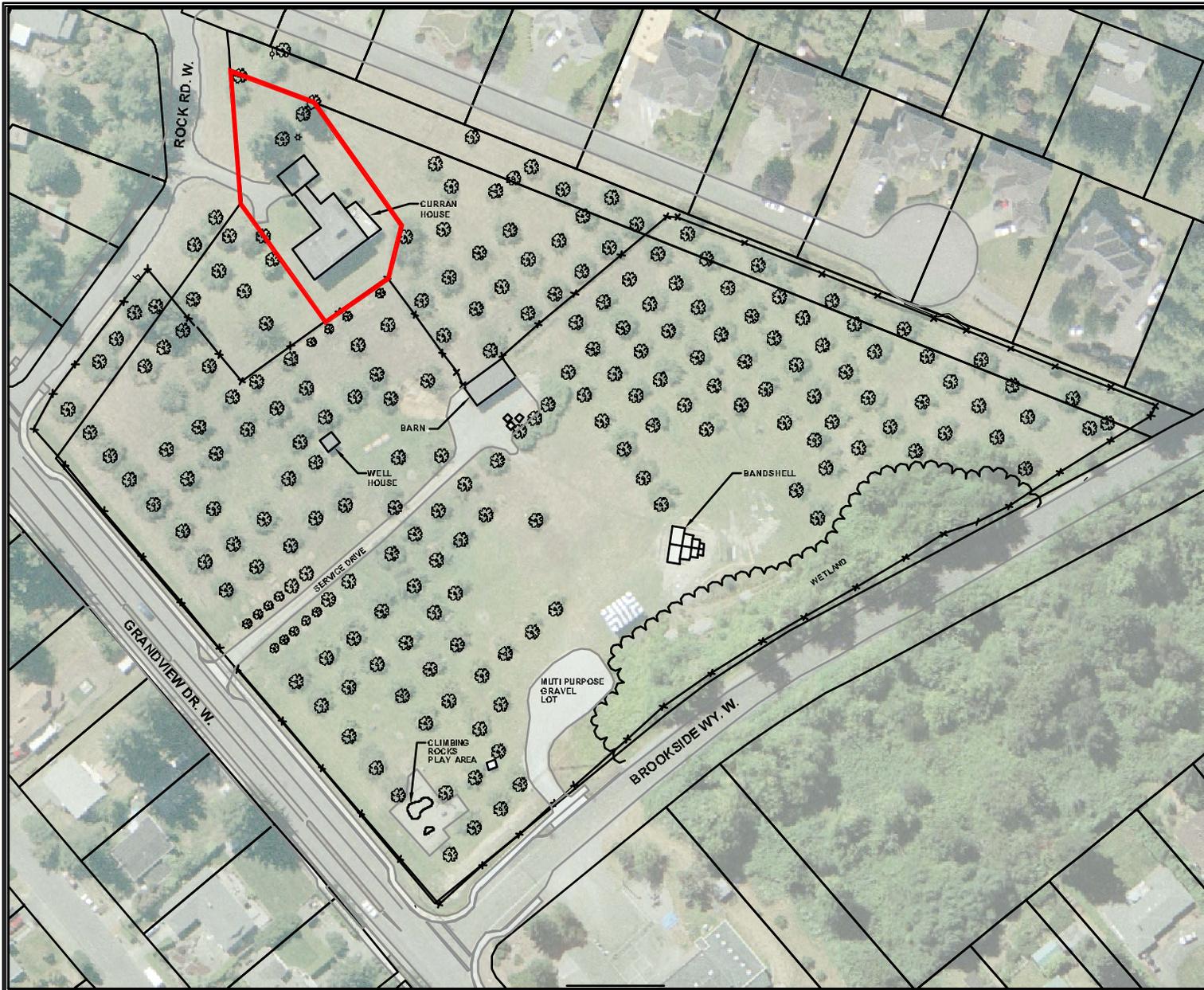
By: _____
Cindy Bonaro, Co-President

By: _____
Karen Benveniste, Co-President

Approved as to form:

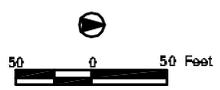
Steve Victor, City Attorney

EXHIBIT A
Outline of the Premises



CURRAN APPLE ORCHARD

3920 GRANDVIEW DRIVE WEST



SITE PLAN + AERIAL

LOCATION MAP



City of University Place
Community Development Department
January 2007



Action Item for the Curran House

- University Place Historical Society has researched under its ad hoc committee Curran House Investigating and Planning Study (CHIPS) the feasibility of restoring the Curran House, located at the Curran Apple Orchard Park, to a legally compliant historical building for use by the public.



Foundational Premise for Restoration and funding for the Project for Public Use

- Under the Growth Management Act, University Place is affirming its interest in preserving local and regional history.
- Preservation is important to foster appreciation of the city's assets , culture, diversity and values to its visitors and citizens.
- Preservation activities will have a regional significance and interest for drawing people to the City of University Place.

VISION

Preserve the Curran House as a community asset which honors the past history for the benefit of the future citizens of University Place and the region.



MISSION



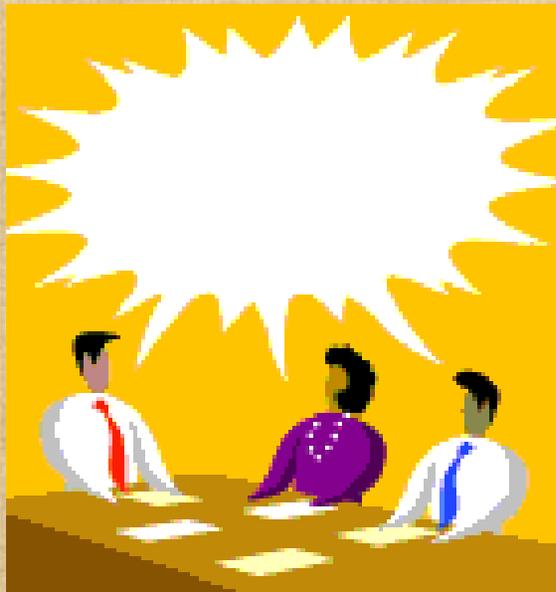
Transform the Curran House and its periphery into an agricultural, horticultural and heritage center where our community can gather, learn and to experience as well as celebrate history.

UPHS BOARD OF DIRECTORS

PRESIDENT
VICE PRESIDENT

SECRETARY TREASURER

DIRECTORSHIPS



MEMBERSHIP
CURRAN PROPERTIES
CURRAN HOUSE
FUND RAISING
MUSEUM
SPECIAL EVENTS

SHORT TERM GOALS



- Website (completed)
- Facility Rental Readiness Project
- Seek and secure grants
- Annual Garden Tour (Held June 8-9, 2013)
- Logo for Branding- (Curran House logo)

Curran House Logo



LONG TERM GOALS



Phased Repair/Restoration Plan

- Phase One would restore Curran House to a rental ready condition – est. \$23,500
- Phase Two would bring the Curran House into structural compliance with public use code requirements. It is estimated that Phase Two will cost an additional \$75,000.

Sample of House Damage



UPHS Property Management Curran of House Benefits

- City freed from property management of house
- Rental tenant will pay: electricity, fuel oil, telephone and water.
- City will continue to pay for lawn maintenance
- UPHS to retain the remainder of the monthly rent after paying monthly expenses.
- Funds placed in a protected CIP account
- City asset is enhanced as a local historical place

Financial Projections

- Rental income - \$1,800/month
(Slightly less than current rental market value)
- House insurance \$54.00/mos.
- Loan payment \$335.00/mos.
- *(Computed on a 6 year retirement @ 5% interest)*
- UPHS Administrative Fee (operate museum) \$100.00/mos.
- Amount placed in the restricted capital account: **\$1,311/mos.**
- The loan is projected to be repaid in 6-7 years and shortly thereafter the balance in the capital fund (\$70,000) would allow starting of phase two.

Conclusion

Citizens of University Place and Pierce County will enjoy their investment by having the house and orchard available to use and enjoy.

The University Place Historical Society House Restoration plan can make this happen.

Approval of the UPHS plan is a win, win situation for everyone!

Requested Council Action

- Your Approval to transfer the property management rights of the Curran House to the University Place Historical Society in order to acquire the funding to upgrade the house first as a rental and then through the rental of the house to acquire the funds to upgrade for public use.



QUESTIONS





University Place Historical Society (a City Partner) has researched under its ad hoc committee Curran House Investigating and Planning Study (CHIPS) (a UP Friend's group) the feasibility of restoring the Curran House located at the Curran Apple Orchard Park to a functional historical building that will be open to public use for events, meetings and tours for the following reasons:

The City, County, State and National agencies have acknowledged the historical and agricultural significance of the Curran House and apple orchard.

1. Under the Growth Management Act, University Place is becoming more interested in preserving its history.
2. Preservation is important to foster appreciation of the city's assets and values.
3. It is through these planning efforts such as restoration of the Curran House that more citizens will become interested in our city. That inspiration will lead other citizens to discover more about the value of culture not only in University Place but will begin to appreciate a diverse range of cultures in general.
4. Stories of culture and values are told through preservation of sites that helps others understand how history unfolded into what University Place has become today.
5. Preservation activities will have a regional significance and interest for drawing people to the City of University Place. Cultural value coincides with economic benefit.
6. Periodic reviews of historical sites are needed to address the emerging interest in genealogy, history and preservation to help foster the cultural heritage of University Place and to identify key citizens who settled in the city's environs.
7. Going forward, historical preservation will have an economic value not only to the citizens of UP but to others who visit the city.
8. The City, County, State and Federal agencies have acknowledged the historical and agricultural significance of the Curran House and apple orchard.

This document is not intended to be a blueprint but a framing to undertake a functional use for the house and keep the site's historical past in place for the benefit of future citizens of the State of Washington. Lastly, it is not the intention of the UPHS to leverage any land/homeowner to comply with historical preservation recommendations. However, the Society will be able to provide access to history, grants and advice best suited for each individual case that willingly comes before them.

Plan of Action

Curran House Investigating and Planning Study

Ad Hoc Committee of the University Place Historical Society

City Friend status with the City of University Place

ESTABLISHING A LIVING DOCUMENT/VISION FOR THE CURRAN HOUSE

Listed on Historic State and National Registries

May 30, 2013

VISION

Preserve the Curran House as a community asset which honors the past for the benefit of the future of University Place. City of University Place Proclamation – Appendix A

MISSION

Transform the Curran House and its periphery into an agricultural, horticultural and heritage center for our community, an accessible home for all to gather, to learn, to experience, to involve, to create and to celebrate history.

STRATEGIC ACTION GOALS – LONG AND SHORT

To preserve the building's historical spaces

and preserve the building's distinguishing visual and physical character

SHORT TERM

Strategic Committees: 1950's Design and Function

Website (completed)

Parking (move to long term)

Garden Tour (to be held June 8th and 9th)

Logo for Branding- (existing Curran House logo)

Plan of Action for raising sustainment funding (funding to come from rent revenue)

Secure and Seek Grant opportunities

Make Curran House “rental ready” – (est. \$24,000 from private investors)

LONG TERM

Celebrate House at US Open 2015 (covered in rental lease)

Tour of Mid Century Homes (completed)

Establish a signature Annual Event (covered in rental lease)

Physical Improvements: making house “public use” ready-est.\$80,000 funded from Curran House Capital Fund account (rent money)

City’s Historical Ordinance-est. completion Fall 2013

EXECUTIVE SUMMARY

The Curran House: Home of University Place University Place’s Home

This landmark home is the first and only structure in UP to be placed on the State and National registries of historical places.

Robert B. Price, the architect of this home, was the first architect from Washington State to be honored by national AIA for 59 national, regional and local awards for design excellence.

The home was built for the Curran family in 1955. Charles Curran served on the UP School Board for nearly 30 years while Mary Curran worked as Dean of Women at the University of Puget Sound. During those years, the property was a family farm with a few horses, beef cattle, chickens, produce, flowers and a variety of fruit trees.

This property and home represent mid-century values and life-styles which typified our region during the 1950’s and became the basis for the evolution of UP as a growing community.

In 1995, the house was purchased with Pierce County Conservation Futures Funds with the intention of preserving it along with the adjoining apple orchard. Shortly

afterwards, ownership was transferred to the newly incorporated City of University Place.

The University Place Historical Society has a vision for this house as the historical centerpiece for the community. Viable future uses for the house could include using it as a museum, learning center, seasonal vacation rental and special event space or any combination of these.

Imagine this home restored and furnished in the color and style of the 1950's. Some people will remember it as their home, some as their grandparents' and some will be learning about the 1950's for the very first time. The Curran house will affirm University Place's history, values and traditions and will enable citizens to learn of their agricultural and architectural past.

ORGANIZATIONAL STRUCTURE

University Place Historical Society will become the organizational structure for the Curran House (CHIPS) for its management and operations and will provide the nonprofit status to sustain the house.

NEED ORGANIZATION CHART OF UPHS AND CHIPS ALIGNMENT

OPERATIONS (SWOT – Operations, Management Team)

Strengths	Weaknesses
<p>Landmark and Historical Home with Orchard</p> <p>Provides grant opportunities</p> <p>Strong and focused group dynamics</p> <p>Visionary</p> <p>Council and Staff support</p> <p>Part of the Historical Society 501 3(c)</p> <p>Friends status with City</p> <p>Private Builder Contacts</p> <p>Capable Volunteers</p> <p>City has budgeted \$3000 per year for utilities/yard maintenance</p> <p>State and National Historic Designations</p>	<p>Funding (private money)</p> <p>Lack of CORE partnership(working relationship)</p> <p>Lack of city funding</p> <p>Limited Parking (long term)</p> <p>Limited resources to repair vandalism</p> <p>Need to know exact cost of repairs/restoration (have one estimate but require a minimum of 3)</p> <p>Need a Website (completed)</p> <p>Lack permanent Lawn Sign ID for the house</p>

<p>Opportunities</p> <p>Annual Event – Garden Tours Interest in MCM Rental Revenue Museum/artifacts (must be certified for public use) Showcase for UP Educational opportunities for city (Events) docents Promotional Opportunities – (city events) Grants Gift and In-kind donations Collaborate with Chambers Bay Golf Course</p>	<p>Threats</p> <p>Uncertain economy Unknown structural damages Natural elements Vandalism (if unoccupied) Declining Historical Society membership (actually membership has almost tripled from 16 to 52 in the past year) Rely on volunteers</p>
---	--

MARKET OUTLOOK (Target Market, Industry Drivers, Customer Needs)

Who are our customers?

- 1. School groups, UPHS, Visitors, Residents, 50’s devotees, history lovers, people with special events, golfers, photographers, horticulturists, community groups, special events, architects, churches, master gardeners**

Why would a customer be interested?

- 1. Near-nothing like it in UP for a public space**
- 2. Quiet residential community**
- 3. Peaceful home**
- 4. Shortage of available lodging in UP**
- 5. Unique place for celebrations**
- 6. Good place for small-large group meetings**

7. Experience the 50's
8. Learn about the history of UP
9. Retreat Space
10. Near golf course, walking trail, close to water
11. Overlooks orchard – scenic
12. Deck space for summer concerts
13. Vacation space for families, golfers, multi-family
14. 1950's kitchen facility

How do we reach them?

1. Chambers of Commerce, Tacoma Pierce County Visitor and Convention Center
2. Notice to historical societies
3. Local program brochures (events)
4. Golf, bridal and tourist magazines
5. UP Newsletter and business notifications
6. Local newspapers
7. Trade shows and community events
8. School districts, service clubs
9. Word of mouth
10. Local government officials
11. Website
12. Lawn sign

Why do they want to be involved with the Curran House?

1. Mutually beneficial

Who are our competitors?

1. Environmental Services Center
2. Other- Vacation rentals, lodging
3. Other rental facilities – churches, schools, library
4. Other communities with more amenities

How do we outperform them?

1. Non-profit
2. Offer uniqueness
3. Great value for the price
4. Well maintained
5. Small, cozy, private, history, partner with other visitor related businesses

Other historical buildings – how do they sustain over time?

1. Different uses (FIRE MARSHAL'S REPORT)
2. Reliable funding
3. Fees (rental), charges, donations [CH as a rental.doc](#)
4. Supporters (private money), endowments
5. Bi-annual fundraising events: Summer, Winter (BBQ, 50's)
6. Decorate the house to celebrate the various seasons.
7. Deck and dessert fundraising parties /concert related
8. Pepsi Challenge – Fund Raiser

Design a Marketing Plan of Action

1. See “how to reach them”
2. Flyers, brochures, UP Patch, UPTV, radio, Newspaper
3. Pepsi Challenge or similar programs plus grants

4. Items to sell – Jams/Jellies, aprons, artist shows (glass/fabric), signature product – Historic prints of the area, books from local writers
5. Adopt a room and renovate it

Certified Local Government (CLG) Ordinance to align with Growth Management Act and City Ordinance

1. City Council Approval
2. UPHS to become city's Historical Commission
3. Rough Draft of Ordinance [UP 2013 Ordinance Historic Preservation \(1\).docx](#)

Lists of Repairs

Repairs for Rental [Curran House Repair List.xls](#) [D:\CurranRepairsTerry10-25-2012 11;03;24AM.PDF](#)

1. Repairs for Historical Renovations [MBI Zip File](#)
2. Development Services Report for Public Use [planning review for public use](#)

TBD

FINANCES (Overview, Income, Cash Flow, Balance Sheet)-Howard

Budget by Priorities –once voted by UPHS-establishes timeline

(Fundraising, projects and deadlines)

Priorities listed for Occupancy

Priorities listed for Public Use

CITY OF UNIVERSITY PLACE PROCLAMATION

WHEREAS, the City of University Place has placed a priority that concur with the County-wide Planning Policies to record and preserve places of historical significance for the future citizens of University Place; and

WHEREAS, the University Place Historical Society is a champion and a depository that preserve the history and culture of the City of University; and

WHEREAS, Charles and Mary Curran built the Curran House in 1951 and developed it into a viable hobby farm and the neighbors shared its bounty of animals, fruit, flowers and became a place for community gatherings; and

WHEREAS, the City of University Place, through the Conservation Futures Grant, acquired the Curran Hobby Farm in 1995; and

WHEREAS, the University Place Historical Society has been a steward and a proactive agency that pursue to save the City of University Place's first and only 1950's Mid-Century Modern hobby farm house; and

WHEREAS, the Curran House represents the cultural heritage of post-World War II values and life style; and

WHEREAS, the Curran House design is of historical significance because of its characteristics, use of affordable building materials, and was designed by Robert Price, a well-known Tacoma architect who earned several industry awards. The Curran House was used as a marketing tool by the Tacoma based Douglas Fir Plywood Association; and

WHEREAS, the University Place Historical Society has secured several grants to help restore the home from the efforts of several volunteers who wrote and pioneered grants from County Councilmembers Terry Lee and Stan Fleming and other associated agencies; and

WHEREAS, University Place Historical Society volunteers ventured to seek and acquired State and National Registers of Historical Places to preserve the Curran House; and

WHEREAS, its placement in the registries will mark the very first historical building to be preserved in the City of University Place's seventeen-year history; and

WHEREAS, the University Place Historical Society will continue to work on the Curran House's preservation by securing funding source and viable business plan that will help ensure that this Mid-Century Modern home is a safe haven for future generations to explore, learn from, and enjoy the turning point changes in American culture and values of the 1950's.

NOW, THEREFORE, the City Council of the City of University Place does hereby urge our citizens to acknowledge the importance to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping preserve the tangible aspects of the heritage that has shaped us as a people.

***PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,
WASHINGTON, ON APRIL 16, 2012.***

Ken Grassi, Mayor

ATTEST:

Emy Genetia, City Clerk

Curran House Financial Plan

Background

Curran House has been owned publicly since 1995. Shortly after Pierce County purchased the house from Chuck and Mary Curran for \$575,000, it was over to University Place and became a rental. During this time the house generated approximately \$78,000 rental income, little of which was put back into the house for maintenance and upkeep. Sadly, the house has been vacant for the past ten years, underutilized, and now in disrepair. The University Place Historical Society is proposing a plan of action which would have the Society become the property manager of Curran House and supervise a two phase plan which will first restore the house to rental condition. Later when sufficient private funding has been obtained, start phase two which will upgrade Curran House structurally to comply with building codes for public use. At this time our citizens will finally be able enjoy the house and orchard as the Curran family had always intended when they sold the house to the county.

Phased Repair/Restoration Plan

Because of the amount of private money required to return the house to public use condition, a two phase restoration plan is proposed.

Phase one would restore Curran House to a “rental ready” condition, which is the only way the house can be currently used since it is classified as a rental. One independent estimate for required repairs is \$23,500 to make it rental ready. Two other estimates will be obtained in the near future, but each is expected to be in this same price range. “Volunteer help” could reduce phase one costs, but will only be utilized using volunteers doesn’t adversely affect the completion date.

Phase two would bring the Curran House into structural compliance with public use code requirements. It is estimated that Phase Two will cost an additional \$75,000.

Financial Plan

Critical to the UPHS Curran House restoration plan is that the project be accomplished using only private money, and that the completion date be within 6-7 years from the first renter taking occupancy.

How does UP city government benefit from the proposed UPHS financial plan? There would be an immediate savings of \$3,000/yr., which is the amount currently budgeted for the upkeep and maintenance of the house. As a rental the tenant will pay for electricity, fuel oil, telephone,

water and theft alarm, if they chose to continue that service. The city has agreed to continue budgeting \$3,000 annually for yard maintenance and minor house repairs, while allowing the UPHS to retain the remainder of the monthly rent after deducting costs for both house insurance and repayment of loans to private investors. This money will be placed in a UPHS protected capital account and used for both house maintenance and funding for phases one and two. More importantly, city government will finally be out of Curran House property management and free to direct their attention to other important city projects.

Financial Projections

Rental income	\$1,800/mos. (<i>Slightly less than current rental market value</i>)
House insurance	\$54.00/mos. (State Farm Insurance-Marsha Moody)
Loan payment	\$335.00/mos. (<i>Computed on a 6 year retirement @ 5% interest</i>)
UPHS Property Management	\$100.00/mos. (UPHS general operating account-museum, etc.)

Amount placed in the UPHS restricted capital account: \$1,311/mos.

The loan is projected to be repaid in 6 years and shortly thereafter the balance in the capital fund (\$70,000) would allow starting of phase two.

However, this time table could be shortened by using sponsorship monies, which would not have to be repaid. Another option would be a mixture of both investor and sponsorship monies. Our strategy for securing financial aid will need to be both flexible and innovative.

Conclusion. Nearly \$700,000 of public money has been expended on the Curran House since it was acquired 12 years ago. Citizens of University Place and Pierce County deserve to finally see a return on their investment by having the Curran House and orchard available to use and enjoy. The University Place Historical Society House Restoration plan can make this happen and without the expenditure of another cent of public money. Approval of the UPHS plan is a win, win situation for everyone!

Entry

Sand and Paint Front Door
Repair Closet Door

Living/Family Area

Clean Hearth
Spray Screen Black
Replace Vertical Blinds

Living Area

Clean Hearth
Spray Screen Black
Replace Vertical Blinds
Replace Electric Receptical
Paint Deck Door

Kitchen

Repair Cabinet over Refrigerator
Repair S/R behind washer
Repair S/R holes and dings
Adjust Catches on Cabinets
Adjust drawers
Replace Chrome knobs (2 each)
Clean Fan exhaust over stove
Replace Rubber Base
Linoleum is OK 0
Paint Exit Door

Stairwell

Sand and Stain the rail
Replace 36x80 Slab Door
Replace Door Stops

Bath on the Main Floor

Remove Grab Bars 0
Repair sheet Rock and Skim Coat
Repair Sheet Rock Sky Light
Replace Toilet Flush Mechanism
Electric Receptical Plates
Vanity is not original?????
Clean the Fan 0
Replace 24x29 Mirror
Replace formica in shower ??
Replace Shower Head
Repair Tile and Clean Grout
Linoleum is OK - Needs Cleaning 0

Second Bath	
Clean Linoleum	0
Replace Rubber Base	
Replace Mirror 14 5/8 x 29" (2 each)	
Replace Mirror 21" x 29"	
Adjust Pin Hinges	
Clean Fan	0
Repair Sheet Rock	
Sheet Rock Skylight	
Replace Square Towel Bars (2 each)	
Clean Tub	0
Clean Light Fixtures	0
Repair Sheetrock Skim Coat	
Replace Door 28" x 80"	

Front Bedroom

Replace 32"x 80" Door	
Replace Brush Chrome Doorknob	
Replace Sheetrock Hole in the Wall	
1/2 Closet Door 25 1/4 x79" x 24 3/4"	
1 Chrome Knob	
Repair Sheet Rock	
Paint Cabinets	
Clean Light Fixtures	0

Master/Big Bedroom

Replace Door Knob (Chrome)	
Repair 'dings' on closet door	
Desk - Linoleum Repair	
Paint Door	

General Repair

Sand and Stain all window jambs	
Replace 2" rubber base - whole house	
Replace Vertical Blinds	
Repair Sheetrock Holes/Paint Interior	
Paint All Doors	
Paint all Door Jambs	
Replace All Carpet	
Replace Skylights	
Proper Joint Sealant	
Realign Roof	
Water infiltration at failings	
Repair holes in walls	
Replace broken doors	
dirt on plywood cladding	
carport eve's flashing	

Add downspouts
standing water on SW portion of roof
repair window casements
repair door jams
Repair entry doors -need to shut
replace carport's buckled siding
replace bathroom fixtures -1950s
Bath 1 does not have original floor
kitchen flooring - 1950s
2 kitchen pullings needs to be fixed
screen across kitchen patio missing
metal chimney roof needs replacing

Artifacts Timeline for Repairs

that long to allow for
thorough planning and fundraising.

Immediate Needs (0-3 years)

- Remove soil from contact with exterior cladding, especially at southwest planter bed and along northeast facade.
- Scrape, sand and repaint textured plywood cladding, with the exception of the southwest carport wall which has contemporary replacement siding in new condition.
- Even though roofing material on main house is in fair to good condition, it should be removed. A new roof plan should be devised to provide positive drainage to the existing roof drains. This will require new sloped insulation and possibly perimeter flashing with a higher profile. The substrate should be completely cleaned and prepared for the new insulation and membrane roofing.
- Remove skylights. Treat wooden framing with sodium borate to kill any existing biological growth. Replace plexiglass with pre-fab residential operable skylights, for improved water seal and general ventilation.
- Replace broken windows. In the long term, consider replacing the fixed glass with double glazing. This would help with heating expenses and shouldn't change the visual character of the house. Additionally, with heavier glass, it might be possible to remove the non-original interior railings.
- Remove existing deck. Reconstruct with new lumber, maintaining the original layout (plan) and general design aesthetic.
- Remove deteriorated sections of wood (small sections) from carport entry beam, apply epoxy patches and paint. Paint all exposed house beams. (Possible alternative: Treat afflicted carport ceiling beam with sodium borate to kill any developing biological growth inside the crack.)

Mid-Term Needs (3-5 years)

- Find and repair leak under window in Bedroom #2.
- Repair or replace deteriorating metal roof on chimney.

Long-Term Needs (5+ years)

- Structural upgrade for the house, tie in walls (seismic).
 - Remove contemporary horizontal veneer from the two locations where present, under windows on the upper story. Replace with painted and tempered hardboard (Masonite), similar to that present along northeast facade.
 - Remove carpet where original flooring is beneath. Where there is no linoleum or other finish flooring beneath an area of carpet, leave carpet intact or replace with desired flooring.
 - Repaint front door with a deep orange, matching exposed original paint layers.
 - Locate and install lighting fixtures appropriate to the era of construction.
 - Keep kitchen cabinets and restore them.
 - Rebuild stair railing to the era of construction, as long as current codes are met.
 - Remove the added screen door jamb from the front (main) doorway.
-
- Repair holes in interior walls, first floor.
 - Finish out the skylight wells in the upper floor bathrooms with green board and paint.
 - Upgrade heat system.
 - Remove fuel oil tanks (one freestanding, one below grade).
 - Fix broken closet doors.

Memo

DATE: April 7, 2014
TO: City Council
FROM: Mariza Craig, Executive Director, Community and Economic Development
SUBJECT: 2015 U.S. Open

The 2015 U.S. Open is quickly approaching. After the last stroke is completed at Pinehurst ending the 2014 U.S. Open, all eyes will be on University Place and Chambers Bay. The City, through a 2015 U.S. Open Task Force, has been developing ways to present a welcoming and positive image.

The study session on Monday, April 7th will review the City's overall strategies and the progress of activities the City is pursuing. Joining me for the presentation are Rusty George of Rusty George Creative and Linda Seesz, Communications/IT Manager.

Story Theme	Timing	Ideal Sources	Images
UPs Playground	June 2014		
<i>Although viewers around the world will spend most of their time looking at the links at CB, the property is literally UP's playground, with hiking and biking trails, wildlife viewing, children's play areas, beaches and more.</i>		<i>L. Bird, moms of playground toddlers, hiking club members, background on Pepsi project.</i>	<i>People using the trails, beach, playground, bridge, etc.</i>
Ladies on the Links	July 2014		
<i>As the PGA encourages women's participation, we take a look at ladies who tackle—and master—the challenges of CB.</i>		<i>Work with B. Simpson at CB to ID women who regularly play at CB; preference would be to highlight UP residents.</i>	<i>Close up and distance shots of the golfers on the course.</i>
The Vistas at Chambers Bay	Aug. 2014		
<i>A strong pictorial featuring some of the stunning views that are available at CB.</i>		<i>CB rep (B. Simpson?) and other golfers who would describe some of their favorite vistas, as well as the challenges they present (are they distractions?!)</i>	<i>Sunrise, sunset, the lone pine tree, the rolling greens, mtns in the distance. Many of these probably already exist. Will need permission to use.</i>
A Small Town Gets Its Moment on the Big Stage	Sept. 2014		
<i>From Duck Daze to the Apple Festival, UP is Americana in miniature.</i>		<i>Dixie Harris, Duck Daze and Cider Squeeze chairs, Curtis HS principal.</i>	<i>Photos of the events, as well as maybe some shots from a Curtis HS football game. This would be a good opportunity to shoot images that can be used for other UP promotional materials.</i>
Weather or Not	Oct. 2014		
<i>A look at the diehard golfers who are not deterred by the challenges of NW weather at CB.</i>		<i>Ask B. Simpson to ID "regulars" who hit the course regardless of the weather. Again, preference would be for these to be UP residents.</i>	<i>Golfers out amid the rain and wind of an October day.</i>
1st Tee Program	Nov. 2014		
<i>This non-profit hosts 8 to 12 year olds out on the course 4 days a week during the summer. It is not a program that is unique to Chambers Bay, but local kids can say they played on the same course as Tiger Woods.</i>		<i>www.thefirstteesouthpugetsound.org, B. Simpson</i>	<i>Shots of the kids and their instructors on the course.</i>
Golf and the Military	Dec. 2014		
<i>Golf and the military instill and promote shared values and characteristics: integrity, honor, respect, discipline, fortitude. The nearness of CB to JBLM brings even more connections to the game.</i>		<i>16th CAB – Community Connector</i>	<i>Veterans golfing, walking the trails, etc.</i>

Growing Pains	Feb. 2015		
<i>A history of the youngest city to ever host a U.S. Open and its emerging reputation as “the Place” to be.</i>		<i>S. Sugg, D. McCluskey, K. Grassi or others ID’d by City staff as key players in the City’s “vision.”</i>	<i>Town Center, Whole Foods, Library, Grandview</i>
Extending the Welcome Mat	March 2015		
<i>A look at the residents of UP who will be opening up their homes to some of the 235,000 visitors who will be in town to attend the Open.</i>		<i>Local realtors as well as sources such as VRBO to ID homeowners who are opening their homes up to visitors.</i>	<i>The “landlords” as well as their properties.</i>
Coming Home	April 2015		
<i>This feature will highlight natives such as Michael Putman, Jordan Speith, Ryan Moore, Kyle Stanley and Brian Mogg who have spent a good deal of time either on, or associated with, the PGA Tour.</i>		<i>??? Need more direction here on best way to contact these folks.</i>	<i>Tour photos, if we get permission, as well as personal photos they may share from their early days in UP.</i>
Volunteers at the Open	May 2015		
<i>A closer look at people of UP who will be actually paying to volunteer at the Open.</i>		<i>Volunteer coordinator for U.S. Open, volunteers</i>	<i>Photos of volunteers, even if staged, in the roles they will assume during the Open.</i>
A Day by the Bay	June 2015		
<i>If you only have a day to spend in UP, we will suggest what to do, where to eat, and what to remember.</i>		<i>UP ED staff for contacts at agreed upon businesses.</i>	<i>CB images from earlier stories, shots of Whole Foods, Frog n Kiwi, Grassi’s, other businesses mentioned in the story.</i>