



## LAKESWOOD CITY COUNCIL AGENDA

Monday, November 18, 2013

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

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Page No.

**Call to Order**

**Roll Call**

**Flag Salute**

**City Manager Report**

**Public Comments**

### C O N S E N T A G E N D A

- ( 1 ) A. Approval of the minutes of the City Council meeting of November 4, 2013.
- ( 8 ) B. Approval of the minutes of the City Council Study Session of November 12, 2013.
- (13) C. Items Filed in the Office of the City Clerk:
  - 1. Lakewood Arts Commission meeting minutes of October 7, 2013.
  - 2. Planning Advisory Board meeting minutes of October 2, 2013.
  - 3. Community Development Block Grant Citizens' Advisory Board meeting minutes of September 18 and 25, 2013.

*The Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.*

<http://www.cityoflakewood.us>

*The Council Chambers will be closed 15 minutes after adjournment of the meeting.*

(24) D. Motion No. 2013-56

Setting Monday, December 2, 2013, at approximately 7:00 p.m., as the date for a public hearing by the City Council on the proposed 2013-2014 budget amendments.

**R E G U L A R A G E N D A****Public Hearings and Appeals**

- (25) This is the date set for a public hearing on vacating a portion of 104<sup>th</sup> Street Court South.

**Ordinances**(39) Ordinance No. 569

Authorizing the condemnation of properties at 8008 to 8248 Bridgeport Way SW for right-of-way acquisition to construct improvements on Bridgeport Way SW from 83<sup>rd</sup> Avenue SW to 75<sup>th</sup> Street West. - *Public Works Director*

(51) Ordinance No. 570

Adopting the 2014 property tax levy. - *Assistant City Manager for Finance and Administrative Services*

**Resolutions**(56) Resolution No. 2013-25

Authorizing the City Manager to execute a purchase and sale agreement with Pierce County, in the amount of \$200,000, for the acquisition of property at 8807 25<sup>th</sup> Avenue South for Wards Lake Park. - *Parks, Recreation and Community Services Director*

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( 58) Resolution No. 2013-26

Affirming the Pierce County Council Ordinance 2013-46 relative to the Oakbrook Golf Course open space application for property tax credit. - *Assistant City Manager for Development Services*

**Unfinished Business****New Business**(104) Motion No. 2013-57

Authorizing the City Manager to execute agreements relative to 2014 human services programs. - *Parks, Recreation and Community Services Director*

**Briefing by the City Manager****City Council Comments****Adjournment**

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**LAKWOOD CITY HALL**  
 6000 Main Street SW, Lakewood, WA 98499-5027  
 (253) 589-2489

**MEETING SCHEDULE**  
**November 18, 2013 – November 22, 2013**

Date	Time	Meeting	Location
November 18	5:30 P.M.	City Council & Youth Council Joint Meeting	Lakewood City Hall 1st Floor, Conference Room 1E
	7:00 P.M.	City Council	Lakewood City Hall Council Chambers
November 19	7:30 A.M.	Coffee with the Mayor	St. Clare Hospital Resource Center 4908 112th Street SW
	7:00 P.M.	Northeast Neighborhood Association	Lakewood Fire Department 10928 Pacific Highway SW
November 20	6:30 P.M.	Planning Advisory Board	Lakewood City Hall Council Chambers
November 21	6:00 P.M.	Landmarks & Heritage Advisory Board	Lakewood City Hall 3rd Floor, Executive Conference Room 3A
November 22	No Meetings Scheduled		

**TENTATIVE MEETING SCHEDULE**  
**November 25, 2013 – November 29, 2013**

Date	Time	Meeting	Location
November 25	7:00 P.M.	City Council Study Session	Lakewood City Hall Council Chambers
November 26	5:30 P.M.	Parks and Recreation Advisory Board	Lakewood City Hall 1 <sup>st</sup> Floor, Conference Room 1D
November 27	No Meetings Scheduled		
November 28	No Meetings Scheduled	City Hall Closed in observance of Thanksgiving	
November 29	No Meetings Scheduled	City Hall Closed – Day after Thanksgiving	

NOTE: The City Clerk's Office has made every effort to ensure the accuracy of this information. Please confirm any meeting with the sponsoring City department or entity.



## LAKESWOOD CITY COUNCIL MINUTES

Monday, November 4, 2013  
City of Lakewood  
City Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499

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### CALL TO ORDER

Deputy Mayor Whalen called the meeting to order at 7:00 p.m.

### ROLL CALL

Councilmembers Present: 6 – Deputy Mayor Jason Whalen; Councilmembers Mary Moss, Mike Brandstetter, Helen McGovern-Pilant, Marie Barth and Paul Bocchi.

Councilmembers Excused: 1- Mayor Don Anderson

### FLAG SALUTE

The Pledge of Allegiance was led by Deputy Mayor Whalen.

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Deputy Mayor Whalen deferred from the agenda to consider Proclamations and Presentations at this time.

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### PROCLAMATIONS AND PRESENTATION

#### **Youth Council Report.**

The Youth Council reported on the pre-exhibit RACE event with the Council scheduled for November 18, 2013 at 5:30 p.m. The Youth Council then reported on the Truck and Tractor Day and Make a Difference Day event they participated in.

#### **Clover Park School District Board Report.**

Clover Park School District (CPSD) Board Director Marty Schafer commented on the Youth Council report and public speaking skills. He reported on the progress of several building projects. He announced that the School District was awarded a

\$100,000 Washington School Achievement grant to be used for applying critical thinking skills. He reported that the District also received a grant for mentoring. He announced the names of the Clover Park High School and Lakes High School Daffodil princesses selected for 2013-2014. He also announced that Beachwood, Tillicum and Oakwood Elementary Schools were recognized as schools of distinction.

## **PUBLIC COMMENTS**

Speaking before the Council were:

*Becky Huber, Lakewood resident*, announced that on November 19, 2013 the Lakewood Historical Society will hold their annual meeting and the topic of discussion will be the legacy of the Buffalo soldiers.

*Katherine Rudolph, Realtors Association*, spoke about the Legislative agenda and the importance of supporting SR-167.

*Dennis Haugen, Lakewood resident*, showed a video of the speed of a freight train at 70-80 mph and economic development in South Carolina.

*Alton McDonald, resident of Washington State*, spoke about Police brutality and their treatment of black citizens in Lakewood.

## **C O N S E N T   A G E N D A**

- A. Approval of the minutes of the City Council meeting of October 21, 2013.
- B. Approval of the minutes of the City Council Study Session of October 28, 2013.
- C. Approval of payroll check numbers 113059 to 113066 and direct deposits and automated clearing house in the amount of \$928,839.52 for the period October 1 - 15, 2013.
- D. Approval of claim voucher numbers 73221 to 73353, in the amount of \$1,232,505.37 for the period ending October 17, 2013.
- E. Approval of claim voucher numbers 12112352 and 73354 to 73405, in the amount of \$183,549.95 for the period ending October 23, 2013.
- F. Approval of claim voucher numbers 73406, in the amount of \$800,000.00 for the period ending October 28, 2013.
- G. Items Filed in the Office of the City Clerk:
  - 1. Public Safety Advisory Committee meeting minutes of July 3, 2013 and

September 4, 2013.

2. Parks and Recreation Advisory Board meeting minutes of September 24, 2013.
3. Human Services Funding Advisory Board meeting minutes of September 19, 2013.

COUNCILMEMBER MCGOVERN-PILANT MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED. SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

## R E G U L A R   A G E N D A

### **PUBLIC HEARINGS AND APPEALS**

**This is the date set for a public hearing on the 2014 property tax levy.**

Speaking before the Council was:

*Dennis Haugen, Lakewood resident*, spoke about citizens who pay property taxes and investors.

There being no further testimony, the hearing was declared closed.

### **ORDINANCE**

**Ordinance No. 568 amending Sections 5.02.010, 5.02.040, 5.02.080, 5.02.190 and creating Section 5.02.171 of the Lakewood Municipal Code relative to general business licenses.**

COUNCILMEMBER BRANDSTETTER MOVED TO AMEND ORDINANCE NO. 568 SECTION 5.02.190 SECTION B, FIRST SENTENCE TO READ: "B. ANY APPLICANT OR LICENSEE MAY, WITHIN TEN (10) DAYS AFTER RECEIPT OF A NOTICE OF DENIAL OF APPLICATION OR OF A NOTICE AND ORDER-ON, FILE WITH THE CITY CLERK A WRITTEN NOTICE OF APPEAL."

SECONDED BY COUNCILMEMBER MOSS. VOTE VOICE WAS TAKEN ON THE AMENDMENT AND CARRIED UNANIMOUSLY.

COUNCILMEMBER BOCCHI MOVED TO ADOPT ORDINANCE NO.568 AS AMENDED. SECONDED BY COUNCILMEMBER BRANDSTETTER. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

### **UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

**Motion 2013-50 awarding a bid to KBH Construction, Inc., in the amount of \$524,485, for traffic signal improvements at Custer Road SW and John Dower Road SW.**

COUNCILMEMBER BRANDSTETTER MOVED TO AWARD A BID TO KBH CONSTRUCTION, INC., IN THE AMOUNT OF \$524,485 FOR TRAFFIC SIGNAL IMPROVEMENTS AT CUSTER ROAD SW AND JOHN DOWER ROAD SW. SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

**Motion 2013-51 awarding a bid to Totem Electric of Tacoma, in the amount of \$774,375, for modification to 48 traffic signals.**

COUNCILMEMBER MOSS MOVED TO AWARD A BID TO TOTEM ELECTRIC OF TACOMA, IN THE AMOUNT OF \$774,375, FOR MODIFICATION TO 48 TRAFFIC SIGNALS. SECONDED BY COUNCILMEMBER BRANDSTETTER. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

**Motion 2013-52 authorizing the execution of a grant agreement with the Washington State Department of Ecology, in the amount of \$50,000, for the 2013-2015 National Pollutant Discharge Elimination System.**

COUNCILMEMBER BARTH MOVED TO AUTHORIZE THE EXECUTION OF A GRANT AGREEMENT WITH THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, IN THE AMOUNT OF \$50,000, FOR THE 2013-2015 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. SECONDED BY COUNCILMEMBER MCGOVERN-PILANT. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

**Motion 2013-53 adopting the legislative policy manual and 2013-2014 biennial legislative agenda.**

IT WAS THE CONSENSUS OF THE COUNCIL TO ADD THE SUPPORT OF SR-167 TO THE LEGISLATIVE POLICY MANUAL.

COUNCILMEMBER MOSS MOVED TO ADOPT THE LEGISLATIVE POLICY MANUAL AND 2013-2014 BIENNIAL LEGISLATIVE AGENDA. SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

**Motion 2013-54 authorizing the execution of an agreement with Gordon Thomas Honeywell Governmental Affairs, in the amount of \$55,000, for state government relations services.**

COUNCILMEMBER BRANDSTETTER MOVED TO AUTHORIZE THE EXECUTION OF AN AGREEMENT WITH GORDON THOMAS HONEYWELL GOVERNMENTAL AFFAIRS, IN THE AMOUNT OF \$55,000, FOR STATE GOVERNMENT RELATIONS SERVICES. SECONDED BY COUNCILMEMBER MOSS. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

**Motion 2013-55 authorizing the execution of an interlocal agreement with the cities of Tacoma, Fife, Sumner, Bonney Lake, Puyallup and the Pierce County Sheriff's Department, Pierce County Prosecuting Attorney's Office, Washington State Patrol, and Pierce Transit relative to the Auto Crime Enforcement multi-jurisdictional task force to respond, prevent and investigate auto theft and related crimes.**

COUNCILMEMBER BRANDSTETTER MOVED TO AUTHORIZE THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITIES OF TACOMA, FIFE, SUMNER, BONNEY LAKE, PUYALLUP, AND THE PIERCE COUNTY SHERIFF'S DEPARTMENT, PIERCE COUNTY PROSECUTING ATTORNEY'S OFFICE, WASHINGTON STATE PATROL, AND PIERCE TRANSIT RELATIVE TO THE AUTO CRIME ENFORCEMENT MULTI-JURISDICTIONAL TASK FORCE TO RESPOND, PREVENT AND INVESTIGATE AUTO THEFT RELATED CRIMES. SECONDED BY COUNCILMEMBER BARTH. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

#### **REPORT AND BRIEFING BY THE CITY MANAGER**

City Manager Caulfield reported on the October 30, 2013 Employee Recognition event and recognized employees who received the team work award for the Raiders Parade which included Mary Huff, Dan Penrose, Jay Anderson, Christine Badger, Sgt. Ralph Evan, Lt. Heidi Hoffman, Lt. Chris Lawler, Weston Ott, Paul Powers, Amanda Richardson, Troy Schlepp, David Tilman, Scott Williams, Briana Schumacher, Michele Beal-Irwin, Mary Dodsworth and Greg Vigoren. He announced that the award winner for integrity was Eric Lowell, in the Finance Department, for his conduct with payroll and confidential records.

City Manager Caulfield announced that on November 5, 2013 a JBLM Master Plan roll out will be held at 10:00 a.m.

On November 6, 2013, an Association of Washington Cities meeting will be held on the upcoming legislative session.

On November 13, 2013, an I-5/JBLM Corridor event will be held at a Lakewood restaurant beginning at 5:00 p.m.

On December 6, 2013, the annual Christmas tree lighting event will be held and on December 7, 2013 the 5K Jingle Bell run will begin at 9:00 a.m.

He then reported that Communications Manager Brent Champaco has been working with Clover Park School District (CPSD) to arrange for the 4/2 Stryker Raiders soldiers to speak before students at CPSD schools as part of the Give Back civil community engagement program.

City Manager Caulfield then reported that he has been working on getting a handle of the City's finances. He noted that the 2013-2014 mid-biennial budget review is primarily housekeeping amendments as it relates to 2013. He explained that more time is needed to get a better understanding of the 2014 budget which is scheduled to be brought before the Council in the second quarter of 2014. He reported that the 2013 third quarter financial report quarter, financial policies and forecast are forthcoming in early 2014. He explained that he will be looking at fleet and equipment, efficiencies, and information technology including a six year plan. In the area of risk management, he reported that the Human Resources Director will be working on gearing-up that program with current staff.

He reported that based on funding for ongoing street preservation and the street improvements identified for a Transportation Benefit District, funding options would encompass a six year financial plan of \$6 million for ongoing preservation and overlays and \$30 million for street improvement projects identified. He indicated that staff is working to present funding options for a Transportation Benefit District meeting later in the month, possibly on November 25, 2013.

He reported that the Parks and Recreation Director will be meeting with WSDOT to identify ways to maintain the landscaping at City entrances beginning with Bridgeport Way and I-5.

Councilmember Bocchi asked for an update on the Municipal Court Judge position. City Attorney Wachter indicated that the Tacoma-Pierce County Bar Association should be providing their ratings sometime this week or next week.

## **CITY COUNCIL COMMENTS**

Councilmember Moss thanked Public Works staff for their work with securing grants.

Councilmember Bocchi spoke about the Walk at John Dower Elementary School event. He commented on the district cross country meet over the weekend. He spoke positively about the activities at Lakewood's Senior Center.

Councilmember Brandstetter commented on the celebration of the Hilltop Regional Health Center. He commented that the Human Resources Director serves on the Community Health Care Board.

Councilmember Barth spoke about the City's facebook and thanked Communications Manager Champaco for his efforts.

Councilmember McGovern-Pilant spoke about the positive news postings on the

City's facebook. She then commented about Ed Kane's call for help during a stroke and how a student assisted him. She asked if the Fire Department was planning to recognize the student and that the student should be recognized. She suggested that the new Councilmember be invited to participate in the Joint Council and Youth Council November 18 event.

Deputy Mayor Whalen commented on the John Dower Elementary School Walk event. He reported on the meeting he and the City Manager held with WSDOT and noted that if funding is made available for the Thorne Lane interchange there may be interconnectivity funding for Gravelly Lake Drive. He asked that a proclamation be presented in recognition of veterans. He asked if there was a process for responding to citizens' complaints. City Manager Caulfield indicated that there is a process for responding to citizens' complaints.

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Deputy Mayor Whalen announced that Council will recess into executive session for approximately 30 minutes to discuss potential litigation.

At 9:10 p.m. Council recessed into executive session. At 9:40 p.m., Deputy Mayor Whalen announced that executive session will be extended an additional 15 minutes. At 9:55 p.m., Deputy Mayor Whalen announced that executive session will be extended an additional 15 minutes.

At 10:10 p.m., Council reconvened.

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## **ADJOURNMENT**

There being no further business, the meeting adjourned at 10:10 p.m.

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JASON WHALEN, DEPUTY MAYOR

ATTEST:

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ALICE M. BUSH, MMC  
CITY CLERK



## **LAKWOOD CITY COUNCIL STUDY SESSION MINUTES**

November 12, 2013  
City of Lakewood  
City Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499

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### **CALL TO ORDER**

Deputy Mayor Whalen called the meeting to order at 7:02 p.m.

### **ROLL CALL**

Councilmembers Present: 4 –Deputy Mayor Jason Whalen; Councilmembers Mike Brandstetter, Helen McGovern-Pilant and Marie Barth.

Councilmembers Excused: 3- Mayor Don Anderson; Councilmembers Moss (arrived at 8:25 p.m.) and Paul Bocchi.

### **ITEMS FOR DISCUSSION:**

#### **Proclamation declaring the month of November as Veterans Month**

Deputy Mayor Whalen presented a proclamation declaring the month of November as Veterans Month to Colonel Jody Miller and Command Sergeant Major Oscar Vinson, 4-2 Stryker Brigade. A video was shown of a November 8, 2013 4-2 Raiders Give Back Campaign that was held at Lake Louise Elementary School. A video medley was then shown of the military branches of service.

#### **IJR/I-5 JBLM corridor improvements update**

Mr. Bill Elliott, Program Manager, Washington State Department of Transportation and Mr. Perry Shea, Project Manager, Lochner/Shea-Carr-Jewell, provided an update on the I-5 JBLM Vicinity interchange justification report and environmental assessment. Mr. Elliott spoke about the corridor constraints on Berkeley Street, Thorne Lane and Steilacoom-DuPont Road.

Mr. Shea then reviewed the I-5 corridor framework plan which establishes a vision for I-5 through the JBLM area to reduce congestion on I-5, improve local and mainline system efficiencies, enhance mobility, improve safety and operations and increase transit and transportation demand management opportunities.

Discussion ensued on a preferred alternative at Thorne Lane; collector distributor roads at Berkeley and Thorne interchange; need for a collector may not be needed on both

sides of I-5 for the Gravelly Lake connector; and the need for non-motorized transportation on collectors.

Colonel Charles Hodges then spoke about the challenges with I-5 and JBLM and how JBLM can help alleviate traffic on I-5, such as providing for four lanes from the DuPont gate to Madigan gate, a joint base connector road between Barnes Gate McChord and four lanes to Lewis Main versus using I-5; and the Mounts Gate road interchange, to create a two lane road as another on and off road from I-5 to the installation, as well as creating a DuPont Road interchange.

Discussion ensued on the speed limit (35 mph) on Barnes Road; what is the status of the Camp Murray Road usage; and the status of the Freedom crossing (currently on a two-year hold due to funding).

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Council recessed at 8:01 p.m. and reconvened at 8:12 p.m.

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**Review of the proposed 2014 human services funding recommendations**

Human Services Coordinator Karmel Shields reviewed the 2014 human services funding allocations as recommended by the Human Services Funding Advisory Board. She explained that the Board is recommending funding for 30 agencies that were funded in 2013 at the same amount for 2014 for a total of \$345,000.

Discussion ensued on accountability for funding and services being reimbursed based on deliverables.

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Councilmember Moss arrived at 8:25 p.m.

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**Review of the purchase of property at 8807 25<sup>th</sup> Avenue South for Wards Lake Park**

Parks Director Dodsworth reviewed an agreement for the purchase of property at 8807 25<sup>th</sup> Avenue South for the expansion of Wards Lake Park.

Discussion ensued on where the access points are located at Wards Lake Park; what is the utilization of Wards Lake Park; and what would be the balance of the Stormwater Management fund if \$200,000 was spent on this acquisition.

**Review of the Oakbrook Golf Course open space application for property tax credit**

Assistant City Manager Bugher reviewed the Oakbrook Golf Course open space application for property tax credit.

Discussion ensued on reaffirming the County's approval and what options the Council had and; were the golf parcels that the City rezoned to residential as requested by the Golf Course included in the taxation credit (no because the property is not open space property).

### **Marijuana sales, processing and production update**

City Attorney Wachter reviewed the Initiative 502 (marijuana) precinct voter returns that showed an overwhelming passage of Initiative 502. She then reviewed the buffer analysis areas.

Discussion ensued on business license denials and potential liabilities and disparities between state and federal legislation; what responses can the City provide to the State to reject marijuana applications (fact-based analysis); and how do you enforce I-502 restrictions on the recreation use of marijuana.

### **BRIEFING BY THE CITY MANAGER**

City Manager Caulfield reported on the proposed \$12.3 billion Transportation Revenue Package and primarily funded by a 13.5 cent gas tax increase; \$350 million for the I-5/JBLM corridor, \$16.5 million for I-5 and SR-512, Lakewood receiving \$5 million or \$415,000 annually over 12 years; and a \$20 to \$40 councilmanic vehicle tab licensing fee for the Transportation Benefit District with a \$20 fee having been in place for two years before being eligible to go to a \$40 tab.

He announced that on November 13, 2013, the Council will be hosting a meeting with legislators, elected officials, businesses and community groups, at 5:00 PM, Oakbrook Golf & Country Club to discuss transportation improvement funding.

He then announced that the streets maintenance and parks maintenance staff have joined forces to improve street landscaping under the Parks and Recreation Department. Parks is also working with the Washington State Department of Transportation to improve landscaping at City entrances starting with Bridgeport Way and I-5.

He reported that Rotary, Lakewood First Lions, Chambers and Lakewood Towne Center met to discuss way finding signs.

He reported that the 2014 Legislative Policy Manual has been changed to include SR 167 support.

He noted that an orientation/workshop for with new Councilmembers is available through MRSC on December 7, 2013.

He thanked Colonel Miller for his efforts in promoting the 4-2 Stryker Brigade Command Team "Raiders Give Back" Campaign.

He reported on the super typhoon in the Philippines and that Lakewood's sister city Bauang has not requested any relief effort at this time.

He then spoke about a new Council Study Session set-up in the Council Chambers and that a sketch of the setup is available.

He also spoke about providing for interim opportunities for Ipads/tablets for paperless agenda packets.

He then commented on the recognition of the 4th anniversary of Lakewood's 4 fallen officers, and that the City is partnering with Q13, Les Schwab, Emergency Food Network (EFN) and Food Life Line to sponsor the Fallen Officer Food Drive of non-perishable food items that can be made at the Police Station or any Les Schwab Tire center through November 22.

He reported that the City Council Meeting Schedule will be provided to the Council weekly and posted on-line.

#### **ITEMS TENTATIVELY SCHEDULED FOR THE NOVEMBER 18, 2013 REGULAR CITY COUNCIL MEETING:**

1. Approving the proposed 2014 human services funding recommendations.
2. Approving the purchase of property at 8807 25<sup>th</sup> Avenue South for Wards Lake Park.
3. Affirming the Oakbrook Golf Course open space application for property tax credit.
4. Setting Monday, December 2, 2013, at approximately 7:00 p.m., as the date for a public hearing by the City Council on the 2013-2014 biennial budget amendments.
5. This is the date set for a public hearing on vacating a portion of 104<sup>th</sup> Street Court South.
6. Adopting the 2014 property tax levy.
7. Approving the condemnation of property at 8008 to 8248 Bridgeport Way SW.

#### **CITY COUNCIL COMMENTS**

Councilmember Moss spoke about reading a presidential proclamation at Trinity Lutheran Church.

Councilmember Brandstetter spoke about the Tillicum Neighborhood Association meeting he attended and the discussion about work on the Freedom Bridge.

Councilmember McGovern-Pilant indicated that she will not be attending the November 13, 2013 meeting. She expressed concern about not allowing feather signs in Lakewood.

Deputy Mayor Whalen spoke about the Redevelopment Advisory Board meeting he attended and their discussion relative to EB5. He then asked for an Economic Development update. He thanked Communications Manager Brent Champaco for his citizen outreach efforts on the City's facebook. He then spoke about coordinating an outreach to assist the Philippines disaster, possibly through the sister city opportunity. He indicated that he will be attending the Lake City Neighborhood Association meeting.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 10:00 p.m.

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JASON WHALEN, DEPUTY MAYOR

ATTEST:

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ALICE M. BUSH, MMC  
CITY CLERK



**LAKWOOD ARTS COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, OCTOBER 7, 2013 – 4:30 PM TO 6:00 PM  
Lakewood City Hall Conference Room 3A  
6000 Main Street SW  
Lakewood, WA 98499**

### **CALL TO ORDER**

Chair Sandra Calvillo called the meeting to order at 4:30 pm

**INTRODUCTION:** Mr. John Caulfield, Lakewood's new city manager, introduced himself to the members and expressed his appreciation for the work being done by the group to develop a stronger presence of the arts to the Lakewood community.

### **ATTENDANCE**

**Arts Commission Members Present:** Katrina Redding; Sandra Calvillo, chair; Retha Hayward; Kat Flores; Susan Coulter; Phillip Raschke; Werner Dillenburger; Robert Lawrence

**Arts Commission Members Excused:** Jan Giroux

**Arts Commission Members Absent:** Jeff Greenwell; Marquita Hunt;

**City Council Liaison:** Jason Whalen

**Staff Members Present:** Dennis Higashiyama, recreation coordinator; Suzi Riley, administrative assistant

### **APPROVAL OF MINUTES**

Retha Hayward moved and Phillip Raschke seconded a motion to approve the minutes of September 9, 2013, Lakewood Arts Commission meeting as presented. (Mr. Raschke indicated that the name of the theatre which donated the seats to the Lakewood Playhouse is the Tacoma Narrows Theatre and that change will be made.) The motion passed.

**PUBLIC COMMENT:** Mr. Bob Warfield was a guest at the meeting representing Keep Lakewood Beautiful, an organization in the community which consists of volunteers committed to beautifying, improving and maintaining public spaces and rights of way in the City of Lakewood.

He shared with the members a Resolution adopted by Keep Lakewood Beautiful in August, 2009, which allows for income generated by the Rose Murphy Endowment and managed by Keep Lakewood Beautiful through the Tacoma Community Foundation to be expended for the creation and placement of public

art in the City of Lakewood. This provides the Commission with an opportunity to apply for funding in a competitive process coordinated by Keep Lakewood Beautiful with the hope of receiving award resources to be used for the purchase of public art. A copy of the Resolution was provided to the Commission for its records.

### **UNFINISHED BUSINESS**

**Transit Center Public Art Leaf Installation:** The installation of the last leaf on the transit arch is scheduled on Friday, October 25, 2013. The artist, David Eisenhower, will be present at the installation. The plaque identifying him and the title of the art will be installed before the leaf, so he is able to see the plaque in place. The installation of this final leaf completes the Arts Commission Transit Center art project.

**Artsfest:** Mr. Lawrence reported that the next meeting of the Artsfest planning team is scheduled October 22, 2013. He indicated that arrangements are falling into place and that additional service groups are supportive of the event including the Clover Park Rotary Club, Rotary Club of Lakewood, Clover Park Rotary Club, First Lions and the Sister City organization.

The logo is set and allows for separate recognition of Artsfest and the Sister Cities.

**Facebook:** With Holly Brown's resignation from the Arts Commission, a new leader needed to step into the role of AC Facebook coordinator – the provider of Commission information to be put on the City's Facebook account. Sandra Calvillo accepted that task and will make contact with Amanda Richardson to determine the procedures to follow in submitting information.

**Community Garden:** Mr. Higashiyama indicated that he needed to purchase the wood that will be used in constructing the gate at the garden site. The parks maintenance crew will handle the construction, but the wood purchase is part of the project budget and is to be purchased and provided to the crew. Mr. Dillenburger provided the details in the project design regarding the number and size of the wood products to be purchased.

**Study Session – Joint Meeting with Council and Arts Commission:** Mr. Higashiyama is coordinating the AC's participation in the joint study session with the City Council scheduled Monday, October 14, 2013, at 7:00 pm in the council chambers of city hall. The Commission's work plan and a display board will be incorporated into the discussion, but a power point display will not be utilized since it is difficult to view the screen due to its location. Mrs. Calvillo and Mr. Raschke will meet with Mr. Higashiyama to select the photographs to be featured on the display board. Mr. Higashiyama indicated he would provide information

and discussion points/questions for the Commission members taking part in the meeting.

Mrs. Calvillo, Mrs. Flores, Ms. Hayward, Mr. Dillenburger and Mr. Raschke indicated they would be present at the joint meeting. A reminder will be sent to all members and others, if available, are welcome to attend.

**Request for Proposal – Public Art:** Mr. Whalen has indicated the Council would like to have public art on display in the island area at the intersection of Bridgeport Way SW and Pacific Highway by June, 2015, when the U.S. Open Golf Tournament is played at the Chambers Bay Golf Course. The Public Works Department will need to provide information on site line restrictions, power and water availability and possible landscaping plans which will allow for minimal maintenance. Mr. Higashiyama will follow up with Public Works to obtain this information.

Mr. Dillenburger suggested a plan that would allow for an 'art' display to be in place by that deadline. Questions were asked regarding the process for funding a 'temporary' project because the timeline is very tight and most likely will not allow for a Call for Artists – full funding - public input – final selection – art work fabrication – and installation, so any temporary 'art' may need to be redone in the future depending on the type of art piece that is actually selected in the established RFP process.

The Arts Commission has had funding available for previous art projects, but the money had to be used for the site infrastructure, and no funding was left for actual art. Members do not want to find themselves facing that same situation now that a secure funding stream has been established, so they want assurance that any temporary art at the site is not paid for out of the dedicated funds. Members feel that no department in the city can accept this kind of hit to the budget and that to fulfill the wish of the Council to have art in place by that deadline would require additional Council funding. This will also be included in our discussion with the Council in the study session.

Mr. Dillenburger was asked to refrain from going to the Council directly with his proposal as a private citizen and to allow the discussion to take place within the guidelines of the AC's discussion with the Council.

**MLKing Day Celebration:** A planning meeting for the 2014 event entitled The Dream Begins is scheduled October 19. The poster for the event will be shared with the AC members at their November meeting.

Many entertainment acts are already scheduled and the primary speaker is Dr. Bristol from the University of Puget Sound.

Information on the literary contest included as part of this event has been distributed to the Clover Park School District middle schools. Only the five schools educating middle school students will be participating in the competition for the January, 2014, event. There may be an immediate changeover following the event, so that high school students studying civil rights in the spring of 2014 will be able to enter the 2015 competition with a greater understanding of the civil rights movement.

Kim Prentice at Clover Park School District will report to Mr. Raschke by November 19 on how the students are responding to the contest and provide an estimated number of participants.

Members asked that all entrants receive a certificate of participation and that the three top contestants receive framed plaques/certificates. They also requested that thank you letters be sent to the principals of the five schools expressing appreciation for allowing their students to participate and to Mrs. Prentice for helping to coordinate the schools' involvement. Staff will prepare the thank you letters.

Mr. Raschke indicated that former member of the literary sub-committee, Barbara Vest, has expressed interest in helping to judge the 2014 MLK submissions.

**Recruitment of Members:** Arts Commission membership was expanded to 15 people at the request of the Arts Commission and approved by the City Council. The expanded number has allowed a greater number of active volunteers to participate in many various projects hosted or coordinated by the Arts Commission. Due to health, family and job issues and resignation of some members, membership is down at this time, and additional members are needed. Members were asked to solicit volunteers who might be educators or who may be involved in the performing arts to fill those required slots. Additional volunteers could take a remaining empty spot or be lined up to move into any additional vacant positions.

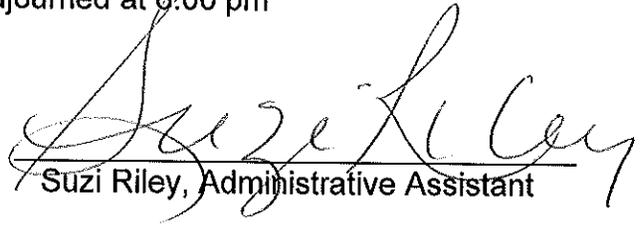
Mrs. Calvillo indicated she was interested in establishing a strong pool of volunteers who could be called on to help with our projects. Mr. Lawrence indicated he would speak with Debbie LeBeau, CPSC superintendent regarding potential candidates. Mark Blanchard will be contacted. It was suggested that a Pierce College or Clover Park Technical College student could be recruited and the term limit for a student be changed to two years instead of three years.

**City Hall Art Gallery:** Mrs. Hayward offered to assist with the October, November and December gallery display and will ask that Vera Beaumont be the featured artist. Arts Commission members voted to accept this artist for the next three month showing and Mrs. Hayward will share samples of her work prior to installation. Mr. Higashiyama will coordinate with building maintenance to hang the art.

**ADJOURNMENT:** The meeting was adjourned at 6:00 pm



Sandra Cavillo, Chair



Suzi Riley, Administrative Assistant

	<p><b>PLANNING ADVISORY BOARD REGULAR MEETING WEDNESDAY, October 2, 2013 Council Chambers 6000 Main Street SW Lakewood, WA 98499</b></p>
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**Call to Order**

The meeting was called to order at 6:30 p.m.

**Roll Call**

Planning Advisory Board (PAB) Members Present:, Don Daniels, Chair; Paul Calta, Jim Taylor, Connie Coleman-Lacadie, Bob Zawilski

PAB Members Excused: Jeff Brown, Doug Babbit

Staff Present: Dave Bugher, Assistant City Manager-Development; Dan Catron, Principal Planner, Staci Vukovich, Recording Secretary

Council Liaison Present: Marie Barth (for Mary Moss)

**Approval of Minutes:** Minutes of the meeting held on July 24, 2013, were unanimously approved M/S/C Taylor/Zawilski

**Changes to Agenda - None**

**Public Comments – None**

**Public Hearing - None**

**New Business:** Proposed Zoning Code Amendment re: Satellite Parking Lots – Discussion. Mr. Catron stated that the Community Development Department received an inquiry from the owner of the Starlite Swap Meet regarding the feasibility of a establishing a satellite parking lot on a property in the Air Corridor 2 (AC2) zone. The zoning code does allow for the establishment of satellite parking lots but has a number of pre-conditions some of which are problematic for this particular proposal. The code says satellite parking lots need to be located in “commercial zones” that does not include the subject AC1 zone. There are limitations on the amount of time per calendar year that the lot can operate and the overall length of time that the lot can operate is limited to five years. Staff anticipates a text amendment application from the owners of the Starlite to change those provisions in the zoning code. Staff is not proposing to

sponsor this amendment. The PAB could do it, but staff is expecting the applicant to make a formal application.

Mr. Daniels asked if anyone in the audience wished to speak on the matter.

**Paul Green**, Azure Green Consultants, Puyallup, Washington. Mr. Green is representing the owner of the Starlite, Hank Bardon. Mr. Green said the text amendment they are looking for is in paragraph F, Section 18A.50.550. At the fourth line, where it states "commercial zones", they want it to say "commercial, industrial or military related zones". They want to take out the sentence that "satellite parking lots may be permitted for a maximum of five years". The AC2 zone allows for motor vehicle sales on sites that are two acres or more which the site is. If they don't get the text amendments, Mr. Bardon will end up having a used/new vehicle sales lot.

Ms. Coleman-Lacadie stated that a parking lot seems logical for that site.

Mr. Taylor wanted to know if commercial uses are allowed in the AC2 zone. Mr. Bugher said some are allowed provided you meet all the density requirements that are set forth in that zoning category.

Mr. Zawilski wanted to know if Mr. Green is asking for changes in the usage time frames, and length. Mr. Green replied that they want to eliminate the five year time frame, but could live with the 180 day usage per year.

Mr. Bugher clarified that the five year time frame was established when it was thought that a theme park would go in the area. The theme park was never built, and the code section has never been used.

Mr. Daniels said he is concerned about pedestrian access. Mr. Green said a crosswalk would be provided at the intersection of the public road, on the east side of the parking a lot across the street to the swap meet side of the street.

Mr. Zawilski asked if part of the review process would include whether the crosswalk would have lights and/or traffic control. Mr. Green said they would exceed the thresholds for SEPA so there would be a SEPA checklist, SEPA review and it could trigger a traffic study.

**Steve Burnham**, Attorney for Mr. Bardon. Mr. Burnham stated that PAB has authority to initiate this type of a text change. He said although Mr. Bardon is bringing it as a citizen initiated proposal, it would be better for the PAB to initiate and asked the PAB to consider initiating. He believes Mr. Bardon's request fits with the historic nature of satellite parking lots.

Mr. Zawilski asked Mr. Bugher his thoughts on this being citizen initiated versus PAB initiated. Mr. Bugher said the code is clear that amendments can be

brought forward by the PAB, the city council, by a project proponent, or by city staff. Staff initiated amendments are rare and staff typically doesn't do them. When staff sponsored an amendment for the Oakbrook golf course, the department was criticized by the surround neighborhood for doing it. As a result, the staff will generally not sponsor amendments unless there is a compelling public reason to do so. Mr. Bugher said it is up to the PAB whether they want to initiate the amendment. There are fees that the applicant would need to pay that are not required if the PAB or the City initiates. Mr. Bugher said a text amendment is the most appropriate route.

Mr. Burnham asked about time frames for moving forward if PAB initiated. Mr. Bugher replied that things would move faster if it were initiated by Mr. Bardon. If the PAB initiates, it's at their leisure. Mr. Bardon said he would like to get this resolved as soon as possible.

A motion was made to have Mr. Bardon initiate the text amendment. M/S/C Taylor/Calta.

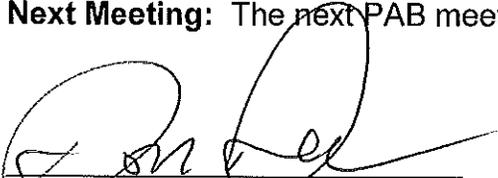
**Unfinished Business – 2015 Comprehensive Plan Update (CPU).** Mr. Bugher said staff is behind on the update due to time being spent on the Point Defiance Rail Bypass and other projects. The City Council has reviewed the report that the PAB received in their packet. The City Council provided their comments including a desire to expand the community visioning process. There is concentration on three issues: capacity analysis, updating the demographic and housing analysis, and a traffic analysis. It is planned to have drafts available for the PAB and City Council by the end of 2013.

Mr. Bugher said the drive thru ordinance was adopted by the City Council and staff has received one application from the Nisqually gas station/convenience center.

**Reports from Board Members and Staff:** Mr. Bugher reported that the Office of Economic Adjustment has approved Lakewood's grant application. Building permit applications are expected for three additional restaurants in the Lakewood Towne Center. Mr. Bugher noted that after 17 years with the City of Lakewood, Deanne Wegmann will be moving to Georgia.

**Meeting Adjourned:** 7:31 pm

**Next Meeting:** The next PAB meeting is November 6, 2013

  
Don Daniels, Chair  
Planning Advisory Board

  
Staci Vukovich, Secretary  
Planning Advisory Board



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
CITIZENS ADVISORY BOARD  
Regular Meeting Minutes  
WEDNESDAY – September 18, 2013  
Lakewood City Hall, Conference Room 1E  
6000 Main Street SW, Lakewood, WA**

**CALL TO ORDER**

Chair Edith Owen Wallace called the meeting to order at 5:30 p.m.

**ATTENDANCE**

Board Members Present: Chair Edith Owen Wallace, Michael Lacadie, Sisay Telahun, Laurie Maus, Helen Bloodsaw, and Sharon Taylor

Council Liaison Excused: Councilmember Marie Barth

City Staff Present: Jeff Gumm, Martha Larkin

**APPROVAL OF AUGUST 28, 2013 MINUTES**

MICHAEL LACADIE MOVED TO APPROVE THE AUGUST 28, 2013 CDBG CITIZENS ADVISORY BOARD MEETING MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY SISAY TELAHUN. VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

**APPROVAL OF SEPTEMBER 4, 2013 MINUTES**

MICHAEL LACADIE MOVED TO APPROVE THE SEPTEMBER 4, 2013 CDBG CITIZENS ADVISORY BOARD MEETING MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY SHARON TAYLOR. VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

**APPROVAL OF SEPTEMBER 12, 2013 MINUTES**

LAURIE MAUS MOVED TO APPROVE THE SEPTEMBER 12, 2013 CDBG CITIZENS ADVISORY BOARD MEETING MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY MICHAEL LACADIE. VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

**PUBLIC COMMENTS- FY 2012 Consolidated Annual Performance Evaluation Report (CAPER)**

There was no one present who wished to comment.

**NEW BUSINESS**

**Adoption of FY 2012 CAPER**

SISAY TELAHUN MOVED TO APPROVE THE FY 2012 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT WITH CORRECTIONS AS PRESENTED. THE MOTION WAS SECONDED BY LAURIE MAUS. VOICE VOTE WAS TAKEN AND THE MOTION CARRIED UNANIMOUSLY.

**OTHER**

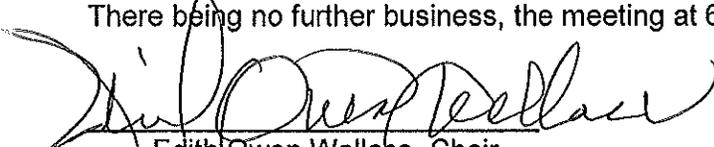
Discussion ensued regarding attendance at the annual CDBG Public Hearing on Housing and Community Development needs. Consensus was that the Board would like to gain the support of the Mayor in soliciting input from Lakewood's neighborhood associations.

**NEXT MEETING**

The next meeting of the CDBG Citizens Advisory Board is a Joint Meeting with City Council on Monday, September 23, 2012 at 7:00 p.m. in the Council Chambers.

**ADJOURNMENT**

There being no further business, the meeting at 6:00 p.m.



Edith Owen Wallace, Chair

12/6/13  
Date



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
CITIZENS ADVISORY BOARD  
Regular Meeting Minutes  
WEDNESDAY – September 25, 2013,  
Lakewood City Hall, Conference Room 3A  
6000 Main Street SW, Lakewood, WA**

**CALL TO ORDER**

**ATTENDANCE**

Board Members Present: Michael Lacadie, Sharon Taylor

City Staff Present: Jeff Gumm, Martha Larkin

**Due to the lack of a quorum, there was no business conducted.**

**OTHER**

**NEXT MEETING**

The next meeting will be held January 8, 2014, at 5:30 p.m., in Conference Room 3A

**ADJOURNMENT**

A large, stylized handwritten signature in black ink, which appears to read "Edith Owen Wallace".

Edith Owen Wallace, Chair

11/26/13

Dated

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> November 18, 2013	<b>TITLE:</b> Setting Monday, December 2, 2013, at approximately 7:00 p.m., as the date for a public hearing on the proposed amendment to the 2013-2014 City of Lakewood biennial budget.	<b>TYPE OF ACTION:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> MOTION 2013-56
<b>REVIEW:</b> November 18, 2013		
<b>ATTACHMENTS:</b>		

**SUBMITTED BY:** Tho Kraus, Assistant City Manager/Finance & Administrative Services

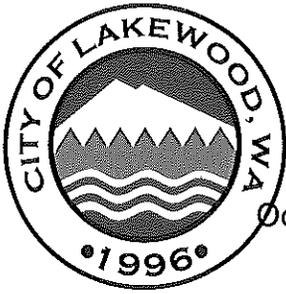
**RECOMMENDATION:** It is recommended that the City Council set Monday, December 2, 2013, at approximately 7:00 p.m., as the date for a public hearing conducted by the City Council to hear public comment/testimony on the proposed and recommended amendment to the 2013-2014 City biennial budget.

**DISCUSSION:** The Revised Code of Washington (RCW) Chapter 35A.34 requires a mid-biennium review of the biennial budget and stipulates that a public hearing be held in connection with the modification process. The RCW also stipulates that this must occur no sooner than eight months after the start (September 1, 2013) nor later than the end of the first year of the biennium (December 31, 2013). Following the RCW guidelines, the City will hold a public hearing on the mid-biennial amendment ordinance on December 2, 2013.

**ALTERNATIVES:** The RCW directs the time frame in which a mid-biennium review and public hearing is to take place. Because the RCW provides direction on the City's mid-biennium budget process and establishes the required dates and deadlines, the flexibility on public hearings and adoption is very limited. However, if necessary, the City Council could defer the hearing on the 2013-2014 mid-biennium budget amendment to a special meeting later in December 2013 and still meet the RCW criteria. The proposed date operates within the timelines set by the RCW.

**FISCAL IMPACT:** The fiscal impact will be to adopt a biennial budget amendment with a set of balanced accounts for each fund.

<u>Tho Kraus/Mary Ann Norquist</u> Prepared by	 _____ City Manager Review
<u>Tho Kraus</u> Department Director	



October 8, 2013

# NOTICE OF PUBLIC HEARING

Don Anderson  
Mayor

Jason Whaler  
Deputy Mayor

Mary Moss  
Councilmember

Michael D. Brandstetter  
Councilmember

Helen McGovern-Pilant  
Councilmember

Marie Barth  
Councilmember

Paul Bocchi  
Councilmember

John J. Caulfield  
City Manager

**RE:** Request to vacate a portion of 104<sup>th</sup> Street Court South right-of-way.

On Monday, November 18, 2013, at 7:00 p.m., or soon thereafter, the Lakewood City Council will hear public testimony on the request to vacate a portion of 104<sup>th</sup> Street Court South right-of-way.

If you have concerns about this matter and want those concerns to be known and considered, they must be presented at the hearing or written comments can be submitted to the City Clerk, 6000 Main Street SW, Lakewood, WA 98499 prior to the hearing.

This hearing will take place in the City Council Chambers, 6000 Main Street SW, Lakewood, Washington. All persons will have an opportunity to present their oral comments at the hearing.

For further information about this matter, please call Greg Vigoren, Surface Water Division Manager, at 253-983-7771.

Alice M. Bush, MMC  
City Clerk

(Resolution No. 2013-19)

*The Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk's Office, 589-2489, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.*

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> December 2, 2013	<b>TITLE:</b> Public Hearing for the proposed vacation of a portion of 104 <sup>th</sup> Street Court South.	<b>TYPE OF ACTION:</b> <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> MOTION <input checked="" type="checkbox"/> OTHER
<b>PUBLIC HEARING:</b> November 18, 2013	<b>ATTACHMENTS:</b> Staff Report	
<b>REVIEW:</b> N/A		

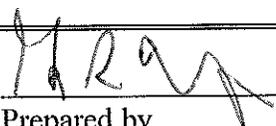
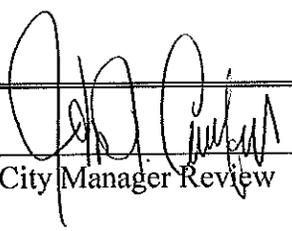
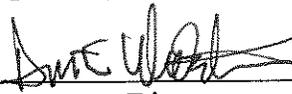
**SUBMITTED BY:** Don Wickstrom, P.E., Public Works Director/City Engineer

**RECOMMENDATION:** It is recommended that the Mayor and City Council hold a public hearing on the proposed vacation of a portion of 104<sup>th</sup> Street Court South.

**DISCUSSION:** The City of Lakewood received an application from Miles Sand & Gravel Company for the vacation of a portion of 104<sup>th</sup> St. Ct. S in the vicinity of their operations located at 2800 104<sup>th</sup> St. Ct. S. On October 7, 2013, the City Council passed Resolution 2013-19 establishing November 18, 2013, as the date for a public hearing regarding the proposed vacation. An accompanying staff report was prepared and is attached for reference.

**ALTERNATIVE(S):** A public hearing is required by state statute for street and alley vacations. Therefore, the only alternative would be to not proceed with the proposed vacation at this time.

**FISCAL IMPACT:** There are no fiscal impacts associated with the public hearing.

 _____ Prepared by	 _____ City Manager Review
 _____ Department Director	

**STAFF REPORT**

**CITY COUNCIL PUBLIC HEARING  
MONDAY November 18, 2013**

**SUMMARY OF REQUEST:**

Miles Sand & Gravel Company has submitted a request to vacate a portion of 104<sup>th</sup> Street Court South right-of-way. The portion of right-of-way to be vacated abuts the subject property located at 2800 104<sup>th</sup> St. Ct. S. The area proposed to be vacated is approximately 11,773.6 square feet in size and is to be added to the property owned by Miles Sand & Gravel Company. Miles proposes to incorporate this right-of-way into their current asphalt batching plant and materials recycling operations.

On November 6, 2013, the applicant submitted an appraisal which valued the proposed vacated area at \$70,642, or \$6.00 per square foot. Staff concurs with the methodology and results of the appraisal. The property was acquired by the State of Washington more than 25 years ago for right-of-way purposes, and subsequently deeded to Pierce County (and now the City as heir). Therefore, staff is recommending the applicant pay full appraised value to the City (reference Lakewood Municipal Code (LMC) 12A.12.160).

**Legal description of the right-of-way proposed to be vacated:**

PARCEL "A"

(TAX PARCEL NO. 0319061119)

THE WEST 60.00 FEET OF THE SOUTH 60.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE CITY OF LAKEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL "B"

THE WEST 60.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF 104<sup>TH</sup> STREET COURT SOUTH, AS ESTABLISHED BY QUIT CLAIM DEED RECORDED UNDER AUDITORS FEE NUMBER 9510120335.

**Vacation Petition:** Mr. Mike Schuh is acting as the Principal Petitioner on behalf of Miles Sand & Gravel Company. There are no additional petitioners and no other owners adjacent to the subject vacated portion of right-of-way. Mr. Bill Lynn of the Tacoma law firm Gordon Thomas Honeywell LLP is the contact person for the applicant. Copies of the vacation petition are attached.

**Notification:** On October 7, 2013, the Lakewood City Council passed Resolution No. 2013-19 establishing November 18, 2013, as the date for a public hearing to be held before the City Council on the proposed vacation. In accordance with LMC 12A.12.090, all property owners of record, within 300 feet of the limits of the proposed vacation (according to the records of the Pierce County Assessor), were notified by mail of the time, place and purpose of the hearing. A notice of the hearing was published in the Tacoma News Tribune on October 10 and 24, 2013. Placards were posted at the site where the vacation is being requested.

**In accordance with the LMC 12A.12.120, the following criteria are to be considered in determining whether to vacate a street or alley:**

- A. Whether a change of use or vacation of the street or alley will better serve the public good;
- B. Whether the street or alley is no longer required for public use or public access;
- C. Whether the substitution of a new and different public way would be more useful to the public.
- D. Whether conditions may so change in the future as to provide a greater use or need than presently exists; and
- E. Whether objections to the proposed vacation are made by owners of private property (exclusive of petitioners) abutting the street or alley or other governmental agencies or members of the general public.

**Discussion of how the proposed vacation conforms to the aforementioned criteria.**

- A. The vacation of a portion of 104<sup>th</sup> Street Court South right-of-way would benefit the public in that it would return the subject right-of-way to the tax roles as taxable property. The vacated portion of the public right-of-way would be incorporated into the existing use of the area, an asphalt batching plant and materials recycling facility.
- B. The Public Works Department has determined that most of the public right-of-way to be vacated is not required for public use or for public access. Staff does recommend that a small portion of the proposed vacation area (900 square feet) be retained as public right-of-way to accommodate a hammerhead turnaround, if one is needed in the future.
- C. The substitution of new and different public right-of-way will not be more useful.

- D. It is not anticipated that conditions may so change in the future as to provide a greater need for the right-of-way proposed to be vacated. As noted, retaining a small portion of the proposed vacation area will accommodate a turnaround if one is needed in the future.
- E. No written objections to the vacation have been received by the City from private property owners, other governmental agencies, or the general public.

**Department and Agency Recommendations:**

Public Works Department:

Staff believes that the proposed vacation conforms to the criteria in LMC Chapter 12A.12, Street and Alley Vacation Procedures. If the Council chooses to approve the proposed vacation, the following conditions should be imposed:

1. A portion of the proposed vacated area shall be retained as public right-of-way to accommodate a future hammerhead turnaround, if one is ever needed. As such, the legal description for Parcel "B" is revised to include the following at the end of the paragraph: "Less the South 30.00 feet of the West 30.00 feet."
2. The vacation shall be effective upon payment to the City of Lakewood, within 120 days of the date hereof, by the owner of property or assignee adjacent thereto and to be benefited by the vacation, in the amount of \$65,242 which represents full appraised value of the net amount (10,873.6 square feet) of right-of-way to be vacated. The appraised value and square footage have been adjusted to account for the portion of retained right-of-way (900 square feet) noted in Item #1 above.
3. For those portions of the proposed vacation area that have public utilities, the City shall retain an easement or the right to exercise and grant easements in respect to the vacated land for the construction, repair, and maintenance of said public utilities and services.

Attachments:

- 1) Vacation petition
- 2) Vicinity maps



6000 Main Street SW  
 Lakewood, WA 98499  
 Phone (253) 512-2261  
 Fax (253) 512-2268

# STREET OR ALLEY VACATION APPLICATION

STREET OR ALLEY VACATION FEE: \$750

**SITE ADDRESS:** Vicinity of intersection of Interstate 5 and Highway 512

**TAX PARCEL NUMBER:** Adjacent to Tax Parcel Nos. 0319061142 and 0319062076

**PROPERTY OWNER: (mandatory)**

Name: Miles Sand & Gravel Company Attn: Mike Schuh Daytime Phone: 253-833-3705  
 Mailing Address: 400 Valley Avenue NE Fax Number: \_\_\_\_\_  
 City/State/Zip: Puyallup, WA 98372

**APPLICANT: (mandatory)**

Name: Miles Sand & Gravel Company Attn: Mike Schuh Daytime Phone: 253-833-3705  
 Mailing Address: 400 Valley Avenue NE Fax Number: \_\_\_\_\_  
 City/State/Zip: Puyallup, WA 98372

**Will the applicant be the contact person? YES or  NO** If other, please specify below:

Contact person: Bill Lynn of Gordon Thomas Honeywell LLP Phone #: 253-620-6416  
 Mailing address: P.O. Box 1157  
 City/State/Zip: Tacoma, WA 98402

**Please provide a detailed project description.**

Request to vacate two small parcels of right of way that were previously owned by Woodworth & Company (predecessor's in interest to Miles Sand & Gravel Company) and deeded to the State of Washington in connection with the development of Interstate 5 and then subsequently deeded to Pierce County (prior to the incorporation of the city of Lakewood. The parcels are located within an existing surface mining / gravel pit operation.

**A = ALWAYS REQUIRED M = MAY BE REQUIRED**

NUMBER REQUIRED	DESCRIPTION OF REQUIRED DOCUMENTS	REQUIRED
1	STREET OR ALLEY VACATION APPLICATION	A
1	STREET OR ALLEY VACATION FEE : \$750	A
1	SURVEY, VICINITY MAP, PLAT MAP AND LEGAL DESCRIPTION	A
1	STREET VACATION PETITION	A

**TO THE LAKEWOOD CITY COUNCIL**

To Whom It May Concern:

We, the undersigned freeholders of The City of Lakewood, Pierce County, State of Washington, do hereby respectfully petition for the vacation of the following described property:

See Attached Exhibit

**Reserving, however, to the City of Lakewood and to such utility companies duly franchised in the City of Lakewood, perpetual easements under or over the above described property for the installation, operation, and maintenance of such utility franchises as they may exist at the time of this vacation pursuant to provisions contained in RCW 36.87.140.**

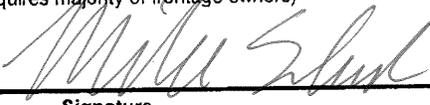
The Area To Be Vacated Contains:  
The Appraised Value:  
One-half the Appraised Value of Land to be Vacated,  
Which Shall be Due Prior to the City Council Adopting  
an Ordinance Vacating Said Land

**Notice to all parties signatory hereto:**

Please print your name beneath your signature and clearly print your address to assure notice of forthcoming public hearing(s).

PRINCIPAL PETITIONER	PARCEL NO. OF PROPERTY OWNED	COMPLETE RESIDENTIAL MAILING ADDRESS
1. Miles Sand & Gravel Company	0319061119	400 Valley Avenue NE Puyallup, WA 98372

**ADDITIONAL PETITIONERS  
INCLUDING ADJOINING OWNERS**  
(requires majority of frontage owners)

1.  \_\_\_\_\_  
Signature

Mike Schuh for Miles Sand & Gravel Company

Print Name

PRINCIPAL PETITIONER

PARCEL NO. OF  
PROPERTY OWNED

COMPLETE  
RESIDENTIAL  
MAILING ADDRESS

2.

Signature

Print Name

3.

Signature

Print Name

4.

Signature

Print Name

5.

Signature

Print Name

6.

Signature

Print Name

7.

Signature

Print Name

8.

Signature

Print Name

Said Petitioners believe that the above described right-of-way is not useful as a part of the City of Lakewood Road System and that the public will be benefited by the Vacation; and , therefore, pray for the Vacation of said right-of-way as provided by law, and assume responsibility for all aforementioned fees and/or costs as per R.C.W. Chapter 36.87.

Respectfully submitted this \_\_\_\_ day of August, ~~XXXX~~ 2013 .

NOTE: Petition must be returned within 90 days from \_\_\_\_\_.

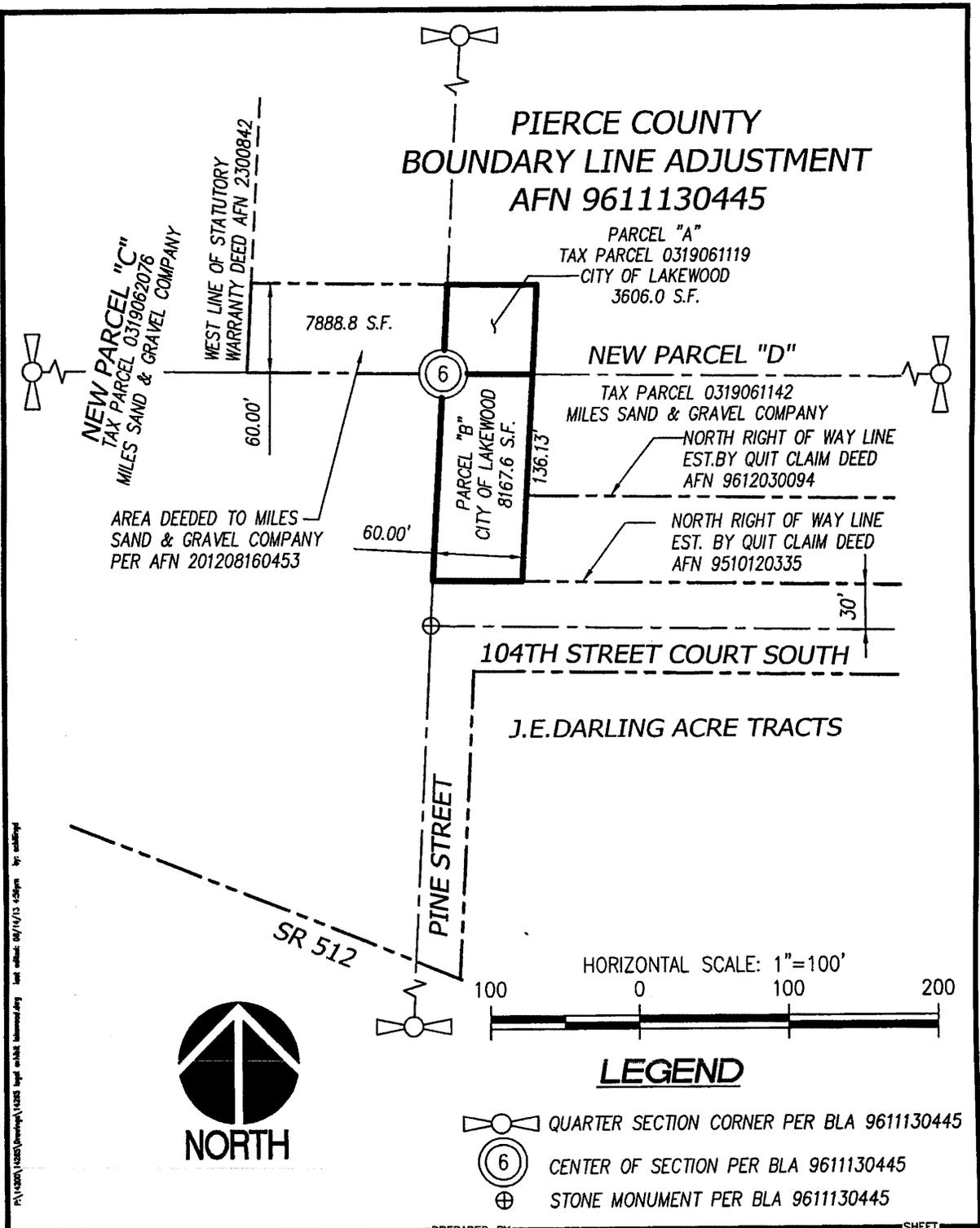
## STATEMENT OF UNDERSTANDING

**In signing this Petition, the Principal Petitioner certifies that he/she has read and agrees to the following:**

The City of Lakewood does not warrant title to any vacated lands. Such title as does pass by virtue of the vacation process will vest according to law.

Notice of the Vacation Hearing shall be mailed to the person designated as Principal Petitioner.

**PIERCE COUNTY  
BOUNDARY LINE ADJUSTMENT  
AFN 9611130445**



P:\1000\1000\Survey\1000\1000.dwg 11/17/03 10:58 AM

<p>SHEET TITLE <b>CITY OF LAKEWOOD STREET VACATION EXHIBIT</b></p>	<p>PREPARED BY <b>SITTS &amp; HILL ENGINEERS, INC.</b> CIVIL ■ STRUCTURAL ■ SURVEYING 4815 CENTER STREET TACOMA, WA. 98409 PHONE: (253) 474-9449</p>	<p>SHEET <b>2 OF 2</b></p> <p>PROJECT NO. <b>14265</b></p>
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**LAKWOOD STREET VACATION LEGAL DESCRIPTION**

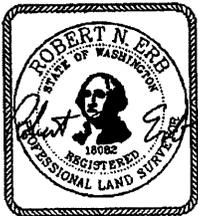
PARCEL "A"  
(TAX PARCEL NO. 0319061119)

THE WEST 60.00 FEET OF THE SOUTH 60.00 FEET OF THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 3 EAST, OF THE  
WILLAMETTE MERIDIAN.

SITUATE IN THE CITY OF LAKEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL "B"

THE WEST 60.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 6, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING  
NORTH OF THE NORTH RIGHT-OF-WAY LINE OF 104TH STREET COURT SOUTH AS  
ESTABLISHED BY QUIT CLAIM DEED RECORDED UNDER AUDITORS FEE NUMBER 9510120335.



ROBERT N. ERB, PLS 18082  
SITTS & HILL ENGINEERS, INC.  
4815 CENTER STREET  
TACOMA, WASHINGTON 98409  
TELEPHONE: (253) 474-9449

**PROJECT NO. 14265**  
**February 5, 2009**  
**PAGE 1 OF 2**

Vicinity Map

104th St Ct S

HWY 512

I-5





Applicant Recommended  
Vacation Area  
11,773.6 sq. ft.



104th St Ct S

City Staff Recommended  
Vacation Area  
10,873.6 sq. ft.



Vacation Area

104th St Ct S

30'

30'

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> November 18, 2013	<b>TITLE:</b> AN ORDINANCE of the City Council of the City of Lakewood, Washington, authorizing the acquisition of real property under threat of condemnation or by condemnation for the purpose of constructing roadway improvements	<b>TYPE OF ACTION:</b> <input checked="" type="checkbox"/> ORDINANCE NO. 569 <input type="checkbox"/> RESOLUTION <input type="checkbox"/> MOTION <input type="checkbox"/> OTHER
<b>REVIEW:</b> November 18, 2013		
<b>ATTACHMENTS:</b> Ordinance Right of Way Key Plan		

**SUBMITTED BY:** Don Wickstrom, P.E., Public Works Director/City Engineer

**RECOMMENDATION:** It is recommended that the Mayor and City Council adopt this Ordinance providing for the condemnation of a portion of tax parcel 0220352151 for the purpose of constructing Bridgeport Way SW safety improvements.

**DISCUSSION:** Through this project the City will construct sidewalks on both sides of Bridgeport Way SW beginning at 83<sup>rd</sup> Street SW and ending at 75<sup>th</sup> Street W. In addition, the outside lanes will be widened to 14 feet to accommodate a shared bicycle/vehicle lane, a new storm system, water main and new signals at the intersections of Custer Road and at 75<sup>th</sup> Street will be constructed. **(Continued on page 2.)**

**ALTERNATIVE(S):** Alternatively, the Council could decide not to construct this project.

**FISCAL IMPACT:** While condemnation will involve staff time and potential litigation, the ultimate goal of condemnation is to determine the just compensation due to a property owner for the acquisition of his or her property under a governed timeline. One of the financial impacts that could result from a condemnation action lies in the fact that under some circumstances the City may be required to pay the property owner's legal fees in addition to just compensation for the property. **(Continued on page 2.)**

Prepared by _____  Department Director _____	 _____ City Manager Review
--	--

**DISCUSSION (continued from page 1):**

The design and construction documents are nearly complete and Public Works staff will be ready to advertise this project for bid as soon as all right of way acquisitions have certified by WSDOT.

To date, the City has acquired fourteen out of the fifteen acquisitions necessary for this project. This Ordinance identifies condemnation of the one remaining property acquisition.

The City has been negotiating property acquisitions since October of 2012 when formal property appraisals began. The formal appraisal for this parcel was completed on January 17, 2013 and necessitated that the property owners be notified that City representatives would need to enter onto their property to physically stake the existing and proposed right of way lines and to conduct the appraisals. The property owner's representative was present during the appraisal process.

Upon approval from WSDOT, an initial offer of \$114,000 was delivered to the owner on 5/6/2013. On October 15, 2013, both parties agreed on a final acquisition of \$125,000.00 and the documents reflecting this were delivered to the owner on October 17, 2013. To date, the City has not received the executed documents.

It is hopeful that the final executed documents will be received shortly. However it is in the best interest of the City to adopt this condemnation ordinance in the unlikely event the owner decides to not execute the documents. To keep this project moving forward and to show progress to the grant funding agencies, staff believes that passing this condemnation ordinance is in the best interest of the City.

Prior to this action coming before the City Council, additional notice was provided to the owner of this parcel as statutorily required. The notice announced that the City Council would consider authorizing condemnation actions at the November 18, 2013, City Council meeting. Said notices were sent via certified and regular US mail, and published in the News Tribune for 2 consecutive weeks. In addition, the formal Best and Final Offer of \$125,000 and Immediate Possession and Use Agreement was included with the notice.

**FISCAL IMPACT (continued from page 1):**

This would occur if a judge or jury finds for the property owner for an amount of compensation more than 10% above the City's best final offer.

In addition to Transportation Improvement Board funds of approximately \$2.2 million, the City received \$478 thousand in federal grant money for construction administered by Puget Sound Regional Council. The Puget Sound Regional Council has commented that this grant funding may be in jeopardy if the City is unable to obligate construction funds, or at a minimum show progress toward completion of right of way acquisition, in the coming weeks. Construction funding can only be obligated once all necessary right of way have been acquired and upon WSDOT certification of the acquisitions. Condemnation provides an end date for resolution of the remaining acquisition and demonstrates the City's commitment to the project. If the federal construction funds for this project were withdrawn, the City would need to make up the difference.

ORDINANCE NO. 569

AN ORDINANCE of the City Council of the City of Lakewood, Washington, authorizing the acquisition of real property under threat of condemnation or by condemnation for the purpose of constructing roadway improvements; authorizing payment thereof from the City's General Fund or from such other monies that the City may have available or attain for the acquisition; providing for severability; and establishing an Effective Date.

WHEREAS, the City of Lakewood has identified a roadway project to maintain and improve Bridgeport Way SW from 83<sup>rd</sup> Ave SW to 75<sup>th</sup> St W in compliance with goals announced in the City's Comprehensive Plan; and

WHEREAS, this project will involve public safety and traffic safety improvements, constructing sidewalks, curbs and gutters and widening the roadway; and

WHEREAS, the City has determined the property identified as a portion of Pierce County tax parcel No. 0220352151 and legally described on Exhibit A attached ("Property") is necessary to accomplish this project; and

WHEREAS, the City has appraised the fair market value of the Property; and

WHEREAS, the City has in good faith negotiated with Robert C. Samuel, representative of Royal Oaks Apartments, LLC, owner of the Property ("Owner"), for acquisition of the Property; and

WHEREAS, the City has yet been unable to reach a negotiated resolution with Owner; and

WHEREAS, this project would benefit the public through increased pedestrian and motor vehicle traffic safety; and

WHEREAS, while this Ordinance does authorize condemnation, the City Council does hereby express its intent that negotiations continue in regard to the Property and that legal action be employed only if further negotiations are not productive; and

WHEREAS, pursuant to RCW Chapter 8.25.290, OWNER was provided notice prior to this action through regular US mail and through certified mail at least fifteen (15) days prior, and through publication once per week for two weeks, prior to enactment of this Ordinance; and

WHEREAS, payment of just compensation and costs of litigation should be made from the City's general fund or from such other monies that the City may have available or attain for the acquisition;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

Section 1. Acquisition. To fulfill the public purposes of the roadway project to improve Bridgeport Way SW from 83<sup>rd</sup> Ave SW to 75<sup>th</sup> St W, the City Council of the City of Lakewood does authorize the condemnation of the Property identified on Exhibit A attached hereto and incorporated herein by this reference. In this matter the City Council does authorize the acquisition of the Property under threat of condemnation or by initiation of legal action for condemnation to acquire the fee interests or such easement interest in the Property as necessary for the commencement and completion of said project.

Section 2. Public Use and Necessity Declared. The City of Lakewood City Council finds that construction of the improvements for roadway and traffic safety is a public use, and that construction of the Bridgeport Way SW Project is necessary and in the best interests of the

citizens, motorists and pedestrians within the City of Lakewood.

Section 3. Reservation of Rights. Nothing in this ordinance limits the City in its identification and acquisition of property and property rights necessary for this public purpose. The City reserves the right to acquire additional or different properties as needed for the Bridgeport Way SW Project.

Section 4. Authorization of City Manager to Condemn Property. The City Manager, by and through his designees, is authorized and directed to begin and prosecute actions and proceedings in the manner provided by law to condemn, take, damage and appropriate the Property necessary to carry out the provisions of this ordinance. In conducting said condemnation proceedings, the Lakewood City Attorney is hereby authorized to enter into stipulations and negotiations for the purpose of acquiring the Property and minimizing damages.

Section 5. Authorization of City Manager to Negotiate Acquisition. The City Manager is hereby authorized to settle condemnation litigation or enter into settlements as necessary for the acquisition of the Property described in Exhibit A attached. Such settlements shall be made only upon the recommendation of legal counsel and for amounts deemed to be a reasonable estimation of fair market value.

Section 6. Compensation. The compensation to be paid to the owners of the Property acquired through this condemnation action shall be paid from the City's General Fund or from such other monies that the City may have available or attain for the acquisition.

Section 7. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 8. Effective Date. This Ordinance shall be in full force and effect thirty (30)

days after publication of the Ordinance Summary, as required by law.

ADOPTED by the City Council this 18th day of November, 2013.

CITY OF LAKEWOOD

---

Don Anderson, Mayor

Attest:

---

Alice M. Bush, MMC, City Clerk

Approved as to Form:

---

Heidi Ann Wachter, City Attorney

**EXHIBIT A**  
**PARCEL NO. 0220352151**  
**RIGHT OF WAY ACQUISITION**

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, SAID CORNER ALSO BEING ON THE WESTERLY MARGIN OF BRIDGEPORT WAY SOUTHWEST, 30.00 FEET FROM CENTERLINE;

THENCE SOUTH 00° 01' 10" EAST ALONG SAID MARGIN, 158.00 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER NUMBER 2259665, PIERCE COUNTY, tp WASHINGTON RECORDS;

THENCE SOUTH 89° 58' 50" WEST ALONG THE NORTH LINE OF SAID QUIT CLAIM DEED, 10.50 FEET TO A POINT ON A LINE THAT IS 40.50 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF BRIDGEPORT WAY SOUTHWEST, SAID POINT HEREINAFTER BEING DESCRIBED AS POINT "A";

THENCE NORTH 00° 01' 10" WEST ALONG SAID PARALLEL LINE, 149.95 FEET TO THE NORTH LINE OF SAID TRACT;

THENCE NORTH 52° 30' 00" EAST ALONG SAID NORTH LINE, 13.23 FEET TO THE POINT OF BEGINNING CONTAINING 1,617 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT THE ABOVE DESCRIBED POINT "A";

THENCE SOUTH 89° 58' 50" WEST, 4.50 FEET TO THE NORTHWEST CORNER OF SAID QUIT CLAIM DEED;

THENCE SOUTH 00° 01' 10" EAST, 30.00 FEET TO THE SOUTHWEST CORNER OF SAID QUIT CLAIM DEED AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 89° 58' 50" EAST ALONG THE SOUTH LINE OF SAID QUIT CLAIM DEED, 15.00 FEET TO THE WEST MARGIN OF BRIDGEPORT WAY SOUTHWEST;

THENCE SOUTH 00° 01' 10" EAST ALONG SAID WEST MARGIN, 1052.77 FEET TO THE SOUTH LINE OF SAID TRACT;

THENCE NORTH 89° 33' 00" WEST ALONG SAID SOUTH LINE, 10.50 FEET TO A LINE THAT IS 40.50 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF BRIDGEPORT WAY SOUTHWEST;

THENCE NORTH 00° 01' 10" WEST ALONG SAID PARALLEL LINE, 73.11 FEET;

THENCE NORTH 07° 27' 51" WEST, 84.90 FEET TO A LINE THAT IS 51.50 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF BRIDGEPORT WAY SOUTHWEST;

THENCE NORTH 00° 01' 10" WEST ALONG SAID PARALLEL LINE, 266.73 FEET;

THENCE NORTH 07° 25' 30" EAST, 84.90 FEET TO A LINE THAT IS 40.50 FEET WESTERLY OF AND PARALLEL WITH THE CENTERLINE OF BRIDGEPORT WAY SOUTHWEST;

THENCE NORTH 00° 01' 10" WEST ALONG SAID PARALLEL LINE, 414.49 FEET;

THENCE SOUTH 89° 58' 50" WEST, 4.50 FEET TO A LINE THAT IS 45.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF BRIDGEPORT WAY SOUTHWEST;  
THENCE NORTH 00° 01' 10" WEST ALONG SAID PARALLEL LINE, 130.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 15,499 SQUARE FEET, MORE OR LESS.  
TOTAL RIGHT OF WAY ACQUISITION AREA CONTAINING 17,116 SQUARE FEET, MORE OR LESS.

TRACT:

(PER TICOR TITLE COMPANY ORDER NO. 6480203, DATED SEPTEMBER 13, 2011)

PARCEL A:

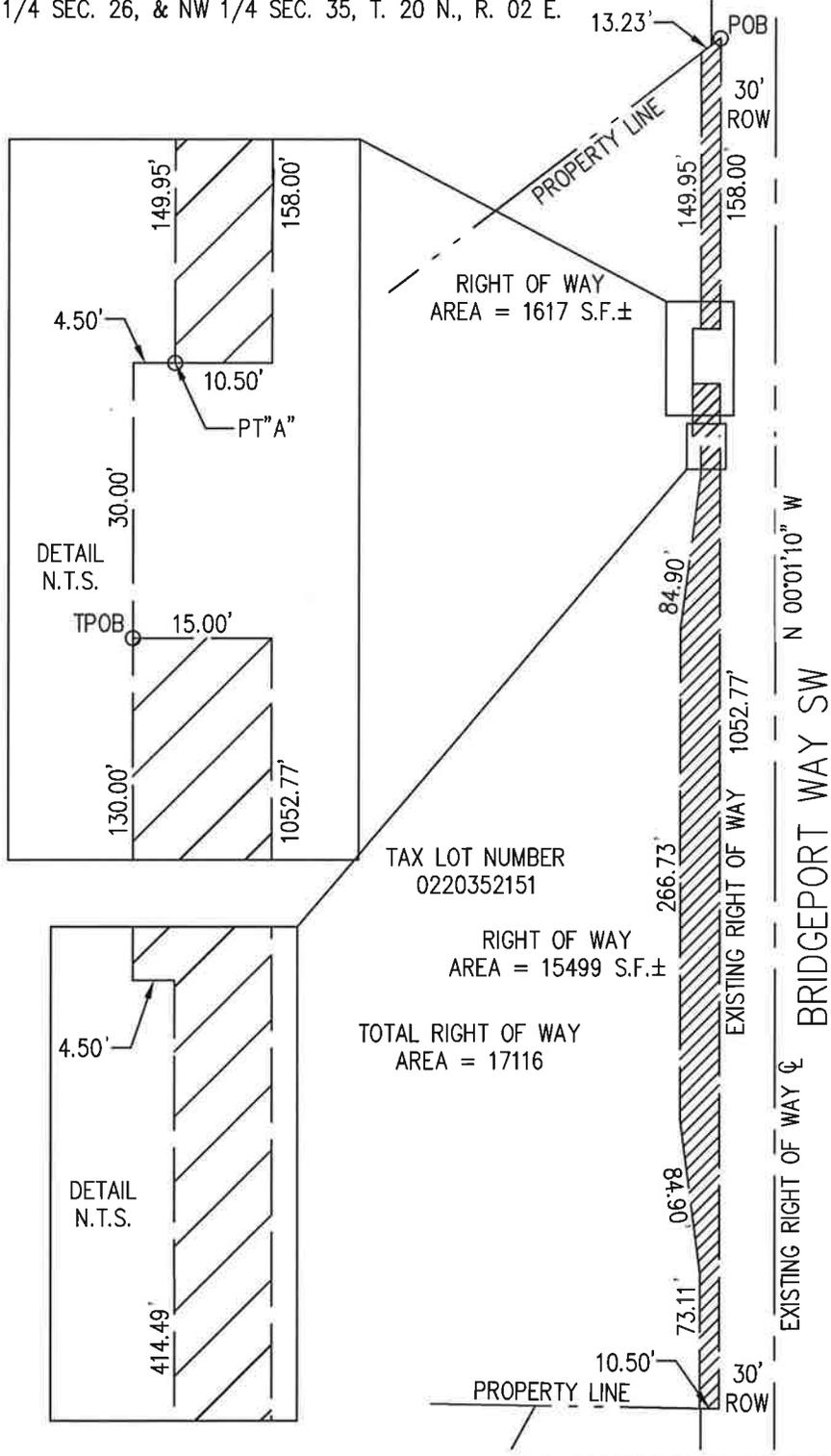
THAT PORTION OF THE JOHN BRADLEY DONATION LAND CLAIM IN SECTION 26, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M., AND SECTION 35, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOCHBURN ESTATES, ACCORDING TO PLAT RECORDED IN BOOK 21 OF PLATS AT PAGE 19; THENCE EAST ALONG THE NORTH LINE OF SAID PLAT 784.8 FEET TO THE WEST LINE OF BRIDGEPORT WAY; THENCE NORTH ALONG SAID WEST LINE OF BRIDGEPORT WAY TO INTERSECT THE SOUTHEASTERLY LINE OF THE ABANDONED TACOMA AND LAKE CITY RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY, WASHINGTON, BY DEED RECORDED SEPTEMBER 23, 1968 UNDER AUDITOR'S NO. 2259665.

PARCEL B:

THAT PORTION OF THE ABANDONED TACOMA AND LAKE CITY RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LEONA PARK, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 9 OF PLATS AT PAGE 89, IN PIERCE COUNTY, WASHINGTON; THENCE NORTH ON THE EXTENSION OF THE EAST LINE OF SAID LOT 1, 60 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 12, PONTON ACRE TRACTS, ACCORDING TO PLAT RECORDED IN BOOK 11 OF PLATS AT PAGE 74; THENCE EAST ALONG THE EXTENSION OF THE SOUTH LINE OF SAID LOT 12 TO THE EAST LINE OF THE ABANDONED TACOMA AND LAKE CITY RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE, 60 FEET, MORE OR LESS, TO INTERSECTION THE NORTH LINE OF LOT 1, BLOCK 1, LEONA PARK, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 9 OF PLATS AT PAGE 89 EXTENDED EAST; THENCE WEST ALONG SAID EXTENDED NORTH LINE TO THE POINT OF BEGINNING.

SW 1/4 SEC. 26, & NW 1/4 SEC. 35, T. 20 N., R. 02 E.



JULY 26, 2012

FILE: 0220352151 SAMUEL.DWG

**KPG**

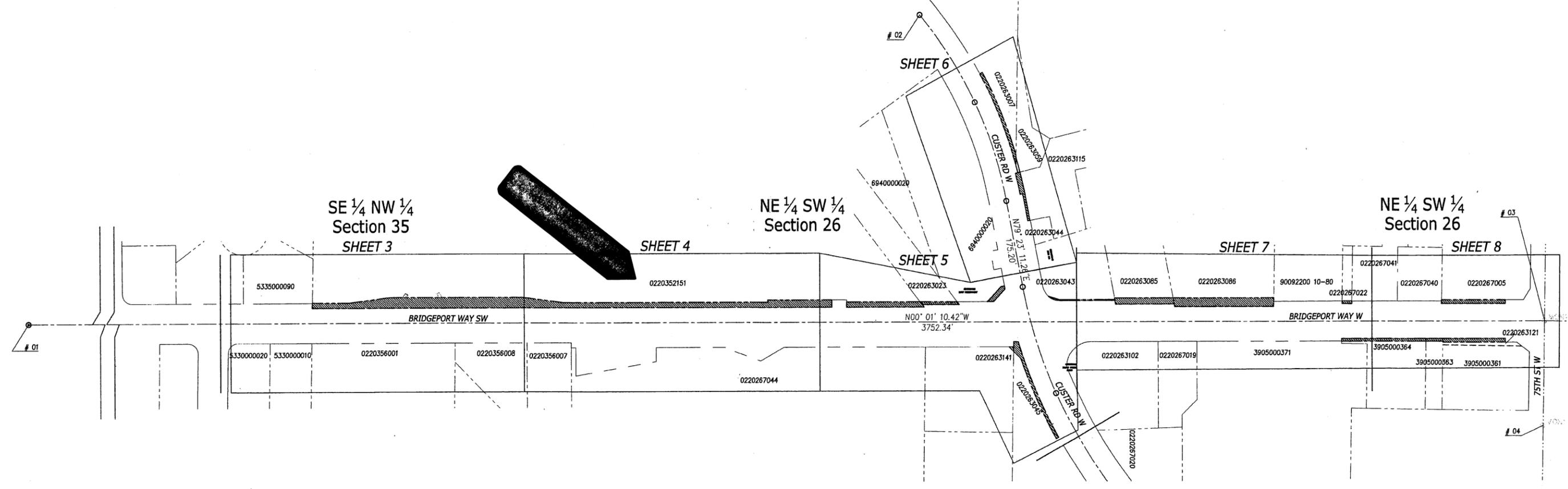
753 9th Ave N Seattle, WA 98109 (206) 286-1640 www.kpg.com	2502 Jefferson Ave Tacoma, WA 98402 (253) 627-0720
---	--

EXHIBIT \_\_\_\_\_

PARCEL 0220352151

RIGHT OF WAY ACQUISITION

# Township 20 N., Range 2E., W.M.



SURVEY CONTROL POINTS					
POINT NO.	BPW STATION	BPW OFFSET	NORTHING	EASTING	DESCRIPTION
01	99+99.85	0.00'	679509.68	1138592.82	MONUMENT
02	CUST 295+36.82	0.00'	681990.14	1137987.10	MONUMENT
03	137+52.34	0.00'	683262.17	1138601.54	MONUMENT
04	137+47.84	210.77' RT	683257.73	1138812.31	MONUMENT

**HORIZONTAL DATUM**  
 NAD 83 /91, WASHINGTON STATE PLANE, SOUTH ZONE  
 COMBINED GRID FACTOR = 0.999960  
 BASED ON THE FOLLOWING PIERCE COUNTY PUBLIC WORKS CONTROL

POINT ID 767  
 N: 686807.728  
 E: 1141132.011  
 BRASS DISK IN ROAD SURFACE  
 INTX 64TH ST. W. & LAKEWOOD DR. W.

POINT ID: 897  
 N: 683242.463  
 E: 1139772.366  
 MONUMENT IN CASE. 0.4 FEET BELOW SURFACE  
 INTX 75TH ST. W. & BURGESS ST. W.

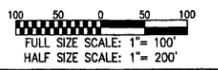
POINT ID: 899  
 N: 686879.955  
 E: 1136670.106  
 BRASS DISK IN ROAD SURFACE  
 INTX BRIDGEPORT WAY W. & 67TH AVE. W.

POINT ID: 919  
 N: 683257.732  
 E: 1138812.356  
 BRASS DISK IN ROAD SURFACE  
 INTX 75TH ST. W. & HUDSON ST. W.

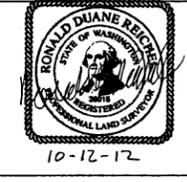
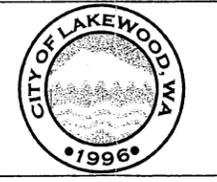
**LEGEND**

- FOUND MONUMENT (AS NOTED)
- EXISTING RIGHT-OF-WAY
- PROPERTY LINE
- RIGHT-OF-WAY C.L. WITH STATIONS
- RIGHT-OF-WAY ACQUISITION AREA (100 SCALE)
- RIGHT-OF-WAY ACQUISITION AREA (20 SCALE)
- P.O.B.
- T.P.O.B.
- CEMENT CONCRETE DRIVEWAY
- HMA DRIVEWAY APPROACH

**NOTE:**  
 DISCLAIMER: THE BUILDINGS SHOW IN THIS DRAWING WERE GENERATED BY CITY OF LAKEWOOD GIS. THE CITY OF LAKEWOOD DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES IN THE EXACT LOCATIONS OF SAID BUILDINGS.



No.	Revision	Date	By	Designed By	Entered By	Checked By	Project Engineer	Approved By	Drawing Scale
▲				T.NASH	T.NASH	D.WINKLER	E.SWANSTROM	D.WICKSTROM	AS SHOWN



Project Name:  
**BRIDGEPORT WAY SW**  
**83RD ST SW TO 75TH ST W**

Drawing Name:  
**RIGHT-OF-WAY CONTROL AND KEY PLAN**

Job No.  
**e1170**

Drawing No.  
**ROW-2**

Sheet of  
**2** of **8**

S:\CADD\Projects\1170 Bridgeport Way Plans\Revised 10-2-2011\1170 ROW-2.dwg, 10/11/2012 1:12:48 PM, t.nash

City of Lakewood  
Lakewood City Hall  
6000 Main Street SW  
Lakewood, WA 98499  
(253) 589-2489

**(Legal Notice)**

**NOTICE OF ORDINANCE PASSED  
BY LAKEWOOD CITY COUNCIL**

The following is a summary of an Ordinance passed by the City of Lakewood City Council on the 18th day of November, 2013.

**ORDINANCE NO. 569**

AN ORDINANCE of the City Council of the City of Lakewood, Washington, authorizing the acquisition of real property under threat of condemnation or by condemnation for the purpose of constructing roadway improvements; authorizing payment thereof from the City's General Fund or from such other monies that the City may have available or attain for the acquisition; providing for severability; and establishing an Effective Date.

Section 1 of the ordinance provides for acquisition to fulfill the public purposes of the roadway project to improve Bridgeport Way SW from 83<sup>rd</sup> Ave SW to 75<sup>th</sup> St W, the City Council of the City of Lakewood does authorize the condemnation of property.

Section 2 of the ordinance provides for the public use and necessity declared that the City of Lakewood City Council finds that construction of the improvements for roadway and traffic safety is a public use, and that construction of the Bridgeport Way SW Project is necessary and in the best interests of the citizens, motorists and pedestrians within the City of Lakewood.

Section 3 of the ordinance provides for the reservation of rights in that nothing in this ordinance limits the City in its identification and acquisition of property and property rights necessary for this public purpose.

Section 4 of the ordinance provides for the authorization of the City Manager to condemn property.

Section 5 of the ordinance provides for the authorization of the City Manager to negotiate acquisition.

Section 6 of the ordinance provides for compensation to be paid to the owners of the Property acquired through condemnation action.

Section 7 of the ordinance provides that if any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 8 of the ordinance provides that this Ordinance shall be in full force and effect thirty (30) days after publication of the Ordinance Summary, as required by law.

The full text of the Ordinance is available at the City Clerk's Office, Lakewood City Hall, 6000 Main Street SW, Lakewood, Washington 98499, (253) 589-2489. A copy will be mailed out upon request.

Alice M. Bush, MMC, City Clerk

**Published in the Tacoma News Tribune:** \_\_\_\_\_

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> 11/18/13	<b>TITLE:</b> An <b>ORDINANCE</b> of the City Council setting the 2014 Levy for the City of Lakewood's collection of property tax.	<b>TYPE OF ACTION:</b> <input checked="" type="checkbox"/> <b>ORDINANCE</b> NO. 570
<b>REVIEW:</b> 11/4/13	<b>ATTACHMENTS:</b> 1. <b>ORDINANCE</b> 2. <b><u>Preliminary Certification</u></b> of Assessed Values from the Pierce County Assessor's Office for tax collections in 2014. 3. Pierce County <b><u>Assessor's Property Tax Worksheet</u></b> for the calculation of the levy lid cap – levy rate for the City of Lakewood and for budget year 2014.	<input type="checkbox"/> <b>RESOLUTION</b> <input type="checkbox"/> <b>MOTION</b> <input type="checkbox"/> <b>OTHER</b>

**SUBMITTED BY:** Tho Kraus, Assistant City Manager/Finance & Administrative Services

**RECOMMENDATION:** It is recommended that the City Council adopt this **ORDINANCE** that establishes the 2014 property tax levy increase of \$0 from the 2013 levy amount of \$6,347,649.00.

**DISCUSSION:** The City of Lakewood will assess a levy on all property within the boundaries of the City. The Pierce County Assessor submitted to the City on September 13, 2013 the 2014 preliminary certification of assessed values and subsequent property tax working papers. This working paper identifies the Statutory Rate Limitations for the levy calculation and the lid level rate calculations (101%).

**ALTERNATIVES:** The City Council may elect to reduce the property tax revenues/receivables budget, which would impact the levy rate accordingly and have associated impacts to the 2014 budget.

**FISCAL IMPACT:** Property Tax is allocated in the 2014 budget under BARS number 001.311.10.00.000 within the General Fund.

<u>Tho Kraus/Mary Ann Norquist</u> Prepared by	 _____ City Manager Review
<u>Tho Kraus</u> Department Director	



**Pierce County**

**Mike Lonergan, Assessor-Treasurer**

2401 South 35th Street  
Tacoma, WA 98409-7498  
(253) 798-6111 FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

September 13, 2013

OFFICIAL NOTIFICATION TO: LAKEWOOD

RE: 2013 PRELIMINARY ASSESSED VALUES

**FOR REGULAR LEVY**

Total Taxable Regular Value	4,489,549,212
Highest lawful regular levy amount since 1985	6,281,032.95
Last year's actual levy amount	2013 6,347,649.00
Additional revenue from current year's NC&I	20,977.87
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	0.00
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Last year's additional revenue from increase in state-assessed property	0.00

**FOR EXCESS LEVY**

Taxable Value	4,436,435,855
Timber Assessed Value	not available
Total Taxable Excess Value	4,436,435,855

2013 New Construction and Improvement Value 14,610,413

*If you need assistance or have any questions regarding this information, please contact Kim Fleshman  
253.798.7114 kfleshm@co.pierce.wa.us.*



**Pierce County**

**Mike Lonergan, Assessor-Treasurer**

2401 South 35th Street  
Tacoma, WA 98409-7498  
(253) 798-6111 FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

**TAX LEVY LIMIT 2013 FOR 2014**

LAKWOOD  
> 10,000

**REGULAR TAX LEVY LIMIT:**

	2012
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy (refund levy not included) times limit factor (as defined in RCW 84.55.005).</u>	6,281,032.95
	1.01
	6,343,843.28
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	14,610,413
	1.435816584001
	20,977.87
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	54,542,922
	54,542,922
	0.00
	1.435816584001
	0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	6,364,821.15

**ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:**

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	6,364,821.15
	4,489,549,212
	1.417697156715
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00
	1.417697156715
	0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	6,364,821.15

**LEVY FOR REFUNDS:**

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	6,364,821.15
	0.00
	6,364,821.15
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G, or H)	6,364,821.15
J. Amount of levy under statutory rate limitation.	4,489,549,212
	1.600000000000
	7,183,278.74
K. LESSER OF I OR J	6,364,821.15

ORDINANCE NO. 570

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to ad valorem property taxes; establishing the amount to be raised in 2014 by taxation on the assessed valuation of the property of the City; and setting the property tax levy rate for 2014.

WHEREAS, the City Council of the City of Lakewood has met and considered its budget for the budget years 2013 - 2014; and

WHEREAS, the district's actual levy amount from the previous year was \$6,347,649.00; and

WHEREAS, the population of this district is more than 10,000.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as follows:

SECTION 1. Increase in the Regular Property Tax Levy. An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2014 tax year.

SECTION 2. Dollar and Percentage Increase. The dollar amount of the increase over the actual levy amount from the previous year shall be \$0, which is a percentage increase of 0 percent from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

SECTION 3. Effective Date. That this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance as required by law.

ADOPTED by the City Council this 18th day of November, 2013.

CITY OF LAKEWOOD

\_\_\_\_\_  
Don Anderson, Mayor

Attest:

\_\_\_\_\_  
Alice M. Bush, MMC, City Clerk

Approved as to Form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney

City of Lakewood  
Lakewood City Hall  
6000 Main Street SW  
Lakewood, WA 98499  
(253) 589-2489

**(Legal Notice)**

November 18, 2013.

**NOTICE OF ORDINANCE PASSED  
BY LAKEWOOD CITY COUNCIL**

The following is a summary of an Ordinance passed by the City of Lakewood City Council on the 18th day of November, 2013.

**ORDINANCE NO. 570**

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to ad valorem property taxes; establishing the amount to be raised in 2014 by taxation on the assessed valuation of the property of the City; and setting the property tax levy rate for 2014.

Section 1 of the Ordinance provides for an Increase in the Regular Property Tax Levy to be collected in the 2014 tax year.

Section 2 of the Ordinance provides that the increase over the actual levy amount from the previous year shall be \$0, which is a percentage increase of 0 percent from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 3 of the Ordinance provides that the Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary, and as provided by law.

The full text of the Ordinance is available at the City Clerk's Office, Lakewood City Hall, 6000 Main Street SW, Lakewood, Washington 98499, (253) 589-2489. A copy will be mailed out upon request.

Alice M. Bush, MMC, City Clerk

**Published in the Tacoma News Tribune:** \_\_\_\_\_

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b>  November 18, 2013	<b>TITLE:</b> Conservation Futures grant acceptance and property acquisition.	<b>TYPE OF ACTION:</b> ___ ORDINANCE NO. <u> X </u> RESOLUTION-2013-25 ___ MOTION ___ OTHER
<b>REVIEW:</b> November 13, 2013	<b>ATTACHMENTS:</b> Resolution	

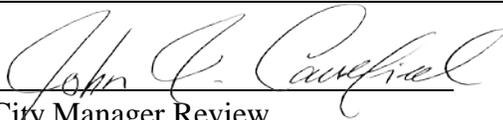
**SUBMITTED BY:** Mary Dodsworth, Parks, Recreation and Community Services Director

**RECOMMENDATION:** It is recommended that the City Council accept the Pierce County Conservation Futures grant in the amount of \$275,000 and authorize the City Manager to execute the necessary agreements to acquire and receive 4.4 acres of land near Wards Lake Park.

**DISCUSSION:** Wards Lake Park is located in the Northeast neighborhood area of Lakewood. Since incorporation, the City has utilized a variety of funding sources to purchase several parcels of contiguous land, remove structures, clean up the site and develop a portion of the area now known as Wards Lake Park. The City applied in 2010 for a Conservation Futures grant to acquire 4.4 additional acres of land adjacent to the park. This project was not high enough on the approval list to be funded in 2011. As the County was closing out their 2011 grant process, and because various projects dropped off the list, the Wards Lake Project became eligible for funding. Pierce County has approved a \$275,000 Conservation Futures grant to offset the purchase of 4.4 acres of land located at 8807 25<sup>th</sup> Avenue South in Lakewood. The City's contribution would be \$200,000.

**ALTERNATIVE(S):** Council could choose to not accept the grant and pay the entire amount of the property purchase (\$475,000). Council could choose to not accept the grant and not purchase the property or increase the size of the park by 4.4 acres. Council could choose to reapply for the grant and see if a larger grant was received to offset the purchase price. Based on changes to the grant program, this project may not be eligible and or be competitive in the Conservation Grant program.

**FISCAL IMPACT:** An appraisal and an appraisal review were completed and the property is valued at \$475,000. Pierce County will pay \$275,000 out of the Conservations Futures Fund. The City would pay approximately \$200,000 from SWM funds. If approved, a budget adjustment would be made at the end of the year.

_____ Prepared by	 _____ City Manager Review
_____ Department Director	

RESOLUTION NO. 2013-25

A RESOLUTION of the City Council of the City of Lakewood,  
Washington, authorizing the acquisition of real property.

WHEREAS, Pierce County, the City of Lakewood and Ronald Sabovich have entered into a tentative agreement for the acquisition of 4.4 acres of land adjacent to Wards Lake Park; and,

WHEREAS, the acquisition of this property and classifying it as open space will ensure there will be public access to the site and proper stewardship of the land.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD,  
WASHINGTON HEREBY RESOLVES, as follows:

Section 1. That the City Manager or designee is authorized to execute appropriate documents relative to the purchase and sale of that real property commonly known as 8807 25<sup>th</sup> Avenue South.

Section 2. Any actions taken by the City Manager or designees to-date in connection with the purchase and sale of the Subject Property be and hereby are ratified.

Section 3. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 18th day of November, 2013.

CITY OF LAKEWOOD

\_\_\_\_\_  
Don Anderson, Mayor

Attest:

\_\_\_\_\_  
Alice M. Bush, MMC, City Clerk

Approved as to Form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED</b> November 18, 2013	<b>TITLE:</b> A RESOLUTION of the City Council of the City of Lakewood, Washington, Ratifying a Application for Open Space Classification	<b>TYPE OF ACTION:</b> — ORDINANCE NO. ✓ RESOLUTION 2013-26 — MOTION — OTHER
<b>REVIEW:</b> November 12, 2013	<b>ATTACHMENTS:</b> Resolution	

**SUBMITTED BY:** David Bugher, Assistant City Manager/ Community Development Director.

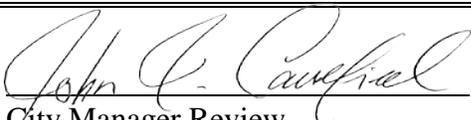
**RECOMMENDATION:** It is recommended that the Mayor and City Council adopt the attached Resolution, affirming the grant of Pierce County Application No. OS3-12 for Case No. OS3-12, RMG Golf Course Management, LLC, on the terms and conditions specified in Pierce County Ordinance 2013-46.

**DISCUSSION:** Chapter 84.34 Revised Code of Washington (RCW) provides an opportunity for certain categories of open space lands, agricultural lands, and timber lands to have a tax structure based upon the *current use* rather than on the traditional fair market value system of *highest and best use*. This alternative taxation method is referred to as the Open Space Current Use Assessment (CUA) Program.

This method of taxation is administered by Pierce County under Pierce County Code, Title 2, Division IV, Management of County Funds and Property, Section 211, Current Use Assessment and Administrative procedures. These regulations provide the mechanism for property owners to apply and participate in this program.

**ALTERNATIVE(S):** Do not pass the Resolution, in which case RMG Golf Course Management, LLC, would be required to pay property taxes based on market land value.

**FISCAL IMPACT:** The fiscal impact of this action upon the City is slightly positive. Should the Resolution be adopted RMG Golf Course Management, LLC receives a tax reduction. However, the reduction in property tax is offset by an increase in property tax on all remaining property owners within the taxing district. This is also a “re-rating” application brought about by a change in property ownership. That means it is subject to Pierce County’s Open Space Public Benefit Rating System which increased the property tax from \$1,968.00 to \$6,244.00.

_____ Prepared by	 _____ City Manager Review
_____ Department Director	

**DISCUSSION, CONTINUED:** In March 2013, RMG Golf Course Management, LLC, made application through the County to designate portions of the Oak Brook Golf Course as Open Space pursuant to RCW 84.34.020(1). County staff reviewed the application stating that it qualified for the open space classification under state law.

The application consists of nine tax assessor parcels. Pierce County has assigned the application a total of 24 points on 128.63 acres under the Open Space Public Benefit Rating System (PBRS). PBRS ranks various open space features and is composed of high, medium and low priority resources, bonus categories and a super bonus category. A minimum of three priority resources points is necessary to qualify for the program and a maximum of 15 priority points is allowed. The number of PBRS points correlates to a percent of market value reduction during the period of eligibility. The nine tax parcels on the Oak Brook Golf Course received the following points:

- 5 high priority resource points for containing agricultural lands;
- 5 high priority resource points for containing wetlands;
- 3 medium priority resource points for containing the Clover/Chambers Creek aquifer recharge area;
- 1 low priority resource point for private parks and golf courses with developed facilities;
- 5 bonus points for providing public access; and
- 5 bonus points for being located within the municipal boundaries of the City of Lakewood.

The County Assessor has indicated that in the 2012 application year, the current property tax for the nine parcels, based on market land value, was \$41,058. Under the previous Open Space Classification, the property tax was \$1,968. With the new application, referred to as a “re-rate application,” the County Assessor can assign a higher tax based on the new PBRS. The new tax, based on the new PBRS, comes to \$6,244.

The County process requires the County Council to conduct a public hearing. That hearing took place on September 24, 2013; there were no public comments. Following the hearing, the County Council adopted Ordinance No. 2013-46, adopting findings of fact and approving the application for Open Space Classification. On October 2, 2013, Pat McCarthy also approved Ordinance No. 2013-46.

On October 22, 2013, the County Clerk submitted correspondence to the City Clerk (received October 25, 2013) requesting that the City Council also take action on the Open Space Classification pursuant to RCW 84.34.037 which states as follows:

[A]pplications for classification of land in an incorporated area shall be acted upon by: (a) A granting authority composed of three members of the county legislative body and three members of the city legislative body in which the land is located in a meeting where members may be physically absent but participating through telephonic connection; or (b) separate affirmative acts by both the county and city legislative bodies (*emphasis added*) where both bodies affirm the entirety of an application without modification or both bodies affirm an application with identical modifications.

The County’s correspondence further indicated that the City Council affirmation must take place by October 31, 2013, or it could jeopardize the tax credit to next year’s property taxes. City staff contacted the Assessor indicating that it was not possible for the City Council to take action so quickly. The City and the Assessor’s representative agreed on the review (November 12) and action dates (November 18); however, it is incumbent on the City to move expeditiously.

Attachments:

Open Space Reclassification Application

Pierce County Planning and Land Services Staff Report

Pierce County Assessor – Treasurer Land Values Report

Pierce County Assessor – Treasurer Fiscal Note

Pierce County Clerk transmittal Letter (includes County Ordinance No. 2013-46)

SOURCE DOCUMENT

PIERCE COUNTY  
APPLICATION FOR CLASSIFICATION OR RECLASSIFICATION  
AS OPEN SPACE FOR CURRENT USE ASSESSMENT  
RCW 84.34

OPEN SPACE LAND MEANS:

- (a) Any land area so designated by a comprehensive land use plan adopted by a city or county authority, or
- (b) Any land area, in which the preservation in its present use would:
  - (i) Conserve and enhance natural or scenic resources,
  - (ii) Protect streams or water supply,
  - (iii) Promote conservation of soils, wetlands, beaches or tidal marshes,
  - (iv) Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space,
  - (v) Enhance recreation opportunities,
  - (vi) Preserve historic sites,
  - (vii) Preserve visual quality along highway, road, and street corridor or scenic vistas, or
  - (viii) Retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the granting authority.
- (c) Or, any land meeting the definition of "farm and agricultural conservation land".

Fees: (a) The non-refundable application fee must be submitted with the application. \$1200.00 in unincorporated or \$1450.00 within city limits. Cities may charge an additional fee. Contact your city to inquire.

(b) Fee for advertising the final public hearing will be billed and payable prior to recording the final contract. The cost varies depending on length of legal. (Approx. \$50.00)

(c) If public access is requested or mandatory, signage requirements are available at the Pierce County Planning and Land Services office.

RE-RATE APPLICATIONS FREE

Name of Applicant: RMG Golf Course Management LLC A site visit must be scheduled for approval.  
 Mail Address: 8102 Zircon Dr. SW List several phone #s where you can be reached (360) 329-5243  
Lakewood, WA 98498 (360) 790-3784  
 E-Mail Address: scucciardi@mccormickwoodsgolf.com

1. Interest in property: Fee owner  Contract Purchaser \_\_\_\_\_ Other \_\_\_\_\_

2. Property location: 8102 Zircon Drive SW, Lakewood, WA 98498

3. Is property within city limits? Yes  No \_\_\_\_\_ If yes, which city? \_\_\_\_\_

4. Assessor's parcel #(s): (see attached)

5. (a) Total acreage of parcel(s): 128.69 (b) Total acreage of unqualified or excluded areas: \_\_\_\_\_

6. Legal description of land to be classified Open Space: (may attach copy) (see attached)  
(see attached)

7. Legal or detailed description of area excluded (if any) from Open Space classification in 5(b) (may attach copy) \_\_\_\_\_

8. Describe the present improvements on this property: (buildings, etc.) Clubhouse, maintenance shed, cart barn

9. Is this land subject to a lease or agreement, which permits any other use than it's present use? Yes \_\_\_\_\_ No   
If yes, attach copy of the lease agreement.

10. Include a Map or Drawing of the Parcel(s), including location of excluded areas and all structures, etc.

11. Is this a reclassification (transfer) under 84.34.070 or 84.33.7 If yes, complete form 64.0060 or 64.0038.

**STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL OF CLASSIFICATION**

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county Treasurer after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
  - (a) The difference between the property tax paid as "Open Space" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
  - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property tax
  - (c) A penalty of 20% shall be applied to the amount determined in (a) & (b) above if the classified land is applied to any other use except through compliance with the property owner's request for withdrawal process, or except as a result of the listed in (2) below
2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:
  - a) Transfer to a governmental entity in exchange for other land located within the State of Washington.
  - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
  - c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the action of a landowner changing the use of such property.
  - d) Official action by an agency of the State of Washington or by the county or city where the land is located changing the use of such land.
  - e) Transfer of land to a church when such land would qualify for property tax exemption pursuant to RCW 84.34.020(2)(c).
  - f) Acquisition of property interest by State agencies or agencies or organizations qualified under RCW 84.34.210 (See RCW 84.34.108(6)(f)).
  - g) Removal of land classified as farm & agricultural land under RCW 84.34.020(2) (e) (farm homestead).
  - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption from notice from the owner to remove the land from classification.
    - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120
    - j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
  - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter continuously since 1993. The date of death shown on the death certificate is the date used.
  - l) (i) The discovery that the land was classified under this chapter in error through no fault of the owner. For purposes of subsection (6)(i), "fault" means a knowingly false or misleading statement, or other act or omission not in good faith that contributed to the approval of classification under this chapter or the failure of the assessor to remove the land from classification under this chapter.  
(ii) For purposes of this subsection (6), the discovery that land was classified under this chapter in error through no fault of the owner is not the sole reason for removal of classification pursuant to subsection (1) of this section if an independent basis for removal exists. Examples of an independent basis for removal include the owner changing the use of the land to meet any applicable income criteria required for classification under this chapter.

**AFFIRMATION**

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the liability involved when the land ceases to be classified as Open Space under provision of CH 84.34 RCW, and the Assessor-Treasurer's office may require pertinent data be periodically submitted as to the continued use of the land. I declare under the penalties for false swearing that this application and any accompanying documents have been prepared by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at a meeting of the Legislature (RCW 84.34.070)

Signatures of all Owner(s) or Contract Purchaser(s):

Date:

RMG Golf Course Management LLC

3/30/20

 Michael Moore, Managing Member

	CATEGORIES	POINT SYSTEM								
<b>PRIORITY RESOURCE</b>  Note: A minimum of three priority resource points are necessary to qualify under the PBRs and not greater than 15 points are allowed	<b>High Priority</b> Agricultural Lands Critical Salmon Habitat Fish & Wildlife Habitat Conservation Areas Marine Waters Prairie Land Streams Wetlands, Estuaries & Tidal Marshes Wooded Areas	5 points each								
	<b>Medium Priority</b> Aquifer Recharge Areas Archaeological Sites Flood Hazard Areas Historic Landmark Sites Lakes Private Open Space Passive Recreation Privately Owned and Operated Recreational Facilities Private Trails & Corridors	3 points each								
	<b>Low Priority</b> Landslide & Erosion Hazard Areas (Steep Slopes) Private Parks & Private Golf Courses w/Developed Facilities Scenic View Points & Corridors Seismic Hazard Areas Volcanic Hazard Areas	1 point each								
<b>BONUS</b>	Public Access Granted (Note: Some priority resource categories require public access.)	5 points								
	Conservation/Historic Easement Granted in Perpetuity (forever)	10 points								
	Site Within a Designated Urban Growth Area (UGA) or the Comprehensive Urban Growth Area (CUGA)	5 points								
<b>SUPER BONUS</b>	Site Is Adjacent to (abuts) or Creates Linkage with Another Open Space Parcel	5 points								
	Properties with at least five priority resource points and which allow a degree of public access appropriate to the sensitivity of the resource(s) and which provide a qualifying conservation easement in perpetuity.	25 points								
Points	0-2	3	6	9	12	15	18	20	25+	
% Reduction of Market Value	0%	20%	30%	40%	50%	60%	70%	80%	90%	

➤ Applications received by Dec 31st, this year

➤ If approved, will receive an Open Space value next year

➤ For property tax due the following year

# Open Space Parcels

<u>Parcel Number:</u>	<u>Assessed Value:</u>	<u>Land Use Code:</u>	<u>Acres</u>
0220284013 ✓ ✓ 42	\$577,800.00	9400	11.91 ✓
0220284020 ✓ ✓ 44	\$1,426,100.00	9400	29.32 ✓
0220273007 ✓ H 27 32	\$900.00	9400	.02 ✓
0220284017 ✓ ✓ 41	\$318,400.00	9400	6.67 ✓
0220281017 ✓ ✓ 14	\$241,300.00	9400	5.83 ✓
0220272007 ✓ ✓ 23 23	\$312,800.00	9400	6.53 ✓
6430403841 ✓ ✓ 27 32	\$3,219,800.00	9400	67.89 ✓
<del>6430403870 ✓ ✓ 27 32</del>	<del>\$200.00</del>	<del>9400</del>	<del>.06</del>
6430400480 ✓ ✓ 27 32	\$11,600.00	9400	.28 ✓
6430400491 ✓ ✓ 27 32	\$6,600.00	9400	.16 ✓
6430401181 ✓ ✓ 27 23	\$700.00	9400	.02 ✓
			128.6

~~128.54~~  
 128.63  
 .02

**SCHEDULE B**  
(Continued)

2. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 0220284013      *Open Space*  
Levy Code: 760  
Assessed Value-Land: \$468,000.00  
Assessed Value-Improvements: \$77,400.00

General and Special Taxes:  
Billed: \$1,293.40  
Paid: \$0.00  
Unpaid: \$1,293.40

Affects: Portion of Parcel A

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 0220284020      *Open Space*  
Levy Code: 760  
Assessed Value-Land: \$1,152,300.00  
Assessed Value-Improvements: \$193,700.00

General and Special Taxes:  
Billed: \$3,195.91  
Paid: \$0.00  
Unpaid: \$3,195.91

Affects: Portion of Parcel A

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 0220273007      *Open Space*  
Levy Code: 760  
Assessed Value-Land: \$800.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:  
Billed: \$6.93  
Paid: \$0.00  
Unpaid: \$6.93

Affects: Portion of Parcel A

**SCHEDULE B**  
(Continued)

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 0220284017      *Open Space*  
Levy Code: 760  
Assessed Value-Land: \$262,000.00  
Assessed Value-Improvements: \$38,700.00

General and Special Taxes:  
Billed: 668.17  
Paid: \$0.00  
Unpaid: \$668.17

Affects: Portion of Parcel A

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 0220281017      *open space*  
Levy Code: 760  
Assessed Value-Land: \$229,100.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:  
Billed: \$106.08  
Paid: \$0.00  
Unpaid: \$106.08

Affects: Portion of Parcel A

7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 0220272007      *Open Space*  
Levy Code: 760  
Assessed Value-Land: \$256,600.00  
Assessed Value-Improvements: \$38,700.00

General and Special Taxes:  
Billed: \$666.24  
Paid: \$0.00  
Unpaid: \$666.24

Affects: Portion of Parcel A

**SCHEDULE B**  
(Continued)

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6430400871  
Levy Code: 760  
Assessed Value-Land: \$11,300.00  
Assessed Value-Improvements: \$3,800.00

*open Spad*

General and Special Taxes:  
Billed: \$324.87  
Paid: \$0.00  
Unpaid: \$324.87

Affects: Lot 1, Block 6, of Parcel B

9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6430403830  
Levy Code: 760  
Assessed Value-Land: \$78,000.00  
Assessed Value-Improvements: \$26,600.00

*Not open Spad*

General and Special Taxes:  
Billed: \$2,109.92  
Paid: \$0.00  
Unpaid: \$2,109.92

Affects: Tract C of Parcel B

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6430403860  
Levy Code: 760  
Assessed Value-Land: \$139,600.00  
Assessed Value-Improvements: \$1,040,200.00

*Not open Spad*

General and Special Taxes:  
Billed: \$19,283.63  
Paid: \$0.00  
Unpaid: \$19,283.63

Affects: Tract F of Parcel B

**SCHEDULE B**

(Continued)

11. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6430403841  
Levy Code: 760  
Assessed Value-Land: \$2,668,100.00  
Assessed Value-Improvements: \$374,500.00

*Not open Space*

General and Special Taxes:  
Billed: \$7,159.61  
Paid: \$0.00  
Unpaid: \$7,159.61

Affects: Parcel B of Boundary Line Adjustment No. 200308065008 of Parcel B and portion of Lot 1, Block 12, Oakbrook 4th Addition in Parcel D

12. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6430400480  
Levy Code: 760  
Assessed Value-Land: \$11,000.00  
Assessed Value-Improvements: \$0.00

*Not open Space*

General and Special Taxes:  
Billed: \$26.60  
Paid: \$0.00  
Unpaid: \$26.60

Affects: Lot 1, Block 5 of Parcel C

13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6430400491  
Levy Code: 760  
Assessed Value-Land: \$6,300.00  
Assessed Value-Improvements: \$0.00

*Not open Space*

General and Special Taxes:  
Billed: \$24.90  
Paid: \$0.00  
Unpaid: \$24.90

Affects: Portion of Lot 2, Block 5, in Parcel C

**SCHEDULE B**  
(Continued)

14. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6430408870  
Levy Code: 760  
Assessed Value-Land: \$200.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes: (less than \$500 market value)  
Billed: \$0.00  
Paid: \$0.00  
Unpaid: \$0.00

Affects: Tract G of Parcel D

*Open Space*

*DOES NOT QUALIFY  
NOT ABUTTING  
COURSE*

15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 0220284019  
Levy Code: 760  
Assessed Value-Land: \$7,300.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:  
Billed: \$110.41  
Paid: \$0.00  
Unpaid: \$110.41

Affects: Parcel E

*Not open Space*

16. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6454500151  
Levy Code: 760  
Assessed Value-Land: \$22,400.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:  
Billed: \$325.07  
Paid: \$0.00  
Unpaid: \$325.07

Affects: Parcel F

*Not open Space*

**SCHEDULE B**  
(Continued)

17. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2012  
Tax Account Number: 6430401181  
Levy Code: 760  
Assessed Value-Land: \$700.00  
Assessed Value-Improvements: \$0.00

*Open Space*

General and Special Taxes:  
Billed: \$6.93  
Paid: \$0.00  
Unpaid: \$6.93

Affects: Parcel G

18. The Land has been classified as open space and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No. 2517701

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Pierce County Assessor's Records Section or the Company for additional information.

Affects: Parcel Nos. 0220284013, 0220284020, 0220273007, 0220284017, 0220281017, 0220272007, 6430403841, 6430403870, 6430400480, 6430400491 and 6430401181.

19. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$2,365,000.00  
Dated: September 1, 2009  
Trustor/Grantor: Oakbrook Golf & Country Club, a Washington state non-profit corporation  
Trustee: The Talon Group, a division of First American Title Insurance Co.  
Beneficiary: Oakbrook Investors, LLC., a Washington state limited liability company  
Loan No.: not disclosed  
Recording Date: September 24, 2009  
Recording No: 200909240626

20. Real Estate Environmental Indemnity between Oakbrook Golf & County Club, Indemnitor, to and for benefit of Oakbrook Investors, LLC., a Washington limited liability company, lender, recorded under Auditor's No. 200909240627.

Commitment No. 6485389-C

**LEGAL DESCRIPTION  
SCHEDULE A CONTINUED**

The land referred to in this Commitment is described as follows:

PARCEL A:

THAT CERTAIN REAL PROPERTY SITUATE IN PIERCE COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1, BLOCK 2, OAKBROOK 4TH ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 35 OF PLATS, PAGES 27 TO 35, INCLUSIVE, WHICH IS A RE-RECORD OF PLAT RECORDED IN BOOK 31 OF PLATS, PAGES 52 TO 60, INCLUSIVE, RECORDS OF PIERCE COUNTY, SAID WESTERLY CORNER IS MARKED BY AN IRON BAR; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING COURSES:

SOUTH 45°34'38" WEST 407.30 FEET;  
SOUTH 62°19'51" WEST 237.35 FEET;  
SOUTH 89°19'21" WEST 112.13 FEET;  
NORTH 87°51'19" WEST 260.01 FEET;  
SOUTH 86°08'07" WEST 318.61 FEET;  
SOUTH 59°12'11" WEST 314.86 FEET;  
NORTH 83°59'01" WEST 90.00 FEET;  
SOUTH 51°18'39" WEST 184.12 FEET;  
SOUTH 59°22'58" WEST 55.00 FEET;  
NORTH 85°52'42" WEST 73.74 FEET;  
NORTH 56°42'02" WEST 78.98 FEET;  
NORTH 43°28'24" WEST 234.24 FEET;  
NORTH 50°46'56" EAST 724.41 FEET;  
NORTH 81°34'31" EAST 530.09 FEET;  
NORTH 65°28'54" EAST 693.57 FEET;  
NORTH 27°55'46" EAST 255.07 FEET;  
NORTH 02°07'30" EAST 67.91 FEET;  
NORTH 25°09'36" WEST 113.09 FEET;  
NORTH 56°45'45" WEST 124.37 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A";  
THENCE NORTH 88°50'11" WEST 922.96 FEET;  
NORTH 72°36'29" WEST 131.55 FEET;  
NORTH 69°28'15" WEST 175.06 FEET;  
NORTH 60°30'02" WEST 184.97 FEET;  
NORTH 07°33'36" EAST 242.01 FEET;  
SOUTH 84°00'43" EAST 382.86 FEET;  
NORTH 89°48'05" EAST 196.84 FEET;  
NORTH 81°19'35" EAST 273.03 FEET;  
NORTH 63°14'16" EAST 222.40 FEET;  
NORTH 52°10'30" EAST 480.77 FEET;  
NORTH 50°07'39" EAST 685.00 FEET;  
NORTH 45°59'37" EAST 289.57 FEET;  
NORTH 52°26'14" EAST 257.22 FEET;  
AND NORTH 62°20'25" EAST 273.55 FEET TO THE MOST WESTERLY CORNER OF TRACT F OF SAID OAKBROOK 4TH ADDITION, LAST SAID WESTERLY CORNER BEING ALSO A POINT ON THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG THE WESTERLY BOUNDARY THE

**SCHEDULE A CONTINUED**

(Continued)

FOLLOWING COURSES:

SOUTH 23°14'13" EAST 308.38 FEET;

SOUTH 41°49'48" WEST 692.35 FEET;

SOUTH 29°44'08" WEST 367.09 FEET;

AND SOUTH 18°42'24" WEST 345.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1 OF SAID OAKBROOK 4TH ADDITION; THENCE FROM SAID CORNER AND LEAVING THE WESTERLY BOUNDARY, SOUTH 27°01'44" WEST 144.47 FEET; THENCE SOUTH 21°47'53" EAST 44.67 FEET TO A POINT ON THE ARC OF A CURVE WHOSE CENTER BEARS NORTH 21°47'53" WEST 305.00 FEET FROM LAST SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°19'45" A DISTANCE OF 17.72 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 1 OF SAID OAKBROOK 4TH ADDITION, SAID CORNER BEING ALSO A POINT ON SAID WESTERLY BOUNDARY OF OAKBROOK 4TH ADDITION; THENCE FROM LAST SAID CORNER ALONG THE WESTERLY BOUNDARY THE FOLLOWING COURSES:

SOUTH 25°07'38" EAST 50.00 FEET;

SOUTH 35°23'51" EAST 110.00 FEET;

SOUTH 07°38'48" WEST 20.00 FEET;

SOUTH 57°24'22" WEST 85.00 FEET;

SOUTH 09°42'29" EAST 90.00 FEET;

SOUTH 19°30'13" EAST 75.00 FEET;

AND SOUTH 58°35'43" EAST 50.00 FEET TO THE MOST WESTERLY CORNER OF LOT 8, BLOCK 2 OF OAKBROOK 4TH ADDITION;

THENCE LEAVING THE WESTERLY BOUNDARY SOUTH 77°57'24" WEST 90.00 FEET;

THENCE SOUTH 25°15'44" WEST 335.62 FEET TO THE WESTERLY CORNER OF LOT 4, BLOCK 2 OF OAKBROOK 4TH ADDITION, BEING ALSO A POINT ON THE SAID WESTERLY BOUNDARY;

THENCE ALONG THE WESTERLY BOUNDARY THE FOLLOWING COURSES:

SOUTH 19°56'38" WEST 95.13 FEET;

THENCE SOUTH 19°55'37" WEST 93.90 FEET;

AND SOUTH 26°54'50" WEST 89.93 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT POINT "A" HEREINABOVE MENTIONED;

THENCE SOUTH 56°45'45" EAST 89.38 FEET ALONG THE COURSE HEREINABOVE MENTIONED AS HAVING A LENGTH OF 124.37 FEET AND A BEARING OF NORTH 56°45'45" WEST TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 30°10'28" EAST 48.82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°25'18" A DISTANCE OF 68.21 FEET;

THENCE TANGENT TO SAID CURVE NORTH 19°45'10" EAST 16.67 FEET;

THENCE THE FOLLOWING COURSES:

NORTH 71°37'51" WEST 90.48 FEET;

NORTH 82°00'00" WEST 243.14 FEET;

NORTH 01°03'11" EAST 175.00 FEET;

NORTH 23°27'00" EAST 169.89 FEET;

NORTH 37°17'36" WEST 176.29 FEET;

NORTH 52°10'30" EAST 50.00 FEET;

SOUTH 37°17'36" EAST 142.11 FEET;

NORTH 50°15'28" EAST 18.81 FEET;

NORTH 59°24'38" EAST 276.55 FEET;

**SCHEDULE A CONTINUED**

(Continued)

NORTH 81°02'10" EAST 91.56 FEET;  
SOUTH 69°58'57" EAST 120.03 FEET;  
SOUTH 10°07'14" EAST 124.58 FEET;  
SOUTH 18°22'09" WEST 324.03 FEET;  
SOUTH 70°14'50" EAST 211.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT,  
HAVING A RADIUS OF 114.29 FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°02'36" A DISTANCE OF 63.92  
FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 305.00  
FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'12" A DISTANCE OF 68.33  
FEET;  
THENCE ALONG A RADIAL LINE TO SAID CURVE SOUTH 25°07'38" EAST 50.00 FEET TO A POINT  
ON A CURVE TO THE RIGHT, BEING CONCENTRIC WITH THE LAST MENTIONED CURVE AND  
HAVING A RADIUS OF 355.00 FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'12" A DISTANCE OF 79.54  
FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 164.29 FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°02'36" A DISTANCE OF 91.88  
FEET;  
THENCE TANGENT TO SAID CURVE NORTH 70°14'50" WEST 222.53 FEET TO THE BEGINNING  
OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.42  
FEET;  
THENCE TANGENT TO SAID CURVE SOUTH 19°45'10" WEST 131.54 FEET TO THE BEGINNING  
OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET;  
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°25'18" A DISTANCE OF 77.30  
FEET;  
THENCE TANGENT TO SAID CURVE SOUTH 30°10'28" WEST 61.10 FEET;  
THENCE NORTH 25°09'36" EAST 18.30 FEET;  
THENCE NORTH 56°45'45" WEST 34.99 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID PARCEL A CONVEYED TO SAMUEL J. HUNTER AND SYBIL R.  
HUNTER, HUSBAND AND WIFE, BY DEED DATED MAY 29, 1968 AND RECORDED SEPTEMBER 11,  
1968 UNDER AUDITOR'S NO. 2257855, AND

EXCEPT THAT PORTION OF SAID PARCEL A, IF ANY, LYING WITHIN THAT CERTAIN TRACT OF  
LAND CONVEYED TO UNITED HOMES CORPORATION, A DELAWARE CORPORATION, BY DEED  
DATED JULY 9, 1969 AND RECORDED JULY 15, 1969 UNDER AUDITOR'S NO. 2303735.

PARCEL B:  
LOT 1, BLOCK 6, TRACTS C AND F, OAKBROOK 4TH ADDITION, ACCORDING TO PLAT  
RECORDED IN BOOK 35 OF PLATS, PAGES 27 TO 35, INCLUSIVE, WHICH IS A RE-RECORD OF  
PLAT RECORDED IN BOOK 31 OF PLATS, PAGES 52 TO 60, INCLUSIVE,  
IN PIERCE COUNTY, WASHINGTON

ALSO REVISED PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S  
NO. 200308065008, IN PIERCE COUNTY, WASHINGTON. (BEING A PORTION OF TRACT D OF  
SAID PLAT OF OAKBROOK 4TH ADDITION)

Commitment No. 6485389-C

**SCHEDULE A CONTINUED**  
(Continued)

**PARCEL C:**

LOT 1, BLOCK 5, OAKBROOK 4TH ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 35 OF PLATS, PAGES 27 TO 35, INCLUSIVE, WHICH IS A RE-RECORD OF PLAT RECORDED IN BOOK 31 OF PLATS, PAGES 52 TO 60, INCLUSIVE, AND THAT PORTION OF LOT 2, BLOCK 5, OF SAID OAKBROOK 4TH ADDITION, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 5, OAKBROOK 4TH ADDITION;  
THENCE SOUTH 85°12'38" WEST 156.40 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID POINT BEING SOUTH 47°14'04" EAST 15.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2.

**PARCEL D:**

A PORTION OF LOT 1, BLOCK 12, OAKBROOK 4TH ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK 35 OF PLATS, PAGES 27 TO 35, INCLUSIVE, WHICH IS A RE-RECORD OF PLAT RECORDED IN BOOK 31 OF PLATS, PAGES 52 TO 60, INCLUSIVE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT;  
THENCE NORTH 28°13'08" WEST 87.14 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT;  
THENCE NORTH 59°45'52" EAST 46.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT;  
THENCE SOUTH 00°50'15" EAST 99.96 FEET TO THE POINT OF BEGINNING.

ALSO TRACT G, OAKBROOK 4TH ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK 35 OF PLATS, PAGES 27 TO 35, INCLUSIVE, WHICH IS A RE-RECORD OF PLAT RECORDED IN BOOK 31 OF PLATS, PAGES 52 TO 60, INCLUSIVE.

**PARCEL E:**

THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 8, BLOCK 2, PLAT OF OAKBROOK 4TH ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK 35 OF PLATS, PAGES 27 TO 35, INCLUSIVE, WHICH IS A RE-RECORD OF PLAT RECORDED IN BOOK 31 OF PLATS, PAGES 52 TO 60, INCLUSIVE, RECORDS OF PIERCE COUNTY, WASHINGTON;  
THENCE SOUTH 77°57'24" WEST A DISTANCE OF 123.96 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 8 AND THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 77°57'24" WEST 90.00 FEET;  
THENCE SOUTH 25°15'44" WEST 335.62 FEET TO THE MOST WESTERLY CORNER OF LOT 4, SAID BLOCK 2, OAKBROOK 4TH ADDITION;  
THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID OAKBROOK 4TH ADDITION TO THE MOST WESTERLY CORNER OF SAID LOT 8 AND THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO W. ALAN STOLTENBERG VIA STATUTORY WARRANTY

Commitment No. 6485389-C

**SCHEDULE A CONTINUED**

(Continued)

DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 2766063, DATED SEPTEMBER 20, 1977.

**PARCEL F**

A PARCEL OF LAND SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT MARKING THE INTERSECTION OF THE CENTER LINE OF ZIRCON DRIVE S.W. WITH THE EASTERLY BOUNDARY OF OAK RIDGE SECOND ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 45 OF PLATS, PAGE 35, AS RECORDED UNDER AUDITOR'S FEE NO. 2468427, RECORDS OF PIERCE COUNTY AUDITOR; THENCE ALONG THE EASTERLY BOUNDARY OF SAID OAK RIDGE SECOND ADDITION SOUTH 11°30'47" EAST TO THE SOUTHERLY LINE OF ZIRCON DRIVE S.W. AND THE EASTERLY CORNER OF LOT A, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE SOUTHERLY LINE OF LOT A SOUTH 62°20'25" WEST 227.63 FEET; THENCE NORTH 17°56'09" WEST, 46.91 FEET TO THE SOUTH LINE OF ZIRCON DRIVE S.W.; THENCE ALONG THE SOUTH LINE OF SAID ZIRCON DRIVE S.W. NORTH 72°03'51" EAST 105.93 FEET TO THE POINT OF CURVATURE OF A 770.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 86.32 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG THE SOUTH LINE OF ZIRCON DRIVE S.W. NORTH 78°29'13" EAST 32.49 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL G:**

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 32, BLOCK 6, OAKBROOK 4TH ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 35 OF PLATS AT PAGES 27 TO 35, INCLUSIVE, WHICH IS A RE-RECORD OF PLAT RECORDED IN BOOK 31 OF PLATS AT PAGES 52 TO 60, INCLUSIVE, IN PIERCE COUNTY, WASHINGTON; THENCE NORTH 40 DEGREES 04' 24" EAST ALONG THE NORTHERLY LINE OF SAID LOT 19.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 40 DEGREES 04' 24" EAST 61.32 FEET; THENCE SOUTH 86 DEGREES 07' 56" EAST 31.44 FEET; THENCE SOUTH 57 DEGREES 41' 29" WEST 83.82 FEET TO THE TRUE POINT OF BEGINNING.

# CountyView Web Map



## Map Legend

Highlighted Tax  
Parcels

Tax Parcels

- Base Parcel
- Condominium
- Other

County - 2008 - Ortho

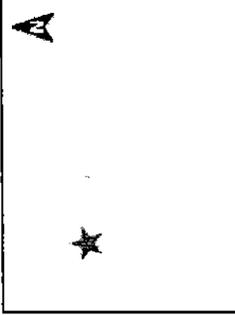
Roads

- Interstate
- Limited Access State Routes

Other State Routes

- Ramps
- Major Arterial
- Collector
- Local Access

Pierce County  
Basemap



Printed: 5/7/12 8:20 AM



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos may not align with other data. The County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. The County makes no warranty of fitness for a particular purpose.



2401 South 35th Street  
Tacoma, Washington 98409-7460

**STAFF REPORT**

**DATE:** April 26, 2013

**TO:** Joint Determining Authority of Pierce County and City of Lakewood

**FROM:** Sean Gaffney, Manager, Long Range Planning

**BY:** Chad R. Williams, Associate Planner, Long Range Planning

**SUBJECT:** Current Use Assessment Case No. OS3-12 (JDA)

**APPLICANT:** RMG Golf Course Management, LLC

CLASSIFICATION REQUESTED: Open Space (Re-Rate)

LOCATION OF PROPERTY: 8102 Zircon Drive South West, Lakewood vicinity in the NW ¼ of the SW ¼ and the SW ¼ of the NW ¼ of Section 27 and in the NE ¼ of the SE ¼, the SE ¼ of the NW ¼ and the SE ¼ of the SE ¼ of Section 28, Township 20N, Range 2E, W.M.

ABBREVIATED TAX PARCEL DESCRIPTIONS:

0220272007; OAKBROOK GOLF COURSE COM AT NE COR OF NW OF SE OF SEC 28 TH S 89 DEG 58 MIN 12 SEC E 146.70 FT TH S 37 DEG 17 MIN 36 SEC E 38.12 FT TH N 52 DEG 42 MIN 24 SEC E 50 FT TH S 37 DEG 17 MIN 36 SEC E 196.01 FT TH N 52 DEG 10 MIN 30 SEC E 346.82 FT TH N 50 DEG 07 MIN 39 SEC E 685 FT TH N 45 DEG 59 MIN 37 SEC E 289.57 FT TO POB TH N 52 DEG 26 MIN 14 SEC E 257.22 FT TH N 62 DEG 20 MIN 25 SEC E 273.55 FT TO NW COR OF TR F OF OAKBROOK 4TH ADD TH S 23 DEG 14 MIN 13 SEC E 308.38 FT TH S 41 DEG 49 MIN 48 SEC W 677.74 FT TH S 29 DEG 44 MIN 08 SEC W TO INTER S LI OF NW OF SD SEC 27 TH W ON S LI TO SW COR OF SD NW TH N ON W LI OF SD NW TO INTER A LI S 45 DEG 59 MIN 37 SEC W OF POB TH N 45 DEG 59 MIN 37 SEC E TO THE POB SEG F 6123 DC9/25/03JU CURRENT USE OPEN SPACE ORIGINALLY APPROVED IN 1973, WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

0220273007; OAKBROOK GOLF COURSE COM AT NW COR OF L6 B1 OF OAKBROOK 4TH ADD TH N 29 DEG 44 MIN 08 SEC E TO INTER W LI OF SW OF SEC 27 & POB TH N ON SD W LI TO NW COR OF SW TH E ON N LI OF SD SW TO INTER A LI N 29 DEG 44 MIN 08 SEC E TH S 29 DEG 44 MIN 08 SEC W TO POB SEG F 6123 DC9/25/03JU CURRENT USE OPEN SPACE ORIGINALLY APPROVED IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX

0220281017; OAKBROOK GOLF COURSE THAT POR OF SE OF NE LY S OF FOLL  
DESC LI BEG AT SW COR OF SE OF NE TH S 89 DEG 58 MIN 12 SEC E 146.70 FT TH S  
37 DEG 17 MIN 36 SEC E 38.12 FT TH N 52 DEG 42 MIN 24 SEC E 50 FT TH S 37 DEG 17  
MIN 36 SEC E 196.01 FT TH N 52 DEG 10 MIN 30 SEC E 346.82 FT TH N 50 DEG 07 MIN  
39 SEC E 685 FT TH N 45 DEG 59 MIN 37 SEC E 289.57 FT & TERMINUS OF SD LI F6123  
DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED IN  
1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

0220284013; OAKBROOK GOLF COURSE COM AT NE COR OF NW OF SE TH S 89 DEG  
58 MIN 12 SEC E 146.70 FT TH S 37 DEG 17 MIN 36 SEC E 38.12 FT TH N 52 DEG 42 MIN  
24 SEC E 50 FT TH S 37 DEG 17 MIN 36 SEC E 196.01 FT TO POB TH S 37 DEG 17 MIN  
36 SEC E 142.11 FT TH N 50 DEG 15 MIN 28 SEC E 18.81 FT TH N 59 DEG 24 MIN 38 SEC  
E 276.55 FT TH N 81 DEG 02 MIN 10 SEC E 91.56 FT TH S 69 DEG 58 MIN 57 SEC E  
120.03 FT TH S 10 DEG 07 MIN 14 SEC E 124.58 FT TH S 18 DEG 22 MIN 09 SEC W  
324.03 FT TH S 70 DEG 14 MIN 50 SEC E 211.80 FT TH ON A C TO L WITH A RAD OF  
114.29 FT A DIST OF 63.92 FT TH ON A C TO L WITH A RAD OF 305 FT A DIST OF  
50.61 FT TH N 21 DEG 47 MIN 53 SEC W 44.67 FT TH N 27 DEG 01 MIN 44 SEC E 144.47  
FT TO MOST NLY COR OF L 1 B 1 OAKBROOK 4TH ADD TH N 18 DEG 42 MIN 24 SEC  
E 345 FT TH N 29 DEG 44 MIN 08 SEC E TO INTER E LI OF SE TH N ON SD E LI TO NE  
COR OF SD SE TR W ON SD N LI TO INTER A LI N 52 DEG 10 MIN 30 SEC E OF THE  
POB TH S 52 DEG 10 MIN 30 SEC W TO THE POB ASSESSED W SUBD LD VALUE  
EASE OF REC ETN 701500 PER SUPERIOR CT CAUSE #236774 SEG F-6123 DC0226RJ6-  
24-88 DC08-19-94SG DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34  
ORIGINALLY APPROVED IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

0220284020; OAKBROOK GOLF COURSE BEG AT MOST WLY COR L 1 B 2  
OAKBROOK 4TH ADD TH S 45 DEG 34 MIN 38 SEC E 407.30 FT TH S 62 DEG 19 MIN 51  
SEC W 237.35 FT TH S 89 DEG 19 MIN 21 SEC W 112.13 FT TH N 87 DEG 51 MIN 19 SEC  
W 260.01 FT TH S 86 DEG 08 MIN 07 SEC W 318.61 FT TH S 59 DEG 12 MIN 11 SEC W  
314.86 FT TH N 83 DEG 59 MIN 01 SEC W 90 FT TH S 51 DEG 18 MIN 39 SEC W 184.12  
FT TH S 59 DEG 22 MIN 58 SEC W 55 FT TH N 85 DEG 52 MIN 42 SEC W 73.74 FT TH N  
56 DEG 42 MIN 02 SEC W 78.98 FT TH N 43 DEG 28 MIN 24 SEC W 234.24 FT TH N 50  
DEG 46 MIN 56 SEC E 724.41 FT TH N 81 DEG 34 MIN 31 SEC E 530.09 FT TH N 65 DEG  
28 MIN 54 SEC E 693.57 FT TH N 27 DEG 55 MIN 46 SEC E 255.07 FT TH N 02 DEG 07  
MIN 30 SEC E 67.91 FT TH N 25 DEG 09 MIN 36 SEC W 94.79 FT TH N 30 DEG 10 MIN 28  
SEC E 61.10 FT TH ON A C TO L WITH A RAD OF 425 FT A DIST OF 77.30 FT TH N 19  
DEG 45 MIN 10 SEC E 131.54 FT TH ON A C TO R WITH A RAD OF 20 FT A DIST OF  
31.42 FT TH S 70 DEG 14 MIN 50 SEC E 222.53 FT TH ON A C TO L WITH A RAD OF  
164.29 FT A DIST OF 91.88 FT TH ON A C TO L WITH A RAD OF 355 FT A DIST OF  
79.54 FT TH S 35 DEG 23 MIN 51 SEC E 110 FT TH S 07 DEG 38 MIN 48 SEC W 20 FT TH  
S 57 DEG 24 MIN 22 SEC W 85 FT TH S 09 DEG 42 MIN 29 SEC E 90 FT TH S 19 DEG 30  
MIN 13 SEC E 75 FT TH S 58 DEG 35 MIN 43 SEC E 50 FT TO MOST WLY COR OF L 8 B  
2 OAKBROOK 4TH ADD TH LEAVING WLY BDY S 77 DEG 57 MIN 24 SEC W 90 FT  
TH S 25 DEG 15 MIN 44 SEC W 335.62 FT TO WLY COR L 4 B 2 OAKBROOK 4TH ADD

TH S 19 DEG 56 MIN 38 SEC W 95.13 FT TH S 19 DEG 55 MIN 37 SEC W 93.90 FT TH S 26 DEG 54 MIN 50 SEC W 89.93 FT TO BEG SEG F-6378 DC08-19-94SG DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

6430400480; OAKBROOK 4TH ADD OAKBROOK GOLF COURSE L 1 B 5 DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

6430400491; OAKBROOK 4TH ADD OAKBROOK GOLF COURSE THAT POR OF L2 B5 LY SLY OF FOLL DESC LI BEG AT SE COR OF L 2 B 5 TH S 85 DEG 12 MIN 38 SEC W 156.40 FT TO PT ON W LI OF SD L 2 SD PT BEING S 47 DEG 14 MIN 04 SEC E 15 FT FROM NW COR SD L 2 & TERM OF SD LI SEG F 3407 DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

6430401181; OAKBROOK 4TH ADD OAKBROOK 4TH ADD OAKBROOK GOLF COURSE THAT PART OF L 32 B 6 DESC AS FOLL COM AT MOST WLY COR OF L 32 TH ALG N LI OF SD L 32 N 40 DEG 04 MIN 24 SEC E 19.84 FT TO POB TH CONT N 40 DEG 04 MIN 24 SEC E 61.32 FT TH S 86 DEG 07 MIN 56 SEC E 31.44 FT TH S 57 DEG 41 MIN 29 SEC W 83.82 FT TO POB SEG G 4050 CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED 1973 BUT WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

6430403841; OAKBROOK 4TH ADD OAKBROOK GOLF & COUNTRY CLUB PARCEL B DBLR 2003-08-06-5008 DESC AS FOLL TR D EXC FOLL BEG AT MOST NLY COR OF L 1 B 12 TH S 59 DEG 45 MIN 52 SEC W 74 FT ALG NWLY LI OF SD LOT TH N 00 DEG 50 MIN 15 SEC W 36.73 FT TH N 13 DEG 44 MIN 39 SEC E 80.60 FT TH S 30 DEG 14 MIN 08 SEC E 90 FT ALG SWLY LI OF TURQUOISE DR SW TO BEG TOG/W THAT POR OF L 1 B 12 DESC AS FOLL BEG AT MOST SLY COR OF SD LOT TH N 28 DEG 13 MIN 08 SEC W 87.14 FT ALG SWLY LI OF SD LOT TH N 59 DEG 45 MIN 52 SEC E 46 FT ALG NWLY LI OF SD LOT TH S 00 DEG 50 MIN 15 SEC E 99.96 FT TO BEG EXC POR CYD BY SUP CT CS # 91-2-00743-3 & DESC AS FOLL BEG AT MOST ELY COR L 14 B 12 TH S 25 DEG 25 MIN 50 SEC W ALG ELY LI SD L 14 85.23 FT TH S 54 DEG 56 MIN 43 SEC W 65 FT TO MOST SLY COR SD L 14 TH N 62 DEG 11 MIN 23 SEC E 112.5 FT TH N 01 DEG 53 MIN 52 SEC E 58.94 FT TO SLY LI TURQUOISE DR TH N 75 DEG 35 MIN 14 SEC W 12 FT TO POB ALSO EXC FOLL DESC PROP BEG AT MOST SLY COR L 24 B 11 TH N 46 DEG 21 MIN 26 SEC W ALG SWLY LI SD L 24 32.39 FT TO SELY COR L 23 B 11 TH S 24 DEG 54 MIN 50 SEC W ALG SLY LI SD L 23 57 FT TH S 54 DEG 23 MIN 17 SEC W 60 FT TO SWLY COR SD L 23 TH N 74 DEG 54 MIN 29 SEC E 77.10 FT TO POB SEG F 6715 DC/BL 06-17-03BL DC/9/25/03BL CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED 1973, EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

GROSS ACREAGE OF PROPERTY OWNERSHIP: 128.65 acres

JDA of Pierce County and City of Lakewood  
OS3-12  
April 26, 2013  
Page 4

PORTION OF PROPERTY REQUESTED FOR CURRENT USE ASSESSMENT: 128.65  
acres

ASSESSOR-TREASURER'S USE CODE ON THE PROPERTY: 9400-CU OPEN SPACE  
RCW 84.34 CURRENT USE

DATE OF SITE VISIT: May 31, 2013

PHYSICAL CHARACTERISTICS OF PROPERTY: Oakbrook is a mature, fully developed golf course located in the northerly portion of the City of Lakewood above the Chambers Creek gorge. The course is lined with single family residences, condominiums and contains a mix of mature conifers and oak trees throughout the property. Oakbrook is a well maintained golf course that is open to the public and offers challenges for golfers of all skill levels.

GENERAL CHARACTERISTICS OF SURROUNDING AREA: Residential

APPLICATION OF THE COUNCIL ADOPTED PUBLIC BENEFIT RATING SYSTEM (PBRS) TO THIS PROPERTY PIERCE COUNTY CODE 2.114.060 (Adopted by Ordinance 2009-45s).

Eligibility for the PBRS program is described in the Pierce County Code as follows:

***2.114.060D. Public Benefit Rating System Program Eligibility.***

- 1. Each property described in an application for open space land classification shall be evaluated for the presence of open space priority resources and bonus categories listed in Appendix A, Table 2.114-1 (See attached).***
- 2. A minimum of three priority resource points is necessary to qualify under the program. This would be one high priority resource for five points or one medium resource for three points or three low priority resource types for three points.***
- 3. A maximum of 25 points are allowed.***
- 4. Bonus categories and points are offered for proposals which grant public access, have lands which are located within an urban designation, dedicate a conservation or historic easement, or provide linkage of open space parcels. Additional eligibility criteria for bonus categories is set forth in subsection K.***
- 5. If a priority resource category definition or eligibility criteria includes a component set forth in a bonus category, then points from that bonus category are automatically factored into the proposal, i.e., trails would automatically qualify for five public access points.***

6. *Qualification for a priority resource category is determined based on the definitions and eligibility criteria and is not limited by referenced data sources and examples.*

A review of the submitted application identifies two high priority resource categories: agricultural land and wetlands as well as one medium priority resource: aquifer recharge areas. The site also qualifies for one low priority resource: private parks and private golf courses with developed facilities. The property qualifies for two bonus categories: being located within the municipal boundaries of Lakewood and for providing public access. A maximum of 15 priority resource points are allowed for any one application. A review of the resources present according to the eligibility criteria follow here.

*2.114.060I. Description of Resource Categories: Eligibility Criteria, Data Sources, and Examples.*

*1. High Priority Resources*

*a. Agricultural Lands.*

*(1) Eligibility Criteria. Agricultural Lands are those lands meeting any of the following criteria:*

- (a) Lands which are on prime or unique soils as identified in the data sources; or*
- (b) Lands which are primarily devoted to the production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and which have significance for agricultural production.*
- (c) Lands that have traditionally been in or are still capable of production of the above as demonstrated by sales receipts, income tax statements, or other materials which the Department accepts as proof that farming once occurred on the property and the property could be returned to highly productive commercial agriculture; conservation plans, and farm plan which includes a water protection plan that shall be reviewed and approved by the conservation district prior to granting.*

*(2) Data Sources.*

- (a) United States Department of Agriculture (USDA), Soil Conservation Service. February, 1979, Soil Survey of Pierce County Area, Washington.*
- (b) USDA, Soil Conservation Service, June, 1981, Important Farmlands of Pierce County, Washington.*
- (c) Lands that have been traditionally in or are still capable of production of the above as demonstrated by: sales receipts, income tax statements or other materials which the Department*

*accepts as proof that farming once occurred on the property and the property could be returned to highly productive commercial agriculture; conservation plans; and farm plans, which include a water protection plan, that shall be reviewed and approved by the conservation district prior to granting.*

- (3) *Examples. Lands utilized for crop production in the Puyallup River valley.*

The entire Oakbrook property contains prime agriculture soils: Spanaway gravelly sandy loam. Therefore, the site qualifies for high priority resource points for agricultural land.

**g. Wetlands, Estuaries, and Tidal Marshes.**

(1) *Eligibility Criteria.*

- (a) *Wetlands;*  
(b) *Buffer areas for wetlands as required by Pierce County Critical Area regulations (Title 18E PCC);*  
(c) *Unimproved areas contiguous with required wetland buffer areas extending up to 200 feet landward from the edge of the wetland; and*  
(d) *Areas that qualify for buffer averaging under Pierce County Wetland Management Regulations (Title 18E PCC).*

(2) *Data Sources.*

- (a) *Pierce County Wetland Inventory Maps;*  
(b) *National Wetland Inventory Maps; and*  
(c) *Priority Habitats and Species Program and Priority Habitat Species Maps, Washington Department of Fish and Wildlife.*

- (3) *Examples. Swamps, marshes, bogs, estuaries, tidal marshes.*

The Pierce County Wetland Inventory (CWI) identifies a verified, uncategorized wetland on parcel 6430403841 of this application. The National Wetland Inventory (NWI) identifies the same wetland as a freshwater pond wetland. Therefore, it qualifies for five high priority resource points for wetlands, estuaries, and tidal marshes.

**2. Medium Priority Resources.**

**a. Aquifer Recharge Areas.**

(1) *Eligibility Criteria. Areas which contain both of the following:*

- (a) *Areas within the Clover/Chambers Creek Aquifer basin boundary and areas within the boundaries of the two highest D.R.A.S.T.I.C. zones (rated 180 and above) in the Map of Groundwater Pollution Potential; and*  
(b) *Other high or medium priority resources as defined by this Section.*

(2) *Data Sources.*

- (a) *Chambers Creek Basin Ground Water Management Program and D.R.A.S.T.I.C. index as identified by the National Water Well Association in the Map of Groundwater Pollution Potential; and*
- (b) *Pierce County Critical Areas Atlas, Aquifer Recharge Area- D.R.A.S.T.I.C. Zones and Clover/Chambers Creek Basin Maps.*
- (3) *Examples. Oak woodland area overlying the aquifer in Parkland/ Spanaway area.*

The site is within the Clover/Chambers Creek aquifer Recharge Area and is within one of the two highest D.R.A.S.T.I.C. zones; 180-199. Therefore, the site qualifies for three medium priority resource points for Aquifer Recharge Areas.

3. *Low Priority Resources.*

- d. *Private Parks and Private Golf Courses with Developed Facilities.*
  - (1) *Eligibility Criteria. Public access to the park from a public road is required, except a homeowner-owned and maintained developed subdivision park amenity shall be considered a park allowing access.*
  - (2) *Data Sources. Hearing Examiner preliminary and final approvals as found in the hearing case file on file with the Department.*
  - (3) *Examples. Tot lots, private neighborhood parks, trails, nature areas, and multi-use fields for soccer or youth league baseball. Areas may include a children's playground; picnic tables and related accessories; tennis courts; an outdoor basketball court; and other associated facilities or similar features required by the Hearing Examiner.*

**Chapter 2.114.030.U** defines “Private Parks and Private Golf Courses with Developed Facilities” as “... a private park or golf course designed for organized activities and sports, although individual and family activities are also encouraged.”

RMG Club at Oakbrook Golf Course is a privately-owned public golfing facility where organized activities are offered as are recreational activities for families and individuals alike. Therefore, the site qualifies for one low priority point for private parks and private golf courses with developed facilities.

**2.114.060K. Bonus Category Criteria.** *The following bonus categories are not mandatory and are at the option of the applicant unless specifically defined and listed in the eligibility criteria for a priority resource category:*

- 1. *Public Access. Bonus category points will be awarded for all open space applications that include mandatory public access authorized by 2.114.060 J.*

Chapter 2.114.060.J 4, states "Public access is mandatory for those resource categories which either contain public access requirements in the definition or eligibility criteria. These resource categories will automatically be granted bonus category points for public access."

Public access is a required element of the Private Parks and Private Golf Courses with Developed Facilities resource category. Therefore, the site qualifies for five bonus points for providing Public Access.

3. ***Designated Urban Lands.***
  - b. ***Properties located within the municipal boundaries of an incorporated city or town.***

These parcels lie within the municipal boundaries of the City of Lakewood. Therefore, the site is eligible for five bonus points for Designated Urban Lands.

ATTRIBUTES SUPPORTING CURRENT USE ASSESSMENT/BASIS FOR  
RECOMMENDATION:

1. The site is eligible for five high priority resource points for containing agricultural land.
2. The site is eligible for five high priority resource points for containing wetlands.
3. The site is eligible for three medium priority resource points for containing the Clover/Chambers Creek aquifer recharge area.
4. The site is eligible for one low priority resource point for private parks and golf courses with developed facilities.
5. The site is eligible for five bonus points for providing public access.
6. The site is eligible for five bonus points for being located within the municipal boundaries of the City of Lakewood.

STAFF RECOMMENDATION: Staff recommends the approval of 14 points for priority resources and 10 bonus points for a total of 24 points on 128.63 acres. Parcel # 6430403870, a .02 acre traffic roundabout, with a taxable value of \$200.00, was included in this application. This parcel was apparently granted Current Use classification under the pre-PBRS (Public Benefit Rating System) Open Space code. This parcel does not abut nor is it contiguous or part of the golf course operations, therefore cannot be considered for open space classification on this application. It would require a separate application.



**Pierce County**

**Office of the Assessor-Treasurer**

2401 South 35<sup>th</sup> Street, Room 142  
Tacoma, Washington 98409-7498  
(253) 798-6111 • FAX (253) 798-3142  
ATLAS (253) 798-3333  
www.piercecountywa.org/atr

**SOURCE DOCUMENT**  
**MIKE LONERGAN**  
Assessor-Treasurer

This is an estimate for land values only. Values and tax rates, which effect taxes, may change by the time this classification is approved.

**OPEN SPACE: CASE # OS3-12**

**NAME: RMG GOLF COURSE MANAGEMENT LLC**

**PARCEL #(s): 0220272007, 3007 0220281017, 4013, 4017, 4020  
6430400480, 0491, 1181, 3841 24 POINTS**

RE-RATE OPEN SPACE CLASSIFICATION UNDER PUBLIC BENEFIT RATING SYSTEM

<i>SHOWS THE CURRENT REDUCTION</i>		<i>SHOWS THE CHANGE TO THE CURRENT REDUCTION</i>	
TAX BASED ON MARKET LAND VALUE	<b>\$41,058.00</b>	TAX BASED ON OLD OPEN SPACE LAND VALUE	<b>\$1,968.00</b>
TAX BASED ON OLD OPEN SPACE LAND VALUE	<b>- \$ 1,968.00</b>	TAX BASED ON NEW PBR LAND VALUE	<b>- \$8,212.00</b>
<b>INCREASE/DECREASE</b>	<b>= \$39,090.00</b>	<b>INCREASE / DECREASE</b>	<b>= \$6,244.00</b>

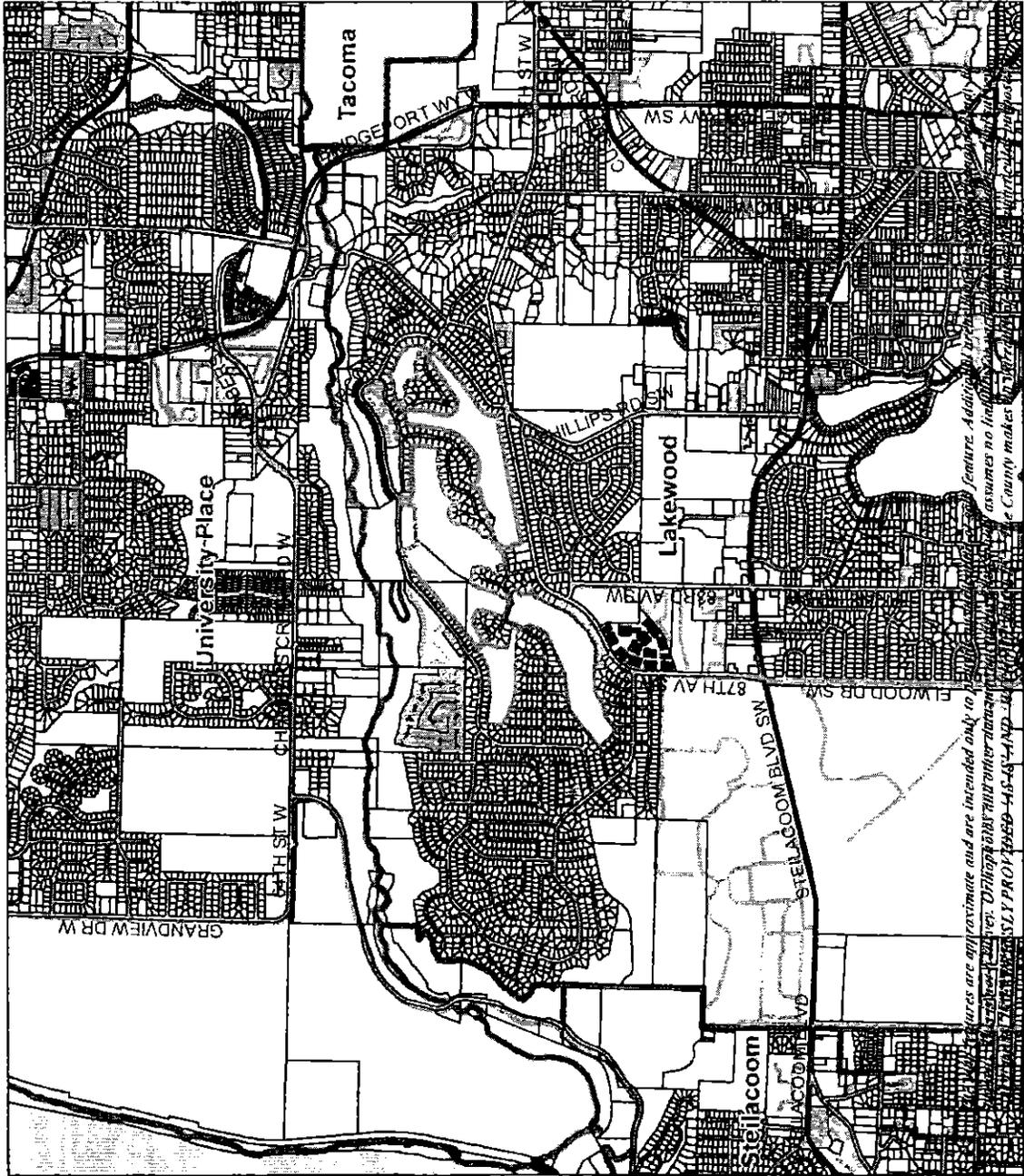
**2012 APPLICATION YEAR**

**2013 IF APPROVED THIS YEAR VALUE CHANGED**

**2014 PROPERTY TAX YEAR**

Prepared by Sue Testo – Assessor/Treasurer – June, 2013

# OS3-12 RMG Golf Course Management, LLC (JDA)



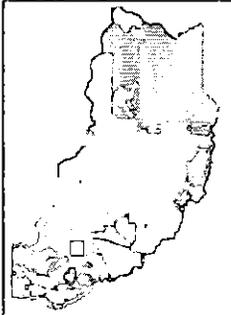
*Boundaries are approximate and are intended only to show general location. They do not constitute a warranty of accuracy. The County makes no liability for any errors or omissions. Pierce County makes no liability for any errors or omissions.*

## Map Legend

 Subject Parcels

Map Document:  
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Scale 1:30,000



**Pierce County**  
Geographic Information System

Planning And Land Services  
March 20, 2013

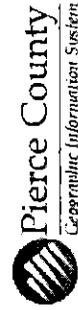
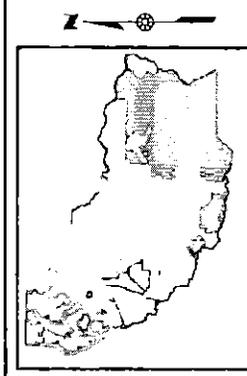
# OS3-12 RMG Golf Course Management, LLC (JDA)

## Map Legend

- Subject Parcel
- Base Parcel
- Condominium
- Other
- Soils
- Wetlands
- Yes or Not Verified
- No
- National Wetlands Inventory
- Stream
- Piped Stream Sections
- Aquifer - Clover/Chambars Creek Aquifer
- Priority Habitat/Species
- Possible F+W Habitat Areas

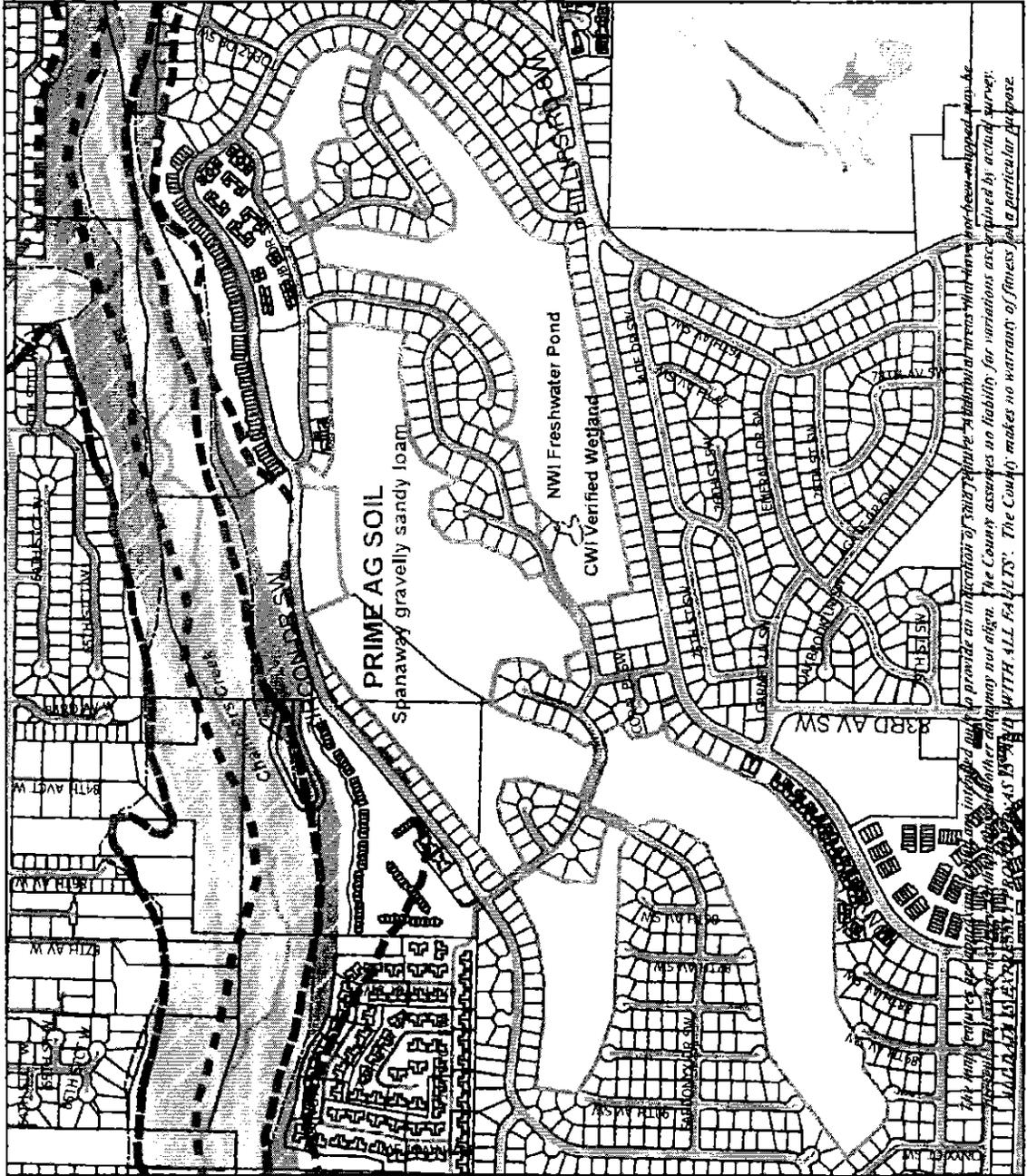
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**Pierce County**  
Geographic Information System

March 20, 2013



# OS3-12 RMG Golf Course Management, LLC (JDA)



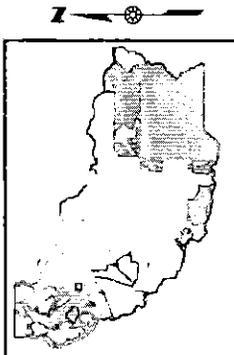
## Map Legend

 Subject Parcels

Orthophoto Date: Summer 2011

Map Document  
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Scale 1:12,500



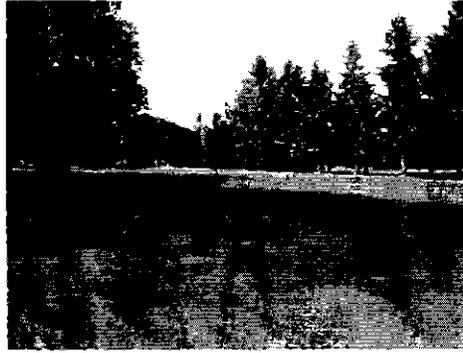
 **Pierce County**  
Geographic Information System  
**Planning And Land Services**

March 20, 2013

OS3-12



05/31/2013



05/31/2013



05/31/2013



05/31/2013



05/31/2013



05/31/2013



05/31/2013



05/31/2013



05/31/2013

Parcel # 6430403870  
089

22. Fiscal Note. The "totals" cells in this table are automatically calculated for you. Use whole numbers, no decimals, for dollar amounts. Use the **Comments** sections for any explanations.

This Proposal has No or De-minimus Fiscal Impact.

**Comments:** The following is an estimate based on current information by the Assessor-Treasurer's office and involves a property tax shift to other property taxpayers in the taxing district in which the property is located:

**OS 3-12 RMG Golf** Under the old Open Space, the tax is reduced \$39,090.00

This transfer to Open Space PBRs will reduce the savings to approx \$32,846.00

EXPENDITURES	Current Year	Full Year 1	Full Year 2	Full Years (3-5) Combined	TOTALS
Program 1					
Operating Costs					\$0
Capital Costs					\$0
<b>Total Program 1</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Number of FTE positions (annual basis)					
Program 2					
Operating Costs					\$0
Capital Costs					\$0
<b>Total Program 2</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Number of FTE positions (annual basis)					
Program 3					
Operating Costs					\$0
Capital Costs					\$0
<b>Total Program 3</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Number of FTE positions (annual basis)					
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Comments:</b>					

REVENUE SOURCES	Current Year	Full Year 1	Full Year 2	Full Years (3-5) Combined	TOTALS
1.					\$0
2.					\$0
3.					\$0
4.					\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Comments:</b>					

Fiscal Note Prepared by: **Sue Testo, Assessor-Treasurer's Office** Date Prepared: **06/13/13**



# Pierce County

Office of the County Council

930 Tacoma Avenue South, Room 1046  
Tacoma, Washington 98402-2176  
(253) 798-7777  
FAX (253) 798-7509  
TDD (253) 798-4018  
1-800-992-2456  
www.co.pierce.wa.us/council

RECEIVED  
OCT 25 2013  
CITY OF LAKEWOOD

October 22, 2013

Ms. Alice M. Bush, MMC  
City Clerk/Legal & City Clerk  
City of Lakewood  
6000 Main Street SW  
Lakewood, WA 98499

Dear Ms. Bush,

Attached please find a copy of adopted Pierce County Ordinance No. 2013-46 relating to an application for classification of land located in your jurisdiction. This letter serves as the official transmittal.

Pierce County has, through adoption of the attached ordinance, fulfilled its half of the statutory process for approving current use applications within an incorporated area.

RCW 84.34.037 provides that

[A]pplications for classification of land in an incorporated area shall be acted upon by: (a) A granting authority composed of three members of the county legislative body and three members of the city legislative body in which the land is located in a meeting where members may be physically absent but participating through telephonic connection; or (b) separate affirmative acts by both the county and city legislative bodies where both bodies affirm the entirety of an application without modification or both bodies affirm an application with identical modifications. (emphasis added)

To finalize the application process, the City's legislative authority must affirm the Pierce County Council's action and forward documents memorializing this affirmation to my attention. Pierce County will then complete administrative processing of the, now approved, application. We will need to receive your affirmation documents as soon as possible. Because contracts need to be signed by applicants, city affirmations received after the last business day of October of this year may jeopardize our ability to apply the tax credit to next year's property taxes.



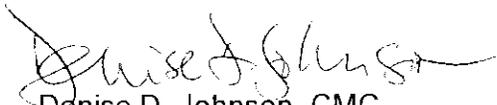
By way of background, the County's process includes the following steps:

1. After the application is received by the County, Planning and Land Services and Assessor-Treasurer staff will provide a review of the application pursuant to Chapter 2.114 of the Pierce County Code and Chapter 84.34 RCW, and make a recommendation in the form of a staff report, which is sent to the city or town and the applicant.
2. Staff incorporates their recommendation and staff report into a proposed Council Ordinance and submits the proposal to the County Council.
3. The County Council holds a public hearing and acts on the Ordinance. The applicant and city/town are notified of the public hearing date.
4. If passed, the adopted Ordinance is forwarded to the city or town for its review and concurrence (affirmation). A cover letter explaining the process will be included and the applicant will be copied on this transmittal.
5. The city or town affirms the application by a legislative action of its own.
6. The municipality forwards official documentation of its legislative action to the Chief Clerk of the County Council.
7. After confirmation that the application affirmed by the city or town has not been modified, the Council forwards the approvals to the Planning and Land Services Department. Please note that if the city or town finds that a modification is desired or necessary, they should notify the Chief Clerk of the Council (see County contacts below) and then the County will develop a new Ordinance and begin again at #3.
8. The Department sends a contract to the applicant for signature, obtains the Executive's signature, and records the document with the County Auditor.

The County contacts for this process include:

- Denise Johnson, Chief Clerk, County Council Office, 253.798.6065, [djohnso@co.pierce.wa.us](mailto:djohnso@co.pierce.wa.us)
- Chad Williams, Planning and Land Services Department, 253.798.3683, [cwillia@co.pierce.wa.us](mailto:cwillia@co.pierce.wa.us)
- Sue Testo, Assessor-Treasurer Office, 253.798.7137, [stesto@co.pierce.wa.us](mailto:stesto@co.pierce.wa.us)
- Jeff Cox, Deputy Legal Counsel, County Council Office, 253.798.7579, [jcox@co.pierce.wa.us](mailto:jcox@co.pierce.wa.us)

Regards,



Denise D. Johnson, CMC  
Chief Clerk, Pierce County Council

Attachment

c: RMG Golf Course Management LLC, Ordinance No. 2013-46 Applicant

1 Sponsored by: Councilmember Douglas G. Richardson  
2 Requested by: Pierce County Council  
3  
4  
5

## 6 **ORDINANCE NO. 2013-46**

7  
8

### 9 **An Ordinance of the Pierce County Council Affirming an Application for** 10 **Open Space Classification Under Current Use Assessment** 11 **on Certain Properties Located Within the Incorporated** 12 **Boundaries of the City of Lakewood in Pierce County;** 13 **Directing the Clerk to Forward This Ordinance to the City of** 14 **Lakewood for its Affirmation of This Application Consistent** 15 **with Revised Code of Washington 84.34.037; and Adopting** 16 **Findings of Fact. (Application No. OS3-12)** 17

18  
19 **Whereas**, a certain property owner has filed an application with Pierce County  
20 for Open Space Classification in accordance with Chapter 84.34 Revised Code of  
21 Washington (RCW), as amended; and  
22

23 **Whereas**, RCW 87.34.037 provides that, "...applications for classification of land  
24 in an incorporated area shall be acted upon by: (a) A granting authority composed of  
25 three members of the county legislative body and three members of the city legislative  
26 body in which the land is located in a meeting where members may be physically  
27 absent but participating through telephonic connection; or (b) separate affirmative acts  
28 by both the county and city legislative bodies where both bodies affirm the entirety of an  
29 application without modification or both bodies affirm an application with identical  
30 modifications."; and  
31

32 **Whereas**, the property in Open Space Application OS3-12 is located inside the  
33 boundaries of the City of Lakewood; and  
34

35 **Whereas**, the provisions of Chapter 2.114 of the Pierce County Code (PCC) set  
36 forth applicable procedures for the review and hearing of Current Use Assessment  
37 Applications; and  
38

39 **Whereas**, within ten days of receipt of the application, the Pierce County  
40 Department of Planning and Land Services provided a copy of the application to the  
41 City of Lakewood, as required by Section 2.114.090 A.2. PCC; and  
42

43 **Whereas**, the requirements of Chapter 2.114 PCC have been met with respect to  
44 the subject application; and  
45



1       **Whereas**, the Pierce County Department of Planning and Land Services and the  
2 Assessor-Treasurer, in cooperation with the City of Lakewood, have reviewed the  
3 application and provided a Staff Report concerning the application; and  
4

5       **Whereas**, the Staff Report includes a recommendation of approval of 24 points  
6 for Parcel Nos. 0220272007, 0220273007, 0220281017, 0220284013, 0220284020,  
7 6430400480, 6430400491, 6430401181, and 6430403841 for Application No. OS3-12,  
8 RMG Golf Course Management, LLC, for classification of 128.65 acres as Open Space  
9 under Current Use Assessment, based on the Open Space Public Benefit Rating  
10 System, consistent with Findings of Fact in attached Exhibit A; and  
11

12       **Whereas**, the Pierce County Council has followed all applicable procedures and  
13 finds that the Application set forth herein for Open Space classification, as more fully  
14 described in the attached Exhibit, has been properly reviewed and considered; **Now**  
15 **Therefore**,

16       **BE IT ORDAINED by the Council of Pierce County:**  
17

18       Section 1. Application No. OS3-12 for Case No. OS3-12, RMG Golf Course  
19 Management, LLC, is approved for 24 points based on the Open Space Public Benefit  
20 Rating System in Chapter 2.114 PCC for Open Space classification of 128.65 acres, as  
21 more fully described in Exhibit A, which is attached hereto and incorporated herein by  
22 reference.  
23

24       Section 2. The Clerk of the Council is hereby directed to forward this Ordinance  
25 to the City of Lakewood for its affirmation of the application contained herein, and  
26 subsequent filing of official documentation of its legislative action of affirmation with the  
27 Clerk of the Council.  
28

29       Section 3. The applicant shall take all steps specified by the Planning and Land  
30 Services Department to ensure that the legal descriptions set forth in the application are  
31 a true and correct descriptions of the properties to be placed under the Current Use  
32 Assessment.  
33

34       Section 4. The applicant shall execute the required agreement regarding the  
35 particular Current Use Assessment authorization as provided by Chapter 2.114 PCC.  
36

37       Section 5. Findings of Fact are hereby adopted as set forth in Exhibit A, which is  
38 attached hereto and incorporated herein by reference.  
39  
40  
41



1 Section 6. If any of the provisions of this Ordinance are held illegal, invalid, or  
2 unenforceable, the remaining provisions shall remain in full force and effect.

3  
4 PASSED this 24<sup>th</sup> day of September, 2013.

5  
6 ATTEST:

PIERCE COUNTY COUNCIL  
Pierce County, Washington

7  
8  
9  
10 Denise D. Johnson

11 **Denise D. Johnson**  
12 Clerk of the Council

Joyce McDonald

13 **Joyce McDonald**  
14 Council Chair

15  
16 Pat McCarthy

17 **Pat McCarthy**  
18 Pierce County Executive

19 Approved  Vetoed , this  
20 2 day of October,  
21 2013.

22 Date of Publication of  
23 Notice of Public Hearing: September 4, 2013

24  
25 Effective Date of Ordinance: October 12, 2013



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OS3-12, RMG Golf Course Management, LLC, Parcel Nos. 0220272007, 0220273007, 0220281017, 0220284013, 0220284020, 6430400480, 6430400491, 6430401181 and 6430403841, 8102 Zircon Drive South, City of Lakewood:

LEGAL DESCRIPTION OF THE PROPERTY  
UNDER CURRENT USE ASSESSMENT

RTSQQ: 02202723

0220272007; OAKBROOK GOLF COURSE COM AT NE COR OF NW OF SE OF SEC 28 TH S 89 DEG 58 MIN 12 SEC E 146.70 FT TH S 37 DEG 17 MIN 36 SEC E 38.12 FT TH N 52 DEG 42 MIN 24 SEC E 50 FT TH S 37 DEG 17 MIN 36 SEC E 196.01 FT TH N 52 DEG 10 MIN 30 SEC E 346.82 FT TH N 50 DEG 07 MIN 39 SEC E 685 FT TH N 45 DEG 59 MIN 37 SEC E 289.57 FT TO POB TH N 52 DEG 26 MIN 14 SEC E 257.22 FT TH N 62 DEG 20 MIN 25 SEC E 273.55 FT TO NW COR OF TR F OF OAKBROOK 4TH ADD TH S 23 DEG 14 MIN 13 SEC E 308.38 FT TH S 41 DEG 49 MIN 48 SEC W 677.74 FT TH S 29 DEG 44 MIN 08 SEC W TO INTER S LI OF NW OF SD SEC 27 TH W ON S LI TO SW COR OF SD NW TH N ON W LI OF SD NW TO INTER A LI S 45 DEG 59 MIN 37 SEC W OF POB TH N 45 DEG 59 MIN 37 SEC E TO THE POB SEG F 6123 DC9/25/03JU CURRENT USE OPEN SPACE ORIGINALLY APPROVED IN 1973, WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

RTSQQ: 02202732

0220273007; OAKBROOK GOLF COURSE COM AT NW COR OF L6 B1 OF OAKBROOK 4TH ADD TH N 29 DEG 44 MIN 08 SEC E TO INTER W LI OF SW OF SEC 27 & POB TH N ON SD W LI TO NW COR OF SW TH E ON N LI OF SD SW TO INTER A LI N 29 DEG 44 MIN 08 SEC E TH S 29 DEG 44 MIN 08 SEC W TO POB SEG F 6123 DC9/25/03JU CURRENT USE OPEN SPACE ORIGINALLY APPROVED IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX

RTSQQ: 02202814

0220281017; OAKBROOK GOLF COURSE THAT POR OF SE OF NE LY S OF FOLL DESC LI BEG AT SW COR OF SE OF NE TH S 89 DEG 58 MIN 12 SEC E 146.70 FT TH S 37 DEG 17 MIN 36 SEC E 38.12 FT TH N 52 DEG 42 MIN 24 SEC E 50 FT TH S 37 DEG 17 MIN 36 SEC E 196.01 FT TH N 52 DEG 10 MIN 30 SEC E 346.82 FT TH N 50 DEG 07 MIN 39 SEC E 685 FT TH N 45 DEG 59 MIN 37 SEC E 289.57 FT & TERMINUS OF SD LI F6123 DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR

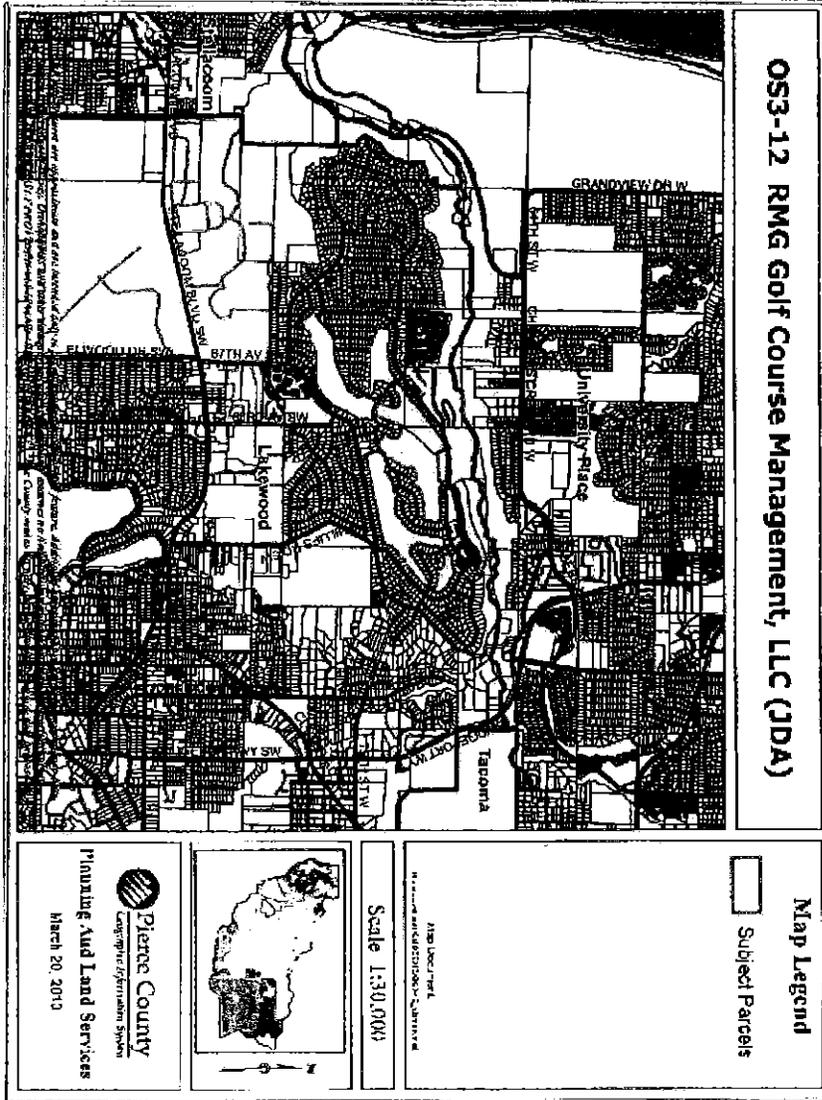
1 RTSQQ: 02202842  
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3 0220284013; OAKBROOK GOLF COURSE COM AT NE COR OF NW OF SE TH S 89  
4 DEG 58 MIN 12 SEC E 146.70 FT TH S 37 DEG 17 MIN 36 SEC E 38.12 FT TH N 52  
5 DEG 42 MIN 24 SEC E 50 FT TH S 37 DEG 17 MIN 36 SEC E 196.01 FT TO POB TH  
6 S 37 DEG 17 MIN 36 SEC E 142.11 FT TH N 50 DEG 15 MIN 28 SEC E 18.81 FT TH  
7 N 59 DEG 24 MIN 38 SEC E 276.55 FT TH N 81 DEG 02 MIN 10 SEC E 91.56 FT TH  
8 S 69 DEG 58 MIN 57 SEC E 120.03 FT TH S 10 DEG 07 MIN 14 SEC E 124.58 FT TH  
9 S 18 DEG 22 MIN 09 SEC W 324.03 FT TH S 70 DEG 14 MIN 50 SEC E 211.80 FT TH  
10 ON A C TO L WITH A RAD OF 114.29 FT A DIST OF 63.92 FT TH ON A C TO L WITH  
11 A RAD OF 305 FT A DIST OF 50.61 FT TH N 21 DEG 47 MIN 53 SEC W 44.67 FT TH  
12 N 27 DEG 01 MIN 44 SEC E 144.47 FT TO MOST NLY COR OF L 1 B 1 OAKBROOK  
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16 W TO THE POB ASSESSED W SUBD LD VALUE EASE OF REC ETN 701500 PER  
17 SUPERIOR CT CAUSE #236774 SEG F-6123 DC0226RJ6-24-88 DC08-19-94SG  
18 DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED  
19 IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR  
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22 RTSQQ: 02202844  
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24 0220284020; OAKBROOK GOLF COURSE BEG AT MOST WLY COR L 1 B 2  
25 OAKBROOK 4TH ADD TH S 45 DEG 34 MIN 38 SEC E 407.30 FT TH S 62 DEG 19  
26 MIN 51 SEC W 237.35 FT TH S 89 DEG 19 MIN 21 SEC W 112.13 FT TH N 87 DEG  
27 51 MIN 19 SEC W 260.01 FT TH S 86 DEG 08 MIN 07 SEC W 318.61 FT TH S 59  
28 DEG 12 MIN 11 SEC W 314.86 FT TH N 83 DEG 59 MIN 01 SEC W 90 FT TH S 51  
29 DEG 18 MIN 39 SEC W 184.12 FT TH S 59 DEG 22 MIN 58 SEC W 55 FT TH N 85  
30 DEG 52 MIN 42 SEC W 73.74 FT TH N 56 DEG 42 MIN 02 SEC W 78.98 FT TH N 43  
31 DEG 28 MIN 24 SEC W 234.24 FT TH N 50 DEG 46 MIN 56 SEC E 724.41 FT TH N 81  
32 DEG 34 MIN 31 SEC E 530.09 FT TH N 65 DEG 28 MIN 54 SEC E 693.57 FT TH N 27  
33 DEG 55 MIN 46 SEC E 255.07 FT TH N 02 DEG 07 MIN 30 SEC E 67.91 FT TH N 25  
34 DEG 09 MIN 36 SEC W 94.79 FT TH N 30 DEG 10 MIN 28 SEC E 61.10 FT TH ON A  
35 C TO L WITH A RAD OF 425 FT A DIST OF 77.30 FT TH N 19 DEG 45 MIN 10 SEC E  
36 131.54 FT TH ON A C TO R WITH A RAD OF 20 FT A DIST OF 31.42 FT TH S 70  
37 DEG 14 MIN 50 SEC E 222.53 FT TH ON A C TO L WITH A RAD OF 164.29 FT A  
38 DIST OF 91.88 FT TH ON A C TO L WITH A RAD OF 355 FT A DIST OF 79.54 FT TH  
39 S 35 DEG 23 MIN 51 SEC E 110 FT TH S 07 DEG 38 MIN 48 SEC W 20 FT TH S 57  
40 DEG 24 MIN 22 SEC W 85 FT TH S 09 DEG 42 MIN 29 SEC E 90 FT TH S 19 DEG 30  
41 MIN 13 SEC E 75 FT TH S 58 DEG 35 MIN 43 SEC E 50 FT TO MOST WLY COR OF  
42 L 8 B 2 OAKBROOK 4TH ADD TH LEAVING WLY BDRY S 77 DEG 57 MIN 24 SEC W  
43 90 FT TH S 25 DEG 15 MIN 44 SEC W 335.62 FT TO WLY COR L 4 B 2 OAKBROOK  
44 4TH ADD TH S 19 DEG 56 MIN 38 SEC W 95.13 FT TH S 19 DEG 55 MIN 37 SEC W  
45 93.90 FT TH S 26 DEG 54 MIN 50 SEC W 89.93 FT TO BEG SEG F-6378 DC08-19-  
46 94SG DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY  
47 APPROVED IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR  
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1 RTSQQ: 02202732  
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3 6430400480; OAKBROOK 4TH ADD OAKBROOK GOLF COURSE L 1 B 5  
4 DC9/25/03JU CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED  
5 IN 1973 WAS EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR  
6  
7 RTSQQ: 02202732  
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9 6430400491; OAKBROOK 4TH ADD OAKBROOK GOLF COURSE THAT POR OF L2  
10 B5 LY SLY OF FOLL DESC LI BEG AT SE COR OF L 2 B 5 TH S 85 DEG 12 MIN 38  
11 SEC W 156.40 FT TO PT ON W LI OF SD L 2 SD PT BEING S 47 DEG 14 MIN 04  
12 SEC E 15 FT FROM NW COR SD L 2 & TERM OF SD LI SEG F 3407 DC9/25/03JU  
13 CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY APPROVED IN 1973 WAS  
14 EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR  
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16 RTSQQ: 02202723  
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18 6430401181; OAKBROOK 4TH ADD OAKBROOK 4TH ADD OAKBROOK GOLF  
19 COURSE THAT PART OF L 32 B 6 DESC AS FOLL COM AT MOST WLY COR OF L  
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21 N 40 DEG 04 MIN 24 SEC E 61.32 FT TH S 86 DEG 07 MIN 56 SEC E 31.44 FT TH S  
22 57 DEG 41 MIN 29 SEC W 83.82 FT TO POB SEG G 4050 CURRENT USE OPEN  
23 SPACE RCW 84.34 ORIGINALLY APPROVED 1973 BUT WAS EXEMPT UNTIL 2003  
24 VALUE/2004 TAX YEAR  
25  
26 RTSQQ: 02202732  
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28 6430403841; OAKBROOK 4TH ADD OAKBROOK GOLF & COUNTRY CLUB PARCEL  
29 B DBLR 2003-08-06-5008 DESC AS FOLL TR D EXC FOLL BEG AT MOST NLY COR  
30 OF L 1 B 12 TH S 59 DEG 45 MIN 52 SEC W 74 FT ALG NWLY LI OF SD LOT TH N  
31 00 DEG 50 MIN 15 SEC W 36.73 FT TH N 13 DEG 44 MIN 39 SEC E 80.60 FT TH S  
32 30 DEG 14 MIN 08 SEC E 90 FT ALG SWLY LI OF TURQUOISE DR SW TO BEG  
33 TOG/W THAT POR OF L 1 B 12 DESC AS FOLL BEG AT MOST SLY COR OF SD  
34 LOT TH N 28 DEG 13 MIN 08 SEC W 87.14 FT ALG SWLY LI OF SD LOT TH N 59  
35 DEG 45 MIN 52 SEC E 46 FT ALG NWLY LI OF SD LOT TH S 00 DEG 50 MIN 15 SEC  
36 E 99.96 FT TO BEG EXC POR CYD BY SUP CT CS # 91-2-00743-3 & DESC AS FOLL  
37 BEG AT MOST ELY COR L 14 B 12 TH S 25 DEG 25 MIN 50 SEC W ALG ELY LI SD L  
38 14 85.23 FT TH S 54 DEG 56 MIN 43 SEC W 65 FT TO MOST SLY COR SD L 14 TH  
39 N 62 DEG 11 MIN 23 SEC E 112.5 FT TH N 01 DEG 53 MIN 52 SEC E 58.94 FT TO  
40 SLY LI TURQUOISE DR TH N 75 DEG 35 MIN 14 SEC W 12 FT TO POB ALSO EXC  
41 FOLL DESC PROP BEG AT MOST SLY COR L 24 B 11 TH N 46 DEG 21 MIN 26 SEC  
42 W ALG SWLY LI SD L 24 32.39 FT TO SELY COR L 23 B 11 TH S 24 DEG 54 MIN 50  
43 SEC W ALG SLY LI SD L 23 57 FT TH S 54 DEG 23 MIN 17 SEC W 60 FT TO SWLY  
44 COR SD L 23 TH N 74 DEG 54 MIN 29 SEC E 77.10 FT TO POB SEG F 6715 DC/BL  
45 06-17-03BL DC/9/25/03BL CURRENT USE OPEN SPACE RCW 84.34 ORIGINALLY  
46 APPROVED 1973, EXEMPT UNTIL 2003 VALUE/2004 TAX YEAR  
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FINDINGS OF FACT

Case No. OS3-12, RMG Golf Course Management, LLC

The Pierce County Council finds that:

1. The applicant has applied for classification of land as Open Space land pursuant to RCW 84.34.020(1).
2. The property in Case OS3-12 qualifies for open space pursuant to RCW 84.34.020(1).
3. The property in Case OS3-12, Parcel Nos. 0220272007, 0220273007, 0220281017, 0220284013, 0220284020, 6430400480, 6430400491, 6430401181, and 6430403841, qualifies for a total of 24 points on 128.63 acres under the Open Space Public Benefit Rating System (PBRs): Five high priority resource points for containing agricultural lands; five high priority resource points for containing wetlands; three medium priority resource points for containing the Clover/Chambers Creek aquifer recharge area; one low priority resource point for private parks and golf courses with developed facilities; five bonus points for providing public access; and five bonus points for being located within the municipal boundaries of the City of Lakewood
4. At a properly noticed hearing, the County Council finds that the property in Case OS3-12 meets the purpose and intent of RCW 84.34.020(1) and recommends approval of the classification of 128.63 acres as Open Space land with 24 points under the Open Space Public Benefit Rating System on Parcel Nos. 0220272007, 0220273007, 0220281017, 0220284013, 0220284020, 6430400480, 6430400491, 6430401181, and 6430403841.
5. Pursuant to RCW 84.34.037, the Council's affirmative approval of this application by this Ordinance will be forwarded to the City of Lakewood for its affirmation of the application.



RESOLUTION NO. 2013-26

A RESOLUTION of the City Council of the City of Lakewood, Washington, Ratifying an Application for Open Space Classification.

WHEREAS, Pierce County, via Ordinance 2013-46, approved pursuant to RCW 84.34.037 an application for Open Space Classification submitted by RMG Golf Course Management, LLC, addressing approximately 128.65 acres; and

WHEREAS such Pierce County transmitted such “Ordinance to the City of Lakewood for its affirmation of the application contained herein;” and

WHEREAS, the City of Lakewood, in cooperation with Pierce County Department of Planning and Land Services has also reviewed the application and the Staff Report recommends approval.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, as follows:

Section 1. Pursuant to RCW 84.34.037 the City of Lakewood gives its assent and affirms the grant of Pierce County Application No. OS3-12 for Case No. OS3-12, RMG Golf Course Management, LLC on the terms and conditions specified in Pierce County Ordinance 2013-46.

Section 2. The City Clerk is hereby directed to forward this Resolution to Pierce County.

Section 3. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 18th day of November, 2013.

CITY OF LAKEWOOD

\_\_\_\_\_  
Don Anderson, Mayor

Attest:

\_\_\_\_\_  
Alice M. Bush, MMC, City Clerk

Approved as to Form:

\_\_\_\_\_  
Heidi Ann Wachter, City Attorney

# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED</b>	<b>TITLE:</b>	<b>TYPE OF ACTION:</b>
November 18, 2013	<b>2014 Human Services Funding Recommendations</b>	— ORDINANCE NO.
<b>REVIEW:</b>		— RESOLUTION
November 12, 2013		<u>  X  </u> MOTION NO. 2013-57
	<b>ATTACHMENTS:</b>	— OTHER
	<b>Recommended Funding List</b>	

**SUBMITTED BY:** Mary Dodsworth, Director of Parks, Recreation and Community Services.

**RECOMMENDATION:** It is recommended that Council approve a motion to accept the 2014 Human Services Funding Advisory Board (HSFAB) recommendation which will provides \$345,000 for thirty community-based programs in the strategic areas of Basic Needs, Education, Health and Safety.

**DISCUSSION:** In 2012, the HSFAB conducted an application for funding process to support agencies providing Human Services in Lakewood. A total of 43 applications totaling \$767,560 were received. The outcome of this competitive process was the awarding of thirty human services contracts totaling \$345,000 in the following strategic areas.

- Basic Needs: \$151,900 for food, shelter and homelessness prevention services;
  - Education: \$131,500 for after-school and educational programs for children and adults;
  - Health: \$44, 200 to increase access to health care services;
  - Safety: \$17,400 for services to victims of domestic violence.
- Continued to page 2 -

**ALTERNATIVE(S):** The Council could not approve the HSFAB 2014 funding recommendations. Currently funded program contracts will end December 31, 2013. Council could also postpone approval of the HSFAB recommended funding allocations until expressed Council concerns are addressed or changes made. This will delay the 2014 contracting process and services to Lakewood citizens.

**FISCAL IMPACT:** Council appropriated \$345,000 in the 2014 General Fund budget to support human services agency contracts. No additional resources are requested at this time.

<u>Karmel Shields, Program Coordinator</u> Prepared by  <u>Mary Dodsworth, PRCS</u> Department Director	 <hr style="width: 80%; margin: auto;"/> City Manager Review
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**DISCUSSION:** (continued): On September 19 and October 24, 2013, the HSFAB met to review all currently funded programs and to prepare recommendations for second year funding (2014). The HSFAB evaluated each program for contract compliance and to determine whether or not current funding levels were appropriate. All programs have met or exceeded contract performance expectations. The HSFAB recommends continuing to support these human services programs at the same level in 2014.

**Human Services Funding Advisory Board  
2014 (second-year) Funding Recommendations**

<b>Agency</b>	<b>Program</b>	<b>Strategy</b>	<b>Funding</b>
Catholic Community Services	Phoenix Housing Network	BASIC NEED	20,000.00
Tacoma Rescue Mission	Family Shelter	BASIC NEED	20,000.00
Emergency Food Network	Emergency Food Network	BASIC NEED	20,000.00
FISH Food Banks of Pierce County	Basic Nutritional Food Assistance	BASIC NEED	15,000.00
LASA	Emergency & Transitional Housing	BASIC NEED	15,000.00
St. Leo's Food Connection	Springbrook Mobile Food Bank	BASIC NEED	12,400.00
Caring for Kids	Ready to Learn Fair	BASIC NEED	10,000.00
South Sound Outreach	Emergency Services Outreach	BASIC NEED	10,000.00
LASA	Emergency Services Outreach	BASIC NEED	8,500.00
TACID	HELP for the disabled	BASIC NEED	8,500.00
Rebuilding Together South Sound	Rebuilding Day 2014	BASIC NEED	8,000.00
St. Leo Food Connection	Backpack Food Program	BASIC NEED	2,500.00
St. Leo Food Connection	Summer Meals Program	BASIC NEED	2,000.00
Pierce College	Lakewood's Promise	EDUCATION	26,000.00
Pierce College	Lakewood Computer Clubhouse	EDUCATION	20,000.00
Communities in Schools	After School Program	EDUCATION	15,000.00
Clover Park School District	Lakewood Early Learning	EDUCATION	15,000.00
Communities in Schools	Champions Mentoring Program	EDUCATION	13,000.00
Boys & Girls Club	Delinquency Prevention	EDUCATION	10,000.00
Good Samaritan –Adult Services	Outreach, Education & Respite Care	EDUCATION	9,500.00
Pierce County AIDS Foundation	Oasis Youth Center	EDUCATION	8,000.00
Pierce County Community Connections	ChildReach Developmental Screening	EDUCATION	7,500.00
WA Women Education & Employment	ReachPlus Job-readiness Training	EDUCATION	7,500.00
Franciscan Foundation	Children's Immunizations	HEALTH	14,700.00
Pierce County AIDS Foundation	Medical Case Management	HEALTH	12,000.00
Lindquist Children Dental	Children's Dental Care	HEALTH	10,000.00
Community Health Care	Primary Medical Care in Lakewood	HEALTH	7,500.00
YWCA	Legal Services	SAFETY	8,700.00
Korean Women's Association	We Are Family Home	SAFETY	5,000.00
YWCA	Women's Support Shelter	SAFETY	3,700.00
		<b>TOTAL</b>	<b>\$ 345,000.00</b>