

**City of Deer Park
City Council Agenda
September 18, 2019
7:00 p.m.**

This preliminary agenda is subject to change in order to conduct business in a timely manner.

- 1. Call to Order**
Roll Call: Mayor Tim Verzal
Councilmember's: Dee Cragun, Mary Babb, Richie Schut,
Don Stevens and Joe Polowski
Community Services Director: Roger Krieger
Clerk/Treasurer: Deby Cragun
- 2. Invocation**
- 3. Pledge of Allegiance & Welcome**
- 4. Approval of Agenda**
- 5. Approval of September 04, 2019 regular council meeting minutes**
- 6. Public Hearing**
A. LID Petition 2019-01
- 7. New Business**
A. Legal Services Agreement ~ Ogden Murphy Wallace, P.L.L.C. ("OMW")
- 8. Resolutions**
A.
- 9. Ordinances ~ First Reading**
A. Ordinance 2019-988 ~ Forming Local Improvement District No. 2019-01. For the purpose of financing a portion of costs to design and construct infrastructure improvements on Cedar Road from Sixth to Enoch Road.
- 10. Consent Agenda**
A. Approval of Voucher Claim Check Nos. 37954 through 37991 in the amount of \$519,074.94 for the First Half of September 2019.
B. Short Plat Request 2019-2 and 2019-3 ~ Habitat for Humanity - Spokane
- 11. Interested Citizens: Oral Communications, Requests, and Comments from Audience on Unrelated Agenda Items.**
- 12. Report of Departments**
- 13. Report of Officers**
- 14. Executive Session**
A. Discuss Potential Litigation
B. Union Negotiations
- 15. Adjournment**

**City of Deer Park
City Council Minutes
September 04, 2019**

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

1. ROLL CALL

Mayor Verzal called roll and the following were:

Present: Councilmember's: Dee Cragun, Richie Schut
Don Stevens and Joe Polowski

Absent: Councilmember Mary Babb, Excused Absent
(Cragun/Polowski)

Community Services Director: Roger Krieger,

Airport Manager: Darold Schultz, Schultz's Aviation, L.L.C.

Clerk/Treasurer: Deby Cragun

Audience: 18

2. Invocation

Pastor Dennis Christianson from Happy Home Church gave the invocation.

3. Pledge of Allegiance & Welcome

4. Approval of Agenda

IT WAS MOVED BY CRAGUN, SECONDED BY POLOWSKI; MOTION CARRIED (4-0) TO APPROVE THE AGENDA AS PRESENTED.

5. Approval of August 21, 2019 regular council meeting minutes

IT WAS MOVED BY CRAGUN, SECONDED BY POLOWSKI MOTION CARRIED (4-0) TO APPROVE THE AUGUST 21, 2019 REGULAR COUNCIL MEETING MINUTES AS PRESENTED.

6. New Business

A. City of Deer Park Policy for Cash Receipting.

Deby Cragun reviewed The City of Deer Park Policy for Cash Receipting.

Following discussion,

IT WAS MOVED BY CRAGUN, SECONDED BY POLOWSKI, TO:

APPROVE CITY OF DEER PARK POLICY FOR CASH RECEIPTING.

MOTION CARRIED 4-0.

B. City of Deer Park Petty Cash Policy.

Deby Cragun reviewed The City of Deer Park Petty Cash Policy.

Following discussion,

IT WAS MOVED BY CRAGUN, SECONDED BY POLOWSKI, TO:

APPROVE CITY OF DEER PARK PETTY CASH POLICY.

MOTION CARRIED 4-0.

7. Resolutions

There were no Resolutions.

8. Ordinances

There were no Ordinances.

9. Consent Agenda

Items listed below were distributed to Council Members in advance for study and were enacted with one motion.

IT WAS MOVED BY CRAGUN, SECONDED BY POLOWSKI; MOTION CARRIED (4-0) TO APPROVE THE CONSENT AGENDA.

- A. Approval of Voucher Claim Check Nos. 37923 through 37953 including EFT Debits in the amount of \$98,450.11 for the Second Half of August 2019.
- B. Approval of Payroll Check Nos. 13456 through 13498 including 941 and PMFL Taxes in the amount of \$128,419.69 for the month of August 2019.
- C. Deer Park Meadows First Addition Plat Approval ~ File LP2015-1.

Councilmember Schut asked who would be the responsible party for the maintenance and upkeep of the Mailbox Clusters located in the Deer Park Meadows Subdivision. Roger Krieger spoke to his question. However, he is not sure who would be ultimately responsible for the maintenance and upkeep once the subdivision is completed.

10. Interested Citizens: Oral Communications, Requests, and Comments from Audience on Unrelated Agenda Items.

Leilani Bly stated Weber Road preservation looks amazing the contractor has done a great job.

Caleb Stapp stated the First Saturday Market is this Saturday September 7, 2019.

Bob Dyke, Deer Park Meadows, stated he has grave concerns regarding the maintenance and upkeep of the Deer Park Meadows Park that was deeded to the City.

Marilyn Reilly spoke to street lighting and the cost to the City regarding such lighting. She stated there has been a street light out in her neighborhood for quite some time. She stated after last meeting and the cost of the street lights she felt she was saving the City some money by not having the light repaired. Mayor Verzal stated the City is charged a standard fee for each light within the City limits. Roger Krieger stated he would contact Avista and have that street light repaired.

11. Report of Officers

Deputy Dan Dutton stated he has taken a new assignment as the Deer Park School District's Resource Officer. He stated Deputy Ennis would be taking over his daytime shift here in the City.

Councilmember Cragun stated with Budget time right around the corner she would like the Council to think about Perrins Field (Park) and making some improvements geared more for the older adults in the City. Roger Krieger reminded the Council about the conceptual drawing that was created for Perrins.

Councilmember Schut stated he would also like to see walking paths in all the parks.

12. Executive Session

There was no Executive Session.

13. Adjournment

There being no further business before the Council, Mayor Verzal adjourned the meeting at 7:28 P.M.

Mayor Tim Verzal

Deby Cragun, City Clerk/Treasurer

CITY OF DEER PARK AGREEMENT FOR LEGAL SERVICES

THIS AGREEMENT is entered into effective as of January 1, 2020, between the City of Deer Park ("City") and the law firm of Ogden Murphy Wallace, P.L.L.C. ("OMW").

FOR AND IN CONSIDERATION OF the terms and conditions set forth below, the parties agree as follows:

1. **Services.** OMW will serve as attorneys for the City on all civil legal matters assigned or referred to OMW at the direction of the City. During the term of this Agreement OMW shall be the legal advisor to the City and of all officials and employees of the City in relation to matters pertaining to their respective offices. OMW shall represent the City in all legal matters, except matters involving specific specialized services not generally provided by OMW, and except in the case of ethical conflicts or when an insurance provider assigns alternative counsel. OMW shall prepare and/or review the documents, resolutions and contracts of the City as requested by the Mayor, the City staff, and/or the City Council. OMW shall perform such other duties as the City shall direct. OMW shall attend City Council meetings as requested by the Mayor and/or the City Council.

2. **Personnel Performing Services.** Charles D. Zimmerman of OMW shall be the lead attorney responsible for performing the services specified in Paragraph 1. Back-up and supplemental coverage will be provided by Julie K. Norton, Erin McCool, and other attorneys within OMW.

3. **Billing.** OMW will bill the City on a monthly basis for services performed. Time will be billed in tenth of one hour segments and will be itemized as to the service provided, the date, the hourly rate, and the person performing the service.

4. **Compensation.** The City will pay OMW for the time spent providing services pursuant to this Agreement at the following discounted hourly rates for 2020:

| <u>Billing Category</u> | <u>Rate</u> |
|---|----------------|
| Attorneys with 25 years or more experience | \$280 per hour |
| Attorneys with 11 to 24 years experience | \$255 per hour |
| Attorneys with 5 to 10 years experience | \$230 per hour |
| Attorneys with less than 5 years experience | \$215 per hour |
| Paralegals | \$ 90 per hour |

The above rates shall be increased effective January 1 of 2021, and each January 1 thereafter during the term of this Agreement or any extension of this Agreement, by three percent (3%).

Reimbursement will be made by the City to OMW for expenditures related to court costs and fees, including but not limited to filing fees, recording fees, service of process fees, expert witness fees, deposition charges, and costs incurred by an investigator or an expert. Time spent providing services to the City shall include time spent traveling to and from the City and other places for meetings or court hearings. Other expenses may be reimbursed when authorized by the Mayor.

5. **Term of Agreement.** This Agreement shall commence effective January 1, 2020, and shall remain in effect until December 31, 2024. This Agreement may be extended by written agreement of the parties. At least one hundred twenty (120) days prior to the termination date of this Agreement or the termination date of any extension to this Agreement, the parties agree to meet by and through the individuals listed for providing notices in Paragraph 10 of this Agreement for the purpose of discussing an extension to this Agreement. In the event the Agreement is not extended, work in progress will be completed by OMW if authorized by the City under terms acceptable to both parties. If completion of work in progress is not authorized or acceptable terms cannot be worked out, OMW will submit all unfinished documents, reports, or other material to the City and OMW will be entitled to receive payment for any and all work completed, provided such work was requested to be performed by the Mayor and/or City Council.

6. **Termination.** This Agreement or any extension may be terminated at any time and for any or no reason by the terminating party providing the other party one hundred twenty (120) days written notice of termination. This Agreement or any extension may be terminated immediately for cause at any time by either party providing the other party written notice of termination and the for cause reason for termination.

7. **Independent Contractor.** OMW is an independent contractor with respect to the services to be provided under this Agreement. The City shall not be liable for, nor obligated to pay to OMW, or any employee of OMW, sick leave, vacation pay, overtime or any other benefit applicable to employees of the City, nor to pay or deduct any social security, income tax, or other tax from the payments made to OMW which may arise as an incident of OMW performing services for the City.

8. **Ownership of Work Product.** All data, materials, reports, memoranda, and other documents developed by OMW under this Agreement specifically for the City are the property of the City, shall be forwarded to the City at its request, and may be used by the City as the City sees fit. The City agrees that if such data, materials, reports, memoranda, or other documents prepared by OMW are used for purposes other than those intended in this Agreement, the City does so at the City's sole risk.

9. **Insurance.** OMW agrees to maintain in force, throughout the term of this Agreement, General Liability Insurance and Professional Errors and Omissions Insurance in coverage amounts of not less than \$2,000,000 each.

10. **Notices.** Any notices required hereunder shall be delivered to the respective party at the respective addresses set forth:

Charles D. Zimmerman
Ogden Murphy Wallace, P.L.L.C.
Riverfront Center
One Fifth Street, Suite 200
P.O. Box 1606
Wenatchee, WA 98807-1606

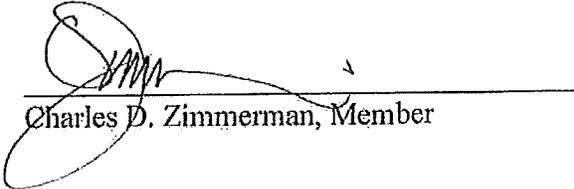
Attn: Mayor
City of Deer Park
P. O. Box F
Deer Park, WA 99006

11. **Entire Agreement.** This Agreement represents the entire integrated agreement between The City and OMW, superseding all prior negotiations, representations or agreements, written or oral. This Agreement may be modified, amended, or added to, only by written instrument properly signed by both parties hereto. Photocopies of this signed Agreement shall be treated the same as an original for all purposes.

Approved by the City Council of the
City of Deer Park, Washington, at an
Open Public Meeting the _____ day
of _____, 2019.

Timothy Verzal, Mayor

Approved by Ogden Murphy Wallace
P.L.L.C., the 19th day of
August, 2019.



Charles D. Zimmerman, Member

ORDINANCE NO. 2019-988

AN ORDINANCE OF THE CITY OF DEER PARK, WASHINGTON, FORMING LOCAL IMPROVEMENT DISTRICT NO. 2019-01 FOR THE PURPOSE OF FINANCING A PORTION OF COSTS TO DESIGN AND CONSTRUCT INFRASTRUCTURE IMPROVEMENTS, INCLUDING WATER, SEWER, STREET LIGHTING, STORM WATER, SIDEWALKS, AND ROAD CONSTRUCTION IMPROVEMENTS ON CEDAR ROAD FROM SIXTH STREET TO ENOCH ROAD AS IDENTIFIED IN DOCUMENTS ON FILE AT THE CITY AND PREPARED BY THE CITY CONSULTING ENGINEERS, J-U-B ENGINEERS, INC., AND AS PROVIDED BY THE CITY TO THE UNITED STATES DEPARTMENT OF COMMERCE ECONOMIC DEVELOPMENT ADMINISTRATION FOR FINANCIAL ASSISTANCE; AND AS PROVIDED BY THE CITY TO THE COMMUNITY ECONOMIC REVITALIZATION BOARD OF THE WASHINGTON STATE DEPARTMENT OF COMMERCE FOR FINANCIAL ASSISTANCE; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

WHEREAS, on or about August 14, 2019, the City Clerk/Treasurer for the City of Deer Park, Washington ("City"), was presented with a fully executed City of Deer Park "Local Improvement District No. 2019-01 Petition," which signatures thereon were certified by the City Clerk/Treasurer to be sufficient according to the records of Spokane County (the "LID Petition"); and

WHEREAS, on August 21, 2019, at a Regular Open Public Meeting, the City Council considered the LID Petition and by motion unanimously approved by the City Council, accepted the LID Petition and directed the City Clerk/Treasurer to cause notice of a hearing to be scheduled to consider formation of City of Deer Park Local Improvement District No. 2019-01, beginning at 7:00 PM or as soon thereafter as the same may be held on September 18, 2019; and

WHEREAS, the City Clerk/Treasurer published notice of the aforementioned hearing and mailed notice of the hearing and the planned continuation of the hearing to the Regular City Council Meeting of October 2, 2019 to the LID Petition signers to enable all interested parties and affected property owners to provide comment, all as required by State law; and

WHEREAS, on September 18, 2019, at the Regular City Council Meeting, a public hearing was held pursuant to the aforementioned notice of hearing, and the public hearing was then continued to the Regular City Council Meeting on October 2, 2019, and the public and affected property owners were permitted an opportunity to provide testimony at both hearing dates; and

WHEREAS, following the public hearing, the City Council determined that passage of this Ordinance is in the best interests of the citizens of the City of Deer Park, Washington; now, therefore,

THE CITY COUNCIL OF THE CITY OF DEER PARK, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. That certain local improvement district to be known as “City of Deer Park Local Improvement District No. 2019-01” (the “LID”), as requested to be formed by the LID Petition of the owners of property to be specially benefitted by the improvements

as that local improvement district is more specifically described in Section 2 of this Ordinance should be and hereby is formed and established.

Section 2. The LID is formed for the purpose of financing a portion of the costs to design and construct infrastructure improvements, including water, sewer, street lighting, storm water, sidewalks, and road construction improvements on Cedar Road from Sixth Street to Enoch Road as identified in documents on file at the City and prepared by the City Consulting Engineers, J-U-B Engineers, Inc., and as provided by the City to the United States Department of Commerce Economic Development Administration and related to Financial Assistance for the project and as provided by the City to the Community Economic Revitalization Board of the Washington State Department of Commerce for financial assistance for the project (all hereinafter collectively referred to as the "LID Improvement Project"). The improvements comprising the LID Improvement Project are hereby ordered. The LID Improvement Project estimated cost of design and construction is approximately \$6,200,000. Exhibit "1" to this Ordinance, the LID Petition, including Exhibit "A" thereto, is made a part of this Ordinance as if set forth in full herein. Exhibit "A" to the LID Petition contains the legal descriptions of the properties specially benefitted by the LID Improvement Project and to which the LID assessments will apply. The boundary of the LID is as described in the LID Improvement Project documents on file with the City Clerk/Treasurer for the LID Improvement Project, which documents are incorporated herein by this reference.

Section 3. RCW 35.43.100 provides that the decision of the City Council on passage of this Ordinance establishing the LID pursuant to the petition method shall be final and conclusive and specifically provides: “. . . No lawsuit whatsoever may be maintained challenging the jurisdiction or authority of the council to proceed with the improvement and creating the local improvement district or in any way challenging the validity thereof or any proceedings relating thereto unless that lawsuit is served and filed no later than thirty days after the date of passage of the ordinance ordering the Improvement and creating the district . . .” Passage of this Ordinance orders the improvement (the “LID Improvement Project”) and creates the LID.

Section 4. There is hereby created a fund of the City to be known as the “Local Improvement District No. 2019-01 Fund” for the purpose of paying the cost of the LID Improvement Project provided for in this Ordinance and into which there shall be paid all of the assessments collected in the LID, as and when directed by the City LID assessment ordinance.

Section 5. The City may: (i) issue one or more series of tax-exempt bonds and/or “qualified tax credit bonds” (within the meaning of Internal Revenue Code § 54A(d)(1)) (collectively, “Bonds”) in an anticipated maximum principal amount of \$1,500,000 to finance a portion of the costs of the LID Improvement Project; (ii) make certain expenditures with respect to the LID Improvement Project before Bonds are issued to finance such expenditures; (iii) initially fund those expenditures from available money in

the City's general fund; and (iv) reimburse such fund with Bond proceeds to the extent allowed under Treasury Regulation § 1.150-2 or Internal Revenue Code § 54A(d)(2)(D), as applicable.

Section 6. The City intends and expects to borrow funds from the Community Economic Revitalization Board of the Washington State Department of Commerce ("CERB") State of Washington and use the LID assessments to repay the CERB loan funds.

Section 7. The City intends and expects to be awarded grant funds to pay for a significant portion of the costs of the LID Improvement Project from the United States Department of Commerce Economic Development Administration ("EDA").

Section 8. Collection of the LID agreements from the LID Petitioners is contingent upon the City: (a) obtaining the EDA grant funds identified in Section 7 of this Ordinance; (b) obtaining the CERB loan funds identified in Section 6 of this Ordinance or issuing the Bonds identified in Section 5 of this Ordinance; and (c) completing the LID Improvement Project.

Section 9. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 10. This Ordinance shall take effect and be in full force five (5) days after this Ordinance or a summary thereof consisting of the title is published.

APPROVED:

TIMOTHY VERZAL, MAYOR

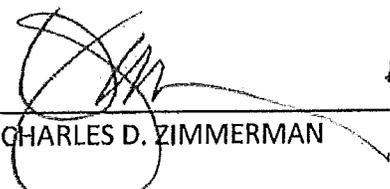
ATTEST/AUTHENTICATED:

DEBY CRAGUN, CITY CLERK/TREASURER

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

BY



CHARLES D. ZIMMERMAN

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO.:

11 Sept. 2019

SUMMARY OF ORDINANCE NO. 2019-988

of the City of Deer Park, Washington

On the _____ day of _____, 2019, the City Council of the City of Deer Park, Washington, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF DEER PARK, WASHINGTON, FORMING LOCAL IMPROVEMENT DISTRICT NO. 2019-01 FOR THE PURPOSE OF FINANCING A PORTION OF COSTS TO DESIGN AND CONSTRUCT INFRASTRUCTURE IMPROVEMENTS, INCLUDING WATER, SEWER, STREET LIGHTING, STORM WATER, SIDEWALKS, AND ROAD CONSTRUCTION IMPROVEMENTS ON CEDAR ROAD FROM SIXTH STREET TO ENOCH ROAD AS IDENTIFIED IN DOCUMENTS ON FILE AT THE CITY AND PREPARED BY THE CITY CONSULTING ENGINEERS, J-U-B ENGINEERS, INC., AND AS PROVIDED BY THE CITY TO THE UNITED STATES DEPARTMENT OF COMMERCE ECONOMIC DEVELOPMENT ADMINISTRATION FOR FINANCIAL ASSISTANCE; AND AS PROVIDED BY THE CITY TO THE COMMUNITY ECONOMIC REVITALIZATION BOARD OF THE WASHINGTON STATE DEPARTMENT OF COMMERCE FOR FINANCIAL ASSISTANCE; CONTAINING A SEVERABILITY PROVISION; AND SETTING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 2019.

CITY CLERK/TREASURER, DEBY CRAGUN

Filed for and return to:

DEBY CRAGUN, CITY CLERK/TREASURER
CITY OF DEER PARK
316 EAST CRAWFORD
P. O. BOX F
DEER PARK, WA 99006

The information contained in this boxed section is for recording purposes only pursuant to RCW 36.18 and RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Grantors: Knight Family Airport, LLC, a Washington limited liability company; Daniel J. McDonald and Carol A. McDonald, husband and wife; Terrance A. McDonald and Marcia H. McDonald, husband and wife; Eldredge Holdings, LLC, a Washington limited liability; Deer Park Country Club, LLC, a Washington limited liability company; John J. Reynolds Sr., John J. Reynolds Jr., and Sharon M. Reynolds; City of Deer Park; Leif Semar; Tyler Holmes; Bradley H. Coyle and Peggy S. Coyle, husband and wife.

Grantee: City of Deer Park, Washington, a Washington municipal corporation

Reference Number(s) of Documents Amended: N/A

Abbreviated Legal Description: Portions of Section 1, T 28 N, NE, NW R 42 EWM, and SE, SW Section 36, T 29 N, R 42 EWM, in the City of Deer Park, Spokane County, Washington

Legal Description: Attached as Exhibit "A"

Assessor's Parcel Number(s): 29364.2001, 29364.1901, 29364.0027, 29364.0026, 29364.0025, 29364.0024, 29365.0035, 29361.0023, 29361.0022, 29361.0021, 29361.0020, 29361.0019, 29361.0018

**CITY OF DEER PARK
LOCAL IMPROVEMENT DISTRICT NO. 2019-01
PETITION**

The Undersigned, owners of the real property located within the City of Deer Park, WA ("City"), as identified below herein, hereby petition the City to form a Local

{CDZ1966114.DOCX;1/00003.090003/}7/2/19

CITY OF DEER PARK LOCAL IMPROVEMENT DISTRICT NO. 2019-01 PETITION

Page 1 of 16

Improvement District ("LID") for the purpose of financing a portion of the costs to design and construct infrastructure improvements, including water, sewer, street lighting, storm water, sidewalks, and all season road construction improvements on Cedar Road from Sixth Street to Enoch Road, as identified in documents on file at the City and prepared by the City Consulting Engineers, J-U-B Engineers, Inc. ("JUB") and as provided by the City to the United States Department of Commerce Economic Development Administration ("EDA") and to the State of Washington Community Revitalization Board ("CERB") for financial assistance (hereinafter collectively referred to as the "Project"). This document is hereinafter referred to as the "Petition."

1. The Undersigned recognize the approximate estimated cost of the design and construction of the Project will be \$6,200,000. The Undersigned request the City pay for the cost of the Project improvements that are in excess of the amounts the Undersigned agree to pay as set forth below in this Petition. The Undersigned acknowledge that the City may pay for all or a part of the Project with federal or state grant funds, loans, including CERB loans or grants, State Public Works Trust Fund Loans, bond funds, City General Fund monies, and money from any other sources.

2. The Undersigned have reviewed the proposed LID assessments for all of the properties that are petitioned to be a part of this LID and concur that the proposed assessments as set forth in this Petition are fair, reasonable, and proportionate to the assessments of the other properties included within the LID.

3. The Undersigned agree that the fair market value of the Undersigned's respective properties, after completion of the Project, will exceed the current fair market value of the Undersigned's respective properties when added to the amount of the LID assessments agreed to be paid by the Undersigned with respect to each property as set forth below herein.

4. The Undersigned specifically waive obtaining an appraisal of the "before" and "after" fair market value of the properties that are proposed to be a part of the LID as the Undersigned have already agreed upon the amounts to be paid by the Undersigned with respect to each property that is a part of this LID Petition.

5. The Undersigned agree that the property owned by the Undersigned will be specially benefited by the improvements to be constructed pursuant to the Project in at

least the amount of the proposed assessments as set forth in the table below for each property owned by the Undersigned.

6. The Undersigned propose the LID be formed and that the Undersigned be required to begin making annual payments on the respective LID assessments commencing at a point in time selected by the City, which time shall be no earlier than thirty (30) days following substantial completion of the Project. The Undersigned request that the assessment payments be amortized and be required to be made in equal annual principal payments amounts over a period of twenty (20) years. The Undersigned agree to pay interest on the principal balance of the LID assessments due with respect to each property (parcel) owned by the Undersigned at an interest rate to be established by the City Council, which interest shall be the interest rate incurred by the City to borrow funds which is anticipated to be three percent (3%) if the CERB loan is approved by the State of Washington, plus an administrative fee charged by the City of one-half of one percent (.05%) and which interest rate, inclusive of the administrative fee of the City, shall in no event exceed five percent (5%) per annum on the balance due on the LID assessment assigned to each property (parcel) owned by the Undersigned until all of the LID assessment has been paid in full. The principal amount of the assessments for each property (parcel), are set forth in the table in Section 8 of this Petition.

7. The Undersigned agree the formula for calculating the individual assessments to be paid by each of the Undersigned for each parcel, the front footage on Cedar Road, is a fair and reasonable method of determining the relative assessments applicable to each of the parcels. The Undersigned recognize that the assessment for Parcel No. 29364.2001, owned by Knight Family Airport, LLC, is calculated at one-half (1/2) of the assessment of the other parcels as this parcel has already economically participated in payment for similar all weather road and infrastructure improvements to Sixth Street and can use Sixth Street as the access to this corner parcel.

[The remainder of this page is left blank intentionally]

8. The Undersigned agree to the following assessments with respect to their agreement to pay a total of \$1,250,000.00 of the Project expenses, which assessments are incorporated herein as part of this LID Petition:

| <u>PROPERTY OWNER</u> | <u>SPOKANE COUNTY TAX PARCEL NUMBER</u> | <u>LID ASSESSMENT AMOUNT</u> |
|---|---|----------------------------------|
| Knight Family Airport, LLC | 29364.2001 | 109,123.79 |
| Knight Family Airport, LLC | 29364.1901 | 96,357.17 |
| Daniel J. & Carol A. McDonald, husband and wife | 29364.0027 | 86,812.46 |
| Terrance A. & Marcia H. McDonald, husband and wife | 29364.0026 | 86,783.53 |
| Knight Family Airport, LLC | 29364.0025 | 86,780.90 |
| Eldredge Holdings, LLC | 29364.0024 | 78,890.53 |
| Deer Park Country Club, LLC | 29365.0035 | 15,780.74 |
| Reynolds Property | 29361.0023 | 80,266.08 |
| City of Deer Park | 29361.0022 | 88,156.45 |
| Leif Semar, as his separate estate | 29361.0021 | 88,156.45 |
| Tyler Holmes, as his separate estate | 29361.0020 | 88,156.45 |
| Bradley H. & Peggy S. Coyle, husband and wife | 29361.0019 | 176,312.90 |
| Bradley H. & Peggy S. Coyle, husband and wife | 29361.0018 | 168,422.54 |
| TOTAL ASSESSMENTS | | \$1,250,000 |
| | | |

The Reynolds Property ownership is as follows (Parcel 29361.0023):

John J. Reynolds Jr., as to an undivided 50% interest, John J. Reynolds Sr., as to an undivided 10% interest, and Sharon M. Reynolds, as to an undivided 40% interest, as tenants in common

9. The Undersigned agree that if any of the properties that are the subject of this LID Petition are hereafter sold in part or subdivided, that the City Council shall have the power to segregate the assessment with respect to any such property and that the City Council, as provided in RCW 35.44.410, may determine that it will not segregate the assessment on the occurrence of such event if the City Council determines that the security of the City lien for the assessment proposed to be segregated would be jeopardized as to reduce the security for any outstanding LID assessments related to that property. Because the assessments are stipulated assessments arrived at by calculations made by the Undersigned and not by the City, the City shall have the sole discretion and authority with respect to making segregation determinations. The sale of all of an entire parcel of property subject to an LID assessment shall not result in any acceleration of the LID payment schedule.

10. The Undersigned represent 100% of the owners of property participating in the LID that is the subject of this Petition. The legal descriptions for the real properties that are subject to this LID Petition are set forth in Exhibit "A" which is attached to this Petition and made a part herein.

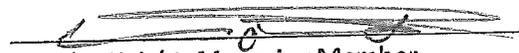
11. The Undersigned agree that this Petition is binding on the Undersigned and their respective successors and assigns and shall be recorded by the City and shall run with the lands described in Sections 8 and 10 of this Petition.

WARNING

EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS OR HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION SEEKING AN ELECTION WHEN HE OR SHE IS NOT A LEGAL VOTER, OR SIGNS A PETITION WHEN HE OR SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

THE UNDERSIGNED, Douglas Knight, certifies and confirms that he is authorized to execute this LID Petition on behalf of Knight Family Airport, LLC, a Washington limited liability company, as its Managing Member and the signature below binds Knight Family Airport, LLC with respect to each of the parcels owned by Knight Family Airport, LLC as identified above herein.

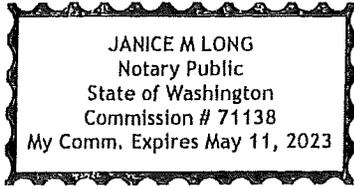
SIGNED THIS 16th day of July, 2019.


Douglas Knight, Managing Member
Knight Family Airport, LLC

STATE OF WASHINGTON)
) ss
County of Spokane)

I certify that I know or have satisfactory evidence that Douglas Knight is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Knight Family Airport, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-16-19




Notary Public
Print Name Janice M. Long
My commission expires 6-11-23

SIGNED this 19 day of July, 2019.

[Signature]
Daniel J. McDonald

STATE OF WASHINGTON)
) ss
County of SPOKANE)

I certify that I know or have satisfactory evidence that Daniel J. McDonald is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 19, 2019

[Signature]
Notary Public
Print Name SUE WALLACE
My commission expires AUGUST 22, 2020

SIGNED this 19 day of July, 2019.
COMM. EXPIRES
AUGUST 22, 2020
SUE WALLACE
NOTARY PUBLIC
STATE OF WASHINGTON

STATE OF WASHINGTON)
) ss
County of SPOKANE)

[Signature]
Carol A. McDonald

I certify that I know or have satisfactory evidence that Carol A. McDonald is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 19, 2019

[Signature]
Notary Public
Print Name SUE WALLACE
My commission expires AUGUST 22, 2020

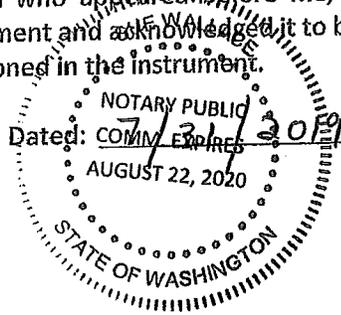
(CDZ1966114.DOCX)1/00003/090669/19
CITY OF DEER PARK LOCAL IMPROVEMENT DISTRICT NO. 2019-01 PETITION
Page 7 of 16
AUGUST 22, 2020
SUE WALLACE
NOTARY PUBLIC
STATE OF WASHINGTON

SIGNED this 31 day of July, 2019.

Terrance A. McDonald
Terrance A. McDonald

STATE OF WASHINGTON)
) ss
County of SPOKANE)

I certify that I know or have satisfactory evidence that Terrance A. McDonald is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Sue Wallace
Notary Public
Print Name SUE WALLACE
My commission expires AUGUST 22, 2020

SIGNED this 31 day of July, 2019.

Marcia H. McDonald
Marcia H. McDonald

STATE OF WASHINGTON)
) ss
County of SPOKANE)

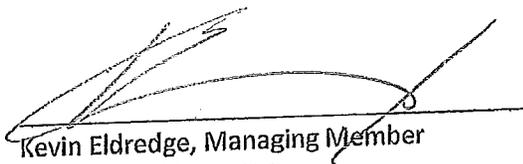
I certify that I know or have satisfactory evidence that Marcia H. McDonald is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



Sue Wallace
Notary Public
Print Name SUE WALLACE
My commission expires AUGUST 22, 2020

THE UNDERSIGNED, Kevin Eldredge, certifies and confirms that he is authorized to execute this LID Petition on behalf of Eldredge Holdings, LLC, a Washington limited liability company, as its Managing Member and the signature below binds Eldredge Holdings, LLC with respect to each of the parcels owned by Eldredge Holdings, LLC as identified above herein.

SIGNED THIS 8th day of August, 2019.


Kevin Eldredge, Managing Member
Eldredge Holdings, LLC

STATE OF WASHINGTON)
) ss
County of Spokane)

I certify that I know or have satisfactory evidence that Kevin Eldredge is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Eldredge Holdings, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8 August 2019

Notary Public
State of Washington
Debra L Cragun
Commission No. 93531
Commission Expires 06-05-2023


Notary Public
Print Name Debra L. Cragun
My commission expires 06/05/2023

THE UNDERSIGNED, Christopher Lee Heftel, certifies and confirms that he is authorized to execute this LID Petition on behalf of Deer Park Country Club, LLC, a Washington limited liability company, as its Managing Member and the signature below binds Deer Park Country Club, LLC with respect to each of the parcels owned by Deer Park Country Club, LLC as identified above herein.

SIGNED THIS 6th day of August, 2019.

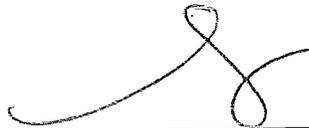
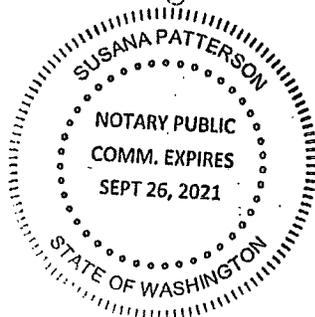


Christopher Lee Heftel, Managing Member,
Deer Park Country Club, LLC

STATE OF WASHINGTON)
) ss
County of Spoilume)

I certify that I know or have satisfactory evidence that Christopher Lee Heftel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Deer Park Country Club, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 6, 2019



Notary Public
Print Name Susana Patterson
My commission expires 9/26/21

DATED this 7th day of August, 2019.

John J. Reynolds, Sr.
John J. Reynolds, Sr.

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or have satisfactory evidence that John J. Reynolds, Sr., is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8-7-19
JANICE M LONG
Notary Public
State of Washington
Commission # 71138
My Comm. Expires May 11, 2023

Janice M. Long
Notary Public
Print Name Janice M. Long
My commission expires 5-11-23

DATED this 7th day of August, 2019.

John J. Reynolds, Jr.
John J. Reynolds, Jr.

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or have satisfactory evidence that John J. Reynolds, Jr., is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8-7-19
JANICE M LONG
Notary Public
State of Washington
Commission # 71138
My Comm. Expires May 11, 2023

Janice M. Long
Notary Public
Print Name Janice M. Long
My commission expires 5-11-23

DATED this 7th day of August, 2019.

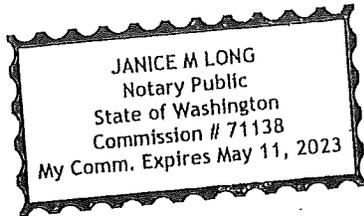
Sharon M. Reynolds
Sharon M. Reynolds

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or have satisfactory evidence that Sharon M. Reynolds is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8-7-19

Janice M. Long
Notary Public
Print Name Janice M. Long
My commission expires 5-11-23



[The remainder of this page left blank intentionally.]

THE UNDERSIGNED, Timothy Verzal, certifies and confirms that he is authorized to execute this LID Petition on behalf of the City of Deer Park, a Washington municipality, as the Mayor, and the signature below binds the City of Deer Park with respect to each of the parcels owned by the City of Deer Park, as identified above herein.

SIGNED THIS 16th day of July, 2019.

Timothy Verzal
Timothy Verzal, Mayor
City of Deer Park

STATE OF WASHINGTON)
) ss
County of Spokane)

I certify that I know or have satisfactory evidence that Timothy Verzal is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of the City of Deer Park, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 16 July 2019

Notary Public
State of Washington
Debra L Cragun
Commission No. 93531
Commission Expires 06-05-2023

Debra L Cragun
Notary Public
Print Name Debra L. Cragun
My commission expires 06-05-2023

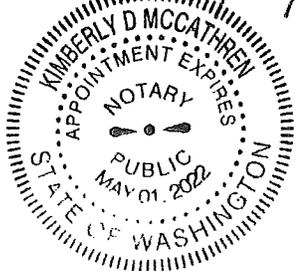
DATED this 27th day of JULY, 2019.

Leif Semar
Leif Semar

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or have satisfactory evidence that Leif Semar is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7/27/19



Kimberly D. McCathren
Notary Public
Print Name Kim McCathren
My commission expires May 01, 2022

[The remainder of this page left blank intentionally]

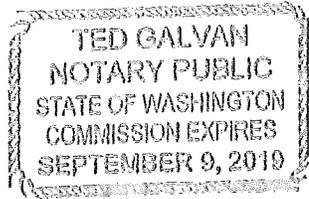
DATED this 22 day of July, 2019.

Tyler Holmes
Tyler Holmes

STATE OF WASHINGTON)
) ss
County of Spokane)

I certify that I know or have satisfactory evidence that Tyler Holmes is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7-22-19



Ted Galvan
Notary Public
Print Name TED GALVAN
My commission expires SEP 9 2019

[The remainder of this page left blank intentionally]

DATED this 29th day of July, 2019.

Bradley H. Coyle
Bradley H. Coyle

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or have satisfactory evidence that Bradley H. Coyle is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7/29/19

Tim Verzal
Notary Public
Print Name Tim VERZAL
My commission expires June 19, 2021

TIM VERZAL
Notary Public
State of Washington
My Commission Expires
June 19, 2021

DATED this 29th day of July, 2019.

Peggy S. Coyle
Peggy S. Coyle

STATE OF WASHINGTON)
County of Spokane) ss

I certify that I know or have satisfactory evidence that Peggy S. Coyle is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7/29/19

Tim Verzal
Notary Public
Print Name Tim VERZAL
My commission expires June 19, 2021

TIM VERZAL
Notary Public
State of Washington
My Commission Expires
June 19, 2021

EXHIBIT "A"

Lot 1, Knight Final Short Plat SP 2018-5, as per plat recorded in Volume 32 of Short Plats, page 95 and 96, records of Spokane County;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29364.2001**

Lot 1, Knight Final Short Plat SP 2016-1, as per plat recorded in Volume 30 of Short Plats, pages 40 and 41, records of Spokane County;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29364.1901**

The South half of the South half of the Northeast quarter of the Southeast quarter of Section 36, Township 29, Range 42 East of the Willamette Meridian;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29364.0027**

The North half of the South half of the Northeast quarter of the Southeast quarter of Section 36, Township 29 North, Range 42 East of the Willamette Meridian;

Except Cedar Road;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29364.0026**

That portion of the Southeast quarter of Section 36, Township 29 North, Range 42 East of the Willamette Meridian, described as follows:

Beginning at the South quarter corner of Section 26;
Thence North $0^{\circ}43'48''$ West, along the North-South centerline of Section 36, 1,321.01 feet to a point;
Thence South $88^{\circ}50'44''$ East, 1,326.04 feet to a point;
Thence North $0^{\circ}57'51''$ West 660.22 feet to the true point of beginning;
Thence South $88^{\circ}49'45''$ East, 1,293.33 feet to a point 30 feet West as measured at right angles to the East line of said Section 36;
Thence North $1^{\circ}11'55''$ West, on a line parallel with and 30 feet West of the East line of said Section 36, 329.97 feet to a point;
Thence North $88^{\circ}49'15''$ West 1,291.99 feet to a point;
Thence South $0^{\circ}57'51''$ East, 330.11 feet to the point of beginning;

Except Cedar Road;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's Parcel No. 29364.0025

The North half of the North half of the Northeast quarter of the Southeast quarter of Section 36, Township 29 North, Range 42 East of the Willamette Meridian;

Except the North 30 feet;

And except Cedar Road;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's Parcel No. 29364.0024

The South 30 feet of the Northeast quarter and the North 30 feet of the Southeast quarter of Section 36, Township 29 North, Range 42 East of the Willamette Meridian;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's Parcel No. 29365.0035

Exhibit "A" to City of Deer Park Local Improvement District No. 2019-01 Petition

Page 2 of 4

{DXB1966486.DOCX;1/00003.090003/ }

The South half of the South half of Southeast quarter of the Northeast quarter of Section 36,
Township 29 North, Range 42 East of the Willamette Meridian;

Except the South 30 feet thereof;

And except Cedar Road;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29361.0023**

The North half of the South half of the Southeast quarter of the Northeast quarter of Section 36,
Track 29 North, Range 42 East of the Willamette Meridian;

Except Cedar Road;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29361.0022**

The South half of the North half of the Southeast quarter of the Northeast quarter of Section 36,
Township 29 North, Range 42 East of the Willamette Meridian;

Except Cedar Road;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29361.0021**

The North half of the North half of the Southeast quarter of the Northeast quarter of Section 36,
Township 29 North, Range 42 East of the Willamette Meridian;

Except Cedar Road;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29361.0020**

The South half of the East half of the Northeast quarter of the Northeast quarter of Section 36,
Township 29 North, Range 42 East of the Willamette Meridian;

Except County roads;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29361.0019**

The North half of the East half of the Northeast quarter of the Northeast quarter of Section 36,
Township 29 North, Range 42 East of the Willamette Meridian;

Except County roads;

Situate in the City of Deer Park, County of Spokane, State of Washington

Spokane County Assessor's **Parcel No. 29361.0018**

[The remainder of this page left blank intentionally.]

CITY OF DEER PARK
CLAIMS CERTIFICATION AND APPROVAL

Auditing Officer's Certification

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the Claim is a just, due and unpaid obligation against the *City of Deer Park*, and that I am authorized to authenticate and certify said Claims Checks numbered **37954 through 37991 in the amount of \$519,074.94.**

City Clerk/Treasurer

Council Approval

We, the undersigned Council Members of the *City of Deer Park* approve the payment of Claims Checks **37954 through 37991 in the amount of \$519,074.94 this 18th day of September 2019.**

Vouchers 1st Half September

Fiscal: : 2019

Period: 2019 - September

| Number | Vendor Name | Account Description | Amount |
|--------|----------------------------------|---|--------------|
| 37954 | American Linen | Supplies | \$88.00 |
| | | Mat Change out | \$168.47 |
| | | Check Total: | \$256.47 |
| 37955 | American On-Site Services | Port-O-Lets School fields | \$22.50 |
| 37956 | Anatek Labs | Water/Wastewater Testing | \$1,155.00 |
| 37957 | Avista Utilities | Avista Lower Lvl City Hall | \$21.20 |
| | | Old Fire Station | \$165.37 |
| | | Utilities | \$25,689.32 |
| | | Check Total: | \$25,875.89 |
| 37958 | Batteries Plus Bulbs #247 | Battery Back Up | \$23.90 |
| 37959 | Burton, Shawn | Boot Allowance | \$304.91 |
| 37960 | Centurylink | Communications | \$1,819.27 |
| 37961 | City of Deer Park | 12% Utility Tax to Gen/Street Funds | \$25,609.86 |
| | | Old Fire Station | \$74.92 |
| | | Utilities | \$7,929.02 |
| | | Check Total: | \$33,613.80 |
| 37962 | City Service Valcon, LLC | Fuel | \$1,550.32 |
| | | Resale Fuel | \$20,937.31 |
| | | Check Total: | \$22,487.63 |
| 37963 | Comcast Business | Airport Communications | \$113.57 |
| 37964 | Deer Park Ace Hardware | Water Repair | \$23.59 |
| | | Supplies | \$268.77 |
| | | Check Total: | \$292.36 |
| 37965 | Deer Park Chamber of Commerce | Deer Park Chamber Assistance | \$700.00 |
| | | Visitor Information & Tourism Promotion | \$250.00 |
| | | Check Total: | \$950.00 |
| 37966 | Deer Park Tire | Repair & Maintenance | \$86.79 |
| 37968 | DW Excavating, Inc. | North Main Reconstruction 2019 | \$114,702.33 |
| 37969 | Economic Development NW | Economic Develp Contract | \$1,700.00 |
| 37970 | Ferguson Waterworks | Water R & M Structures | \$772.56 |
| 37971 | Geotech Environmental Equip.,Inc | Wastewater R & M Structures | \$107.80 |
| 37972 | Inland Feed And Farm | Airport Vehicle Fuel | \$381.50 |
| 37973 | Inland Power And Light | Utilities | \$2,645.62 |
| 37974 | Jub Engineers, Inc. | Airport/cedar RD Engineering | \$1,374.06 |
| | | Corrosion Control | \$4,589.40 |

| | | | |
|-------|------------------------------------|------------------------------------|--------------|
| | | Crawford/Colville Design | \$690.52 |
| | | FAA AIP #25 Pavement | \$3,956.98 |
| | | North Main Reconstruction 2019 | \$123.52 |
| | | Prof Svc/gma Comp Plan | \$0.00 |
| | | Professional Services | \$2,269.83 |
| | | Shamrock Glen Construction Observ. | \$6,363.77 |
| | | Sixth Street Res Design | \$6,007.41 |
| | | Subdivision DP Meadows Insp. | \$4,510.70 |
| | | SubdivisionHope Meadow Insp. | \$4,940.62 |
| | | Treatment Lagoon Design | \$37,580.20 |
| | | Check Total: | \$72,407.01 |
| 37975 | Kajun Electric | Perrins Park | \$1,708.30 |
| | | Generator Testing | \$312.41 |
| | | Water/Wastewater Generator Testing | \$1,937.48 |
| | | Streets Generator | \$942.85 |
| | | Check Total: | \$4,901.04 |
| 37976 | Krieger, Roger | Boot Allowance | \$288.48 |
| 37977 | Napa Auto Parts | Repair & Maintenance | \$39.44 |
| | | Supplies | \$107.17 |
| | | Check Total: | \$146.61 |
| 37978 | Office Depot | Central Services Supplies | \$160.15 |
| 37979 | Penelope Loomis | EDA Application | \$430.00 |
| 37980 | Prettyman's Septic Service | Airport Professional Services | \$375.00 |
| 37981 | Schultz's Aviation, LLC | Full Service Fuel Surcharge | \$1,812.54 |
| 37982 | Spokane County Building & Planning | Spokane CO Bldg Inspections | \$478.40 |
| 37983 | Spokane County Treasurer | Spokane CO Jail Services | \$3,613.77 |
| 37984 | Spokane County Treasurer's Office | Spok CO Law Enforc Contract | \$41,667.00 |
| 37985 | Spokane Stripe LLC | Golf Course Striping | \$550.00 |
| | | City Hall Parking Lot | \$300.00 |
| | | Park Striping | \$350.00 |
| | | Check Total: | \$1,200.00 |
| 37986 | Spokesman-Review | Ads And Legals | \$261.31 |
| 37987 | Tribune | Advertising | \$30.00 |
| 37988 | WA State Dept. of Health | Srf Loan Interest | \$6,867.72 |
| | | Srf Loan Principal | \$171,692.94 |
| | | Check Total: | \$178,560.66 |
| 37989 | Washington Trust Bank | Communications | \$1.00 |
| | | Perrins Park | \$259.44 |
| | | Airport Supplies | \$109.68 |
| | | Check Total: | \$370.12 |

| | | | |
|-------|--|-----------------------|---------------------|
| 37990 | Waste Management | Professional Services | \$209.65 |
| 37991 | Western States Equipment | R & M Equipment | \$1,434.54 |
| | | R & M Structures | \$2,324.63 |
| | | Repair & Maintenance | \$1,092.13 |
| | | Check Total: | \$4,851.30 |
| | Grand Total | | \$519,074.94 |
| | Total Accounts Payable for Checks #37954 Through #37991 | | |

Memorandum

To: Mayor and City Council

From: Roger Krieger

Date: September 12, 2019

Re: Short Plat request #2019-2 & #2019-3

The Planning Commission during their regular meeting on August 28, 2019, conducted a public hearing on the above referenced request.

The Commission by a vote of the members in attendance approved the request as submitted, adopted the findings of fact and recommend approval of the Council.

Staff has reviewed the final plat submitted and checked for required lot staking for the new parcels. Attached are copies of the plat and associated documentation.

A motion to approve each proposed short plat is required for final action and division of the parcels.

STAFF REPORT

TO: Deer Park Planning Commission PREPARED BY: Roger Krieger
RE: Habitat for Humanity Short Plat 2019-02 DATED: August 20, 2018
2019-03
TYPE: Subdivision Approval LOCATION: 400 and 406 E J Street

GENERAL INFORMATION

Applicant: Habitat for Humanity - Spokane
723 N. Napa, Spokane, WA.

Status of Applicant: Owner

Requested Action/Purpose: (1) Approval of Short Plat 2019-02, a Replat of Spokane County Tax parcel 28112.2402, (2) Approval of Short Plat 2019-03, a Replat of Spokane County Tax parcel 28112.2401.

Size: Lot areas 7,582 to 8,154 square feet.

Physical Characteristics: Land is slopes slightly from North to South, with future residential development so the South and lands developed for residential use to the North.

Development Characteristics: Zero lot line developed homes for Single family dwellings currently located on the lots.

Transportation: Vehicle access to the parcels will be from East J Street.

Parking: The parking areas for each parcel are provided pursuant to use of lots as residential.

Existing Zoning: Residential 3A.

Surrounding Use/Zoning:

| | |
|--------|-------------------------------|
| North: | Developed land – zoned R3A. |
| West: | Developed land - zoned R3A. |
| South: | Undeveloped land – zoned R3A. |
| East: | Developed land – zoned R3A. |

Comprehensive Plan Designations: Mixed Use – Single and Two Family Residential

ANALYSIS

Creation of two residential “zero lot line” lots for each individual lot is in compliance with the zoning and subdivision ordinance of the City. Parcel size and limitations within the R3A zone require lot sizes of a minimum 6,000 square feet with two off street parking spaces per lot. From there under zero lot line provisions, the parcel can be reduced accordingly. Original submittals from the applicant along with review comments and response and/or changes to the plat have been completed.

No increase in traffic movement within the area will be observed with this request as the original platting of the lot accounted for this style for final plat development. City ordinance requires payment of Traffic

Mitigation fees at time of final plat submittal and were collected based on the final divisions of parcels under these applications.

In regards to water and wastewater service to the parcels created, individual services to each final parcel were provided during construction of the subdivision

Notice of public hearing on the matter were mailed to adjacent parcel owners, a sign was installed identifying the land use action and notification in the newspaper of record was completed prior to stated deadlines for notification to the public. In addition, comments were solicited from Fire District #4, Avista Utilities, Qwest, and the cable TV system. To date, no comments, either verbal or written in opposition to the request have been received.

RECOMMENDATION

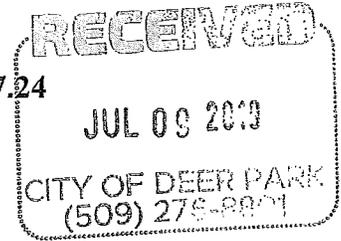
Development of Findings of Facts and conditions in support of the request, Commission approval and recommendation to the City Council for adoption.

ATTACHMENTS

1. Habitat for Humanity Short Subdivision application 2019-02 and 2019-03.
2. Short Plat Preliminary drawings.

CITY OF DEER PARK
DEER PARK MUNICIPAL CODE CHAPTER 17.24

APPLICATION FOR
PRELIMINARY SHORT SUBDIVISION



Date Received: 7/9/19 File Number: SP 2019-02
Date Accepted: 7/22/19 By: [Signature]
Preliminary Plat Fee: \$300⁰⁰ Date Paid: 7/9/19 Receipt # 34168
Traffic Mitigation Fee: NA Date Paid: NA Receipt # NA
Engineering Review Fee: 1 Date Paid: 1 Receipt # 1

A. GENERAL INFORMATION

Name of Applicant: Habitat for Humanity-Spokane
Mailing Address: PO Box 4130 Spokane, WA 99220
Phone: 509.534.2552 Fax: _____

If the applicant is not the property owner, include written authorization from the owner for the applicant to serve as the owner's representative.

Name of Legal Owner: Same as applicant
Mailing Address: _____
Phone: _____ Fax: _____

Site Area of Proposed Project (Acres or Square Feet): 0.19 acres
Street Address of Proposed Project: 400 E. "J" Street
Comprehensive Plan Designation: Single Family Residential
Existing Zoning: R-2A
Proposed Zoning: R-2A
Existing Use of Property: Single Family ; Manufactured Home ;
Duplex ; Multifamily ; Commercial ; Industrial ;
Other (Describe) _____
Proposed Use of Property: Single Family ; Manufactured Home ;
Duplex ; Multifamily ; Commercial ; Industrial ;
Other (Describe) _____
List Previous City Actions Involving This Property: Final Plat

B. LEGAL INFORMATION

Location of Proposed Project: 400 E. "J" Street
Section: 11 Township: 28N Range: 42E
Name of Public Street(s) Providing Access: J Street
Width of Property Fronting on Public Street(s): 173'

Legal Description (attach legal description stamped by Licensed Surveyor and include legal description for entire area to be subdivided on the preliminary short plat): Lot 2, Block 2 of the Final Plat of Hope Meadows Phase 3 filed in book 40 of plats page 68.

If you do not hold title to the property, what is your interest in it? _____

Explain why you feel the proposed project is warranted: _____

This plat will provide affordable housing within an existing PUD

What impact will the proposed subdivision have on adjacent properties? _____

No unmitigated impacts are anticipated.

What measures do you propose to mitigate the project's impacts on surrounding land uses? Payment of impact fees, water and sewer hookup fees, and any other mitigation fees required by City code.

C. PRELIMINARY SHORT PLAT GENERAL INFORMATION

Number of Lots: 2 Gross Area: 8,154 sf

Average Lot Size: 4,077 sf Net Density*: 10.7

Smallest Lot Size: 3,107 sf Minimum Frontage: 29.12'

* Net Density is lots per acre excluding public street area.

Proposed Source of Water: Public System ; Private System ;

Other (Describe) _____

Proposed Means of Sewage Disposal: Public System ; Septic Tank and Drainfield _____ ; Other (Describe) _____

Utility Companies Providing Service to This Project:

Electricity: Avista Phone: Century Link/Comcast

Natural Gas: Avista Other: _____

Do you (or the legal owner) have any plans for future additions, expansions, or other further activity related to this proposal? Yes ; No ; If "Yes", Explain: _____

D. PRELIMINARY SHORT PLAT IMPROVEMENT INFORMATION

Proposed Street Improvements:

| | Area (Sq. Ft.) | Right-of-Way Width (Feet) | Roadway Width (Feet) |
|------------------|-------------------|------------------------------|-------------------------|
| Private Driveway | <u>None</u> | _____ | _____ |
| Private Street | <u>None</u> | _____ | _____ |
| Public Street | <u>None</u> | _____ | _____ |

Describe Type of Surface for Each of the Above: _____

Existing paved streets and concrete driveway

Estimated Time Period Expected for Complete Development of the Subdivision: _____

Summer 2019

Is phasing of the finalization of the short plat proposed? Yes: ; No: . If "Yes", show phasing on the preliminary short plat map.

Is dedication of land for public use contemplated (parks, etc.)? Yes: ___; No: x. If "Yes", describe: _____

E. SURVEYOR VERIFICATION

I, the undersigned, a Licensed Land Surveyor, have completed the information requested. The legal description and preliminary plat have been prepared by me, or under my supervision, in accordance with the requirements of the City of Deer Park Zoning and Subdivision regulations and the laws of the State of Washington.

Signature: Todd D Albert Date: July 2, 2019
Name (Print): Todd D Albert
Address: 14806 15 Aiki, Spokane Valley, 99216
Phone: 509-926-0215 Registration No.: 41953

F. APPLICANT/PROPERTY OWNER AUTHORIZATION

I, the undersigned, swear or affirm, under penalty of perjury, that the above responses are made truthfully and to the best of my knowledge. I further swear or affirm that I am the owner of record of the area proposed for the short subdivision identified herein or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Signature: Kathy Solomon Date: 7/15/2019
Name (Print): Kathy Solomon
Address: 1805 E Trent Ave, Spokane WA 99202
Phone: (509) 531-2552

State of Washington)

SS

County of Spokane)

Signed and sworn or affirmed before me on this 15th day of July 2019, by Colleen D Weedman

Notary Seal Colleen Weedman

Notary Public in and for the State of Washington
 Residing at: Spokane, WA
 My Appointment Expires: January 20, 2021
COLLEEN D WEEDMAN
MY COMMISSION EXPIRES
JANUARY 20, 2021

SHORT PLAT
SP 2019-2
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, T. 28 N., R. 42 E., W.M.,
CITY OF DEER PARK, SPOKANE COUNTY, WASHINGTON

DEDICATION

LET IT BE KNOWN THAT HANITY FOR HUMANITY-SPOKANE A WASHINGTON VOLUNTARY CORPORATION THE OWNER OF SAID PROPERTY TO BE PLATED, HEREBY RECLAMES THIS PLAT AND DEDICATES TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN, SAID PORTION OF THE NORTHWEST QUARTER OF SECTION 11, T. 28 N., R. 42 E., W.M., BEING THAT THE CITY OF DEER PARK, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2, BLOCK 2 HOPE MEADOWS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE(S) 66, RECORDS OF SPOKANE COUNTY.

STATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, HAVING AN AREA OF 8154 SQUARE FEET MORE OR LESS.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREBY INTO SUBSCRIBED THIS _____ DAY OF _____ 20____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

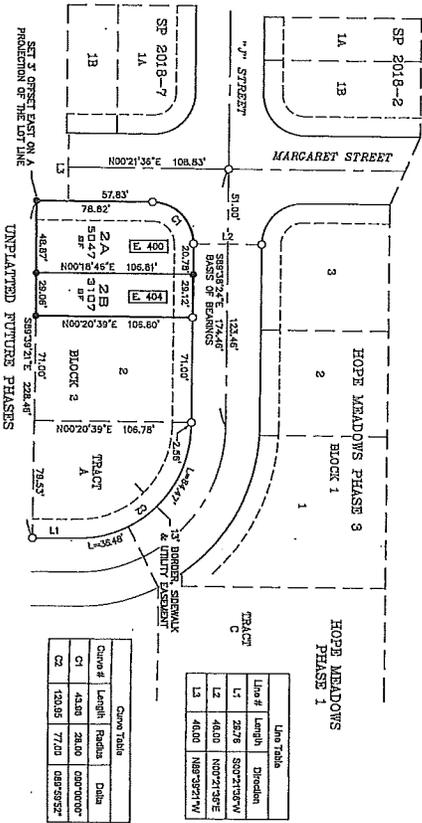
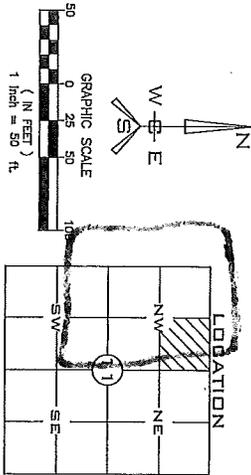
I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO HAS SIGNED THIS INSTRUMENT ON BEHALF OF THE PERSON ACKNOWLEDGED THAT HE/SHE HAS READ AND UNDERSTANDS THE CONTENTS OF THIS INSTRUMENT AND KNOWS THE CONTENTS OF THIS INSTRUMENT AND VOLUNTARILY ACTS OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT. DATED THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY WY COMMISSION EXPIRES _____

- SYMBOLS LEGEND**
- ROAD # BEARING OF PLUG WITH WASHER STAMPED
 - ROAD # BEARING UNLESS NOTED OTHERWISE
 - SET AS BEARING WITH CAP OR PLUG WITH WASHER STAMPED TWO PLUS SIGN(+) UNLESS NOTED OTHERWISE
 - ADDRESS

REFERENCES

- (R1) PLAT - HOPE MEADOWS PHASE 3, BK. 40, PG. 66.
- (R2) PLAT - HOPE MEADOWS PHASE 2, BK. 36, PG. 65.



| Lot # | Length | Bearing | Width | Area |
|-------|--------|-------------|-------|----------|
| L1 | 247.8 | S00°31'56"W | 161.0 | 39,892.4 |
| L2 | 48.0 | N00°21'36"E | 161.0 | 7,728.0 |
| L3 | 48.0 | N89°27'11"W | 161.0 | 7,728.0 |

| Chain # | Length | Bearing | Width | Area |
|---------|--------|---------|-------|----------|
| C1 | 42.8 | S24.0 | 161.0 | 6,854.4 |
| C2 | 120.6 | 77.0 | 161.0 | 19,512.6 |

NOTES

1. THIS PLAT MAY BE SUBJECT TO AN EASEMENT IN FAVOR OF INLAND ENERGY LIGHT COMPANY AS RECORDED UNDER A.F.N. 870739004, DATED JULY 11, 1976. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
2. THIS PLAT MAY BE SUBJECT TO CONDITIONS, COVENANTS, RESTRICTIONS, AND RESERVATIONS AS RECORDED UNDER A.F.N. 8170222 AND 8170223 DATED JANUARY 26, 2018.
3. THIS PLAT MAY BE SUBJECT TO RESTRICTIONS, DEDICATIONS AND DEWEATED RECORDS UNDER VOLUME 40 OF PLATS, PAGE 66.

| | |
|-------------|---------------|
| F.I.B. # | 675-1009-1268 |
| DATE | 09/10/18 |
| DRAWN BY | BAG |
| REVIEWED BY | DAC |
| OTHER | |

WCFE
WESTERN CONSULTING ENGINEERS
313 S. PINE ROAD
SPOKANE VALLEY, WASHINGTON 99208
PH: 509-838-0277 FAX: 509-838-0277

SP 2019-2
HOPE MEADOWS PHASE 3
DEER PARK, SPOKANE COUNTY, WASHINGTON

SHEET
1 OF 1
JOB NUMBER
14-1356

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ RECORDS OF _____ AND RECORDED IN BOOK _____ OF SHORT PLATS (AT PAGE(S) _____ OF _____ SPOKANE COUNTY, WASHINGTON AT THE REQUEST OF HANITY FOR HUMANITY.

SPOKANE COUNTY AUDITOR BY DEPUTY _____

DEER PARK PLANNING COMMISSION
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

DEER PARK PLANNING COMMISSION
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

CITY OF DEER PARK PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

DEER PARK CITY COUNCIL
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

DEER PARK CITY COUNCIL
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

CITY OF DEER PARK TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____



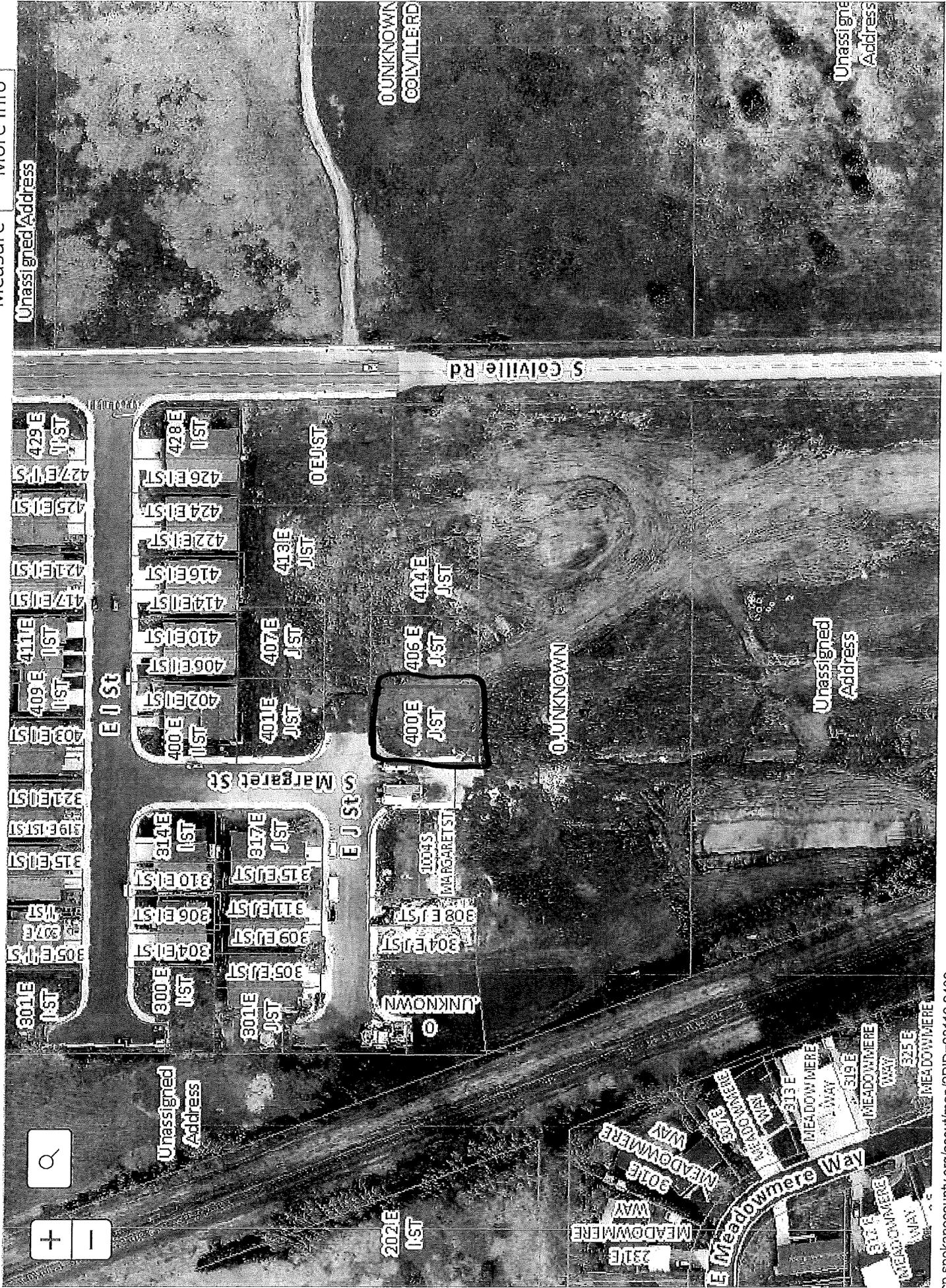
1. DAVID A. COWELL, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE LAND SURVEYORS ASSOCIATION OF WASHINGTON; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF THE COUNTY OF SPOKANE SUBDIVISION ORDINANCE.

DAVID A. COWELL, P.L.S. CERTIFICATE NO. 35573

SP 2019-2
HOPE MEADOWS PHASE 3
DEER PARK, SPOKANE COUNTY, WASHINGTON

SHEET
1 OF 1
JOB NUMBER
14-1356

Measure More Info



**FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND DETERMINATION**

**CITY OF DEER PARK
PRELIMINARY SHORT PLAT APPLICATION NO. SP 2019-02**

In regards to the findings requirements of Chapter 17.24 of the Deer Park Municipal Code, the Infrastructure Concurrency management regulations of Chapter 17.28 of the Deer Park Municipal Code, and the consistency determinations required in Chapter 19.04 of the Deer Park Municipal Code, the Planning Commission of the City of Deer Park hereby finds and concludes the following with respect to Preliminary Short Plat Application No. SP 2019-02.

1. Application SP 2019-02 was submitted on July 9, 2019, for subdivision of Lot 2, Block 2, Hope Meadows Addition Phase 3, in Section 2, Township 28N, Range 42E, W.M., in Spokane County, Washington.
2. The proposed development is in conformance with the adopted Comprehensive Plan and is identified as Single and Two Family Residential land use. The proposed preliminary plat and uses of the property are in compliance with the land use designation, policies and densities in the comprehensive plan.
3. The proposed development is in conformance with the City's adopted Zoning Regulations in terms of density and intensity, and other pertinent zoning requirements in that the proposed lot sizes of the application exceed the minimum lot sizes required within the R3A zoning of the area. Required frontage for each parcel and area are greater than required minimum of 3,000 square feet for the zoning classification.
4. The proposed development is in conformance with the City's adopted Subdivision regulations in terms of lot and street design, provisions for streets, water, wastewater, drainage and other public or private infrastructure systems.
5. The subdivision proposal is generally consistent with RCW 58.17, promoting the public health, safety and general welfare in accordance with standards established by the state and the City of Deer Park. The City has considered the provision of adequate public facilities as cited in RCW 58.17.110(2). More specifically:
 - a. Public rights-of-way
 - b. Potable water
 - c. Sanitary wastewater disposal
 - d. Storm water drainage
 - e. Parks and recreation facilities
 - f. Play grounds
 - g. Schools and playgrounds
 - h. Pedestrian walkways and sidewalks
6. Recognizing the conditions required herein and the City of Deer Park development standards, appropriate provisions have been made to ensure the health, safety and

general welfare, and therefore, the public use and interest will be served by the proposed short plat.

Based upon the aforementioned findings and conclusions, the Planning Commission of the City of Deer Park does hereby determine the following:

Approval Option

Short Plat Application Number SP 2019-02 is hereby **approved**. This decision is final unless appealed in writing, consistent with adopted appeal procedures.

Adopted this 20th day of August, 2019.



Planning Commission Chair Person

ATTEST:



Planning Director

CITY OF DEER PARK
DEER PARK MUNICIPAL CODE CHAPTER 17.24

APPLICATION FOR
PRELIMINARY SHORT SUBDIVISION



Date Received: 7/9/19 File Number: 2019-3416802
Date Accepted: _____ By: AC

Preliminary Plat Fee: \$300.00 Date Paid: 7/9/19 Receipt # 34168
Traffic Mitigation Fee: _____ Date Paid: _____ Receipt # _____
Engineering Review Fee: _____ Date Paid: _____ Receipt # _____

A. GENERAL INFORMATION

Name of Applicant: Habitat for Humanity-Spokane
Mailing Address: PO Box 4130 Spokane, WA 99220
Phone: 509.534.2552 Fax: _____

If the applicant is not the property owner, include written authorization from the owner for the applicant to serve as the owner's representative.

Name of Legal Owner: Same as applicant
Mailing Address: _____
Phone: _____ Fax: _____

Site Area of Proposed Project (Acres or Square Feet): 0.17 acres

Street Address of Proposed Project: 406 E. "J" Street

Comprehensive Plan Designation: Single Family Residential

Existing Zoning: R-2A

Proposed Zoning: R-2A

Existing Use of Property: Single Family ; Manufactured Home ;
Duplex ; Multifamily ; Commercial ; Industrial ;
Other (Describe) _____

Proposed Use of Property: Single Family ; Manufactured Home ;
Duplex ; Multifamily ; Commercial ; Industrial ;
Other (Describe) _____

List Previous City Actions Involving This Property: Final Plat

B. LEGAL INFORMATION

Location of Proposed Project: 406 E. "J" Street

Section: 11 Township: 28N Range: 42E

Name of Public Street(s) Providing Access: J Street

Width of Property Fronting on Public Street(s): 173'

Legal Description (attach legal description stamped by Licensed Surveyor and include legal description for entire area to be subdivided on the preliminary short plat): _____
Lot 1, Block 2 of the Final Plat of Hope Meadows Phase 3 filed in book 40 of plats
page 68.

If you do not hold title to the property, what is your interest in it? _____

Explain why you feel the proposed project is warranted: _____
This plat will provide affordable housing within an existing PUD

What impact will the proposed subdivision have on adjacent properties? _____
No unmitigated impacts are anticipated.

What measures do you propose to mitigate the project's impacts on surrounding land uses? _____
Payment of impact fees, water and sewer hookup fees, and any other mitigation fees required by City code.

C. PRELIMINARY SHORT PLAT GENERAL INFORMATION

Number of Lots: 2 Gross Area: 7,582 sf
Average Lot Size: 3,791 sf Net Density*: 11.5
Smallest Lot Size: 3,634 sf Minimum Frontage: 34.03'

* Net Density is lots per acre excluding public street area.

Proposed Source of Water: Public System x ; Private System _____;
Other (Describe) _____

Proposed Means of Sewage Disposal: Public System x ; Septic Tank and Drainfield _____;
Other (Describe) _____

Utility Companies Providing Service to This Project:
Electricity: Avista Phone: Century Link/Comcast
Natural Gas: Avista Other: _____

Do you (or the legal owner) have any plans for future additions, expansions, or other further activity related to this proposal? Yes _____; No x; If "Yes", Explain: _____

D. PRELIMINARY SHORT PLAT IMPROVEMENT INFORMATION

Proposed Street Improvements:

| | Area (Sq. Ft.) | Right-of-Way Width (Feet) | Roadway Width (Feet) |
|------------------|-------------------|------------------------------|-------------------------|
| Private Driveway | <u>None</u> | _____ | _____ |
| Private Street | <u>None</u> | _____ | _____ |
| Public Street | <u>None</u> | _____ | _____ |

Describe Type of Surface for Each of the Above: _____
Existing paved streets and concrete driveway

Estimated Time Period Expected for Complete Development of the Subdivision: _____
Summer 2019

Is phasing of the finalization of the short plat proposed? Yes: _____; No: x. If "Yes", show phasing on the preliminary short plat map.

Is dedication of land for public use contemplated (parks, etc.)? Yes: ____; No: x. If "Yes", describe: _____

E. SURVEYOR VERIFICATION

I, the undersigned, a Licensed Land Surveyor, have completed the information requested. The legal description and preliminary plat have been prepared by me, or under my supervision, in accordance with the requirements of the City of Deer Park Zoning and Subdivision regulations and the laws of the State of Washington.

Signature: Todd D Albert Date: July 1, 2019
Name (Print): Todd D Albert
Address: 14806 E Aimi, Spokane Valley 99216
Phone: 509 926 0215 Registration No.: 41953

F. APPLICANT/PROPERTY OWNER AUTHORIZATION

I, the undersigned, swear or affirm, under penalty of perjury, that the above responses are made truthfully and to the best of my knowledge. I further swear or affirm that I am the owner of record of the area proposed for the short subdivision identified herein or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Signature: Kathy Solomon Date: 7/15/2019
Name (Print): Kathy Solomon
Address: 1805 E Trent Ave Spokane WA 99202
Phone: (509)531-2552

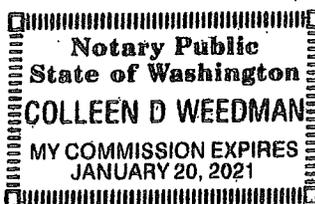
State of Washington)

SS

County of Spokane)

Signed and sworn or affirmed before me on this 15th day of July 2019, by Colleen D Weedman

Notary Seal Colleen Weedman



Notary Public in and for the State of Washington
Residing at: Spokane, WA
My Appointment Expires: January 20, 2021

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, T. 28 N., R. 42 E., W.M.
CITY OF DEER PARK, SPOKANE COUNTY, WASHINGTON

SHORT PLAT SP 2019-3

DEDICATION

LET IT BE KNOWN THAT HABITAT FOR HUMANITY-SPOKANE A WASHINGTON NON-PROFIT CORPORATION, THE OWNER OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE PUBLIC THE LAND DESCRIBED AS FOLLOWS: THESE ARE INTENDED FOR PUBLIC USE SHOWN HEREIN, SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS: THESE ARE INTENDED FOR PUBLIC USE SHOWN HEREIN, SAID PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 42 EAST, W.M. IN THE CITY OF DEER PARK, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, BLOCK 2 HOPE MEADOWS PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE(S) 68, RECORDS OF SPOKANE COUNTY, SITUATE IN THE COUNTY OF SPOKANE STATE OF WASHINGTON, HAVING AN AREA OF 7382 SQUARE FEET MORE OR LESS.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, THE ABOVE-SIGNED OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 20__

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

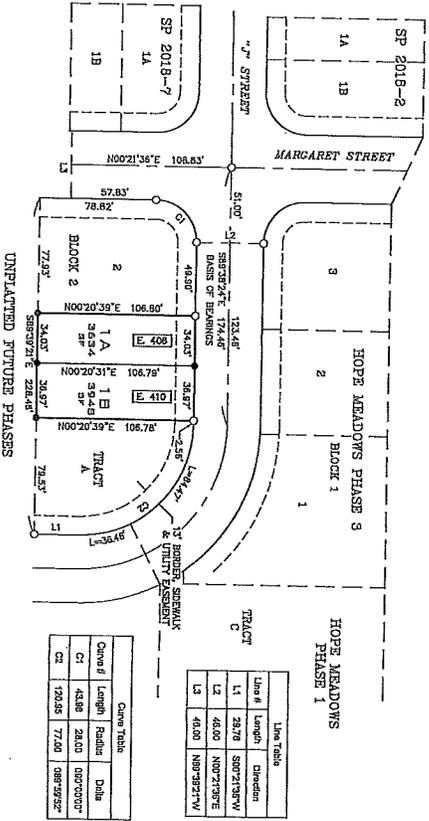
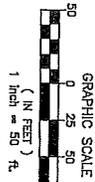
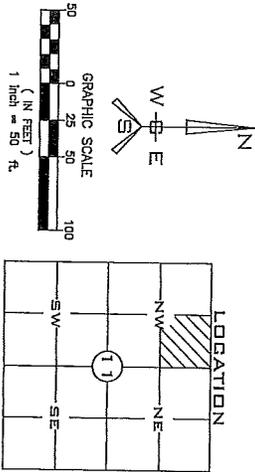
I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE HAS SIGNED THIS INSTRUMENT ON OWN STATEMENT THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT, DATED THIS _____ DAY OF _____ 20__

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES _____

REFERENCES
(R) PLAT - HOPE MEADOWS PHASE 3, BK. 40, PG. 68.
(R2) PLAT - HOPE MEADOWS PHASE 2, BK. 35, PG. 65.

SYMBOLS LEGEND

- ROAD #4 ROAD OR PLUG WITH WASHER STAMPED
- ROAD #2 ROAD OR PLUG WITH WASHER STAMPED
- SET #5 HOLE WITH CAP OR PLUG WITH WASHER STAMPED
- ADDRESS



| Line # | Length | Bearing |
|--------|--------|-------------|
| L1 | 23.78 | S07°13'18"W |
| L2 | 43.00 | S00°17'13"E |
| L3 | 44.00 | N09°32'21"W |

| Curve Data | Length | Radius | Delta |
|------------|--------|--------|------------|
| C1 | 43.88 | 28.00 | 086°00'00" |
| C2 | 120.85 | 77.00 | 088°59'22" |

UNPLATTED FUTURE PHASES

NOTES

- THIS PLAT MAY BE SUBJECT TO AN EASEMENT IN FAVOR OF INLAND POWER & LIGHT COMPANY AS RECORDED UNDER A.F.N. 78077180044 DATED JULY 19, 1976. THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.
- RESERVATIONS AS RECORDED UNDER A.F.N. 670222 AND 670223 DATED JANUARY 24, 2019.
- THIS PLAT MAY BE SUBJECT TO RESTRICTIONS, DEDICATIONS AND DELINEATED RECORDS UNDER VOLUME 40 OF PLATS, PAGE 68.

| | | | |
|-----------|---------------|--------------|----------|
| F.B.: | 674-1008-1285 | DATE: | 08/10/19 |
| DRAWN BY: | BAG | REVIEWED BY: | DAC |
| DATE: | 08/10/19 | DATE: | 08/10/19 |
| DRAWN BY: | BAG | REVIEWED BY: | DAC |
| DATE: | 08/10/19 | DATE: | 08/10/19 |
| DRAWN BY: | BAG | REVIEWED BY: | DAC |

WVCE
WASHINGTON VALLEY COUNTY ENGINEERS
21 S. PINE ROAD
SPOKANE, WASHINGTON 83402
PH: 509-828-2817 FAX: 509-828-0227

SP 2019-3
HOPE MEADOWS PHASE 3
DEER PARK, SPOKANE COUNTY, WASHINGTON

SHEET 1 OF 1
JOB NUMBER 14-1356

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ RECORDS OF _____ OF SPOKANE COUNTY, WASHINGTON AT THE REQUEST OF HABITAT FOR HUMANITY.

SPOKANE COUNTY AUDITOR BY DEPUTY _____

DEER PARK PLANNING COMMISSION
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

DEER PARK PLANNING COMMISSION
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

CITY OF DEER PARK PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

PUBLIC WORKS DIRECTOR
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

DEER PARK CITY COUNCIL
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

CITY CLERK
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

CITY OF DEER PARK TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

SPOKANE COUNTY TREASURER
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__

DATE THIS _____ DAY OF _____ 20__

BASIS OF BEARINGS

THE BASIS OF BEARING USED FOR THIS PLAT IS 5893292"E LOCATED ALONG THE CENTERLINE OF "J" STREET AS SHOWN ON THE FINAL PLAT OF HOPE MEADOWS PHASE 3 RECORDED IN BOOK 40 OF PLATS AT PAGE 68, RECORDS OF SPOKANE COUNTY, WASHINGTON.

SURVEYOR'S NOTES

- DATE OF SURVEY: SEPTEMBER 4, 2019.
- ORDER NO. 19-2530 PER STATE TITLE GUARANTEE NO. G-0000704898968.

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED USING A TOPCON "TRIPRO" SET GPS SYSTEM AND A 3-SECOND TOPCON OPT 3005L TOTAL STATION THEODOLITE USING FIELD TRAVERSE RECORDING. AROUNDING ANGLE CLOSING STATIONARS PER WA 332-130-2002. THE SURVEY WAS CONDUCTED USING A 1/2" X 1/2" X 1/2" CONCRETE VIAL. AROUNDING A MANDAY VALUE OF 0.07 FEET IN THE MANDAY CONVERSION UNLESS NOTED ON THE MAP. PER 332-130-080 AND WA 332-130-083.

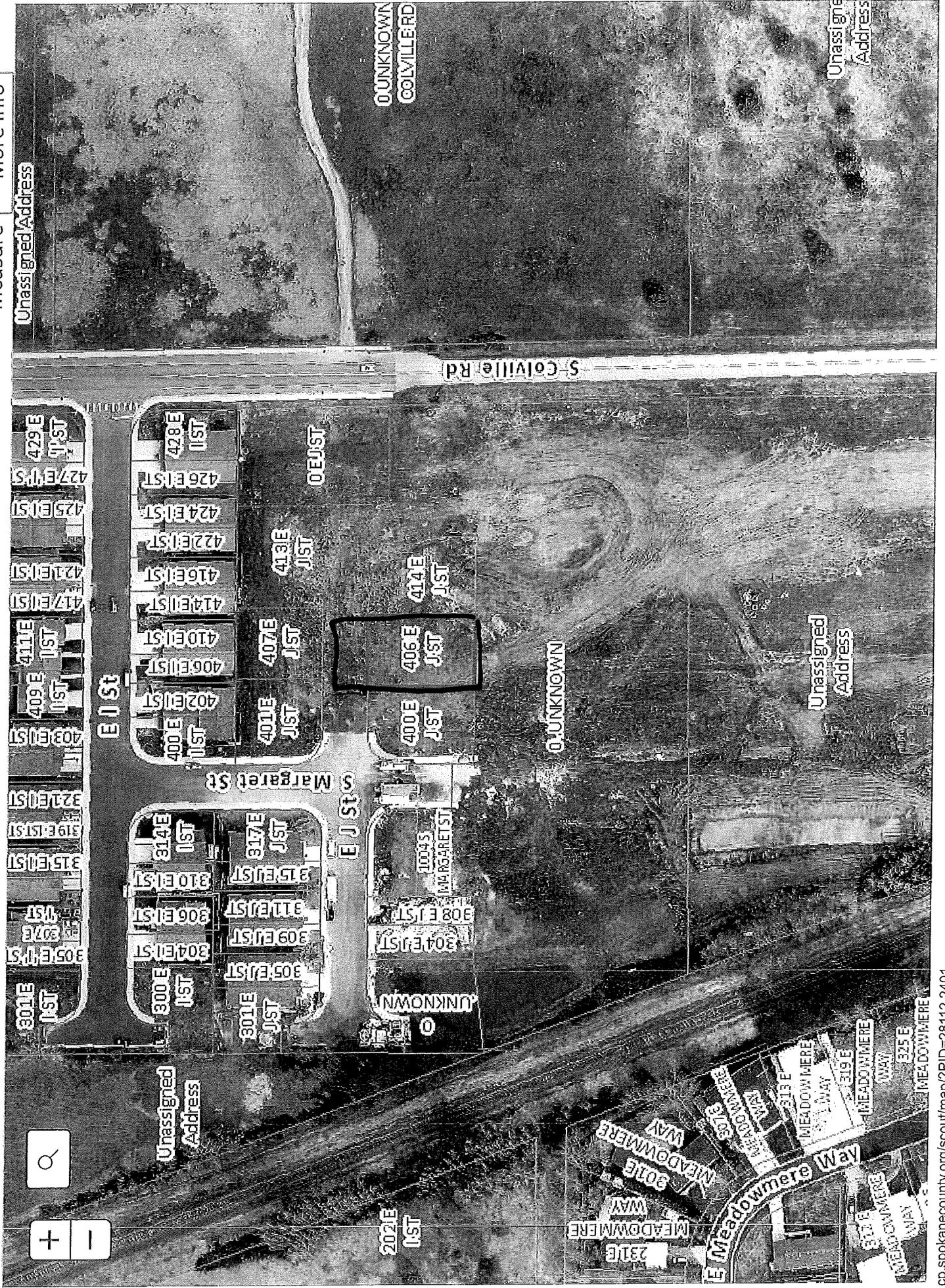
SURVEYOR'S CERTIFICATE

I, DAVID A. CORNELL, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON. THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION. THAT I HAVE EXAMINED THE PLAT AND THAT THE PLAT ACCURATELY SHOWS THE ACTUAL SURVEY. THAT ALL INSTRUMENTS SHOWN HEREIN ACTUALLY EXIST AS SHOWN, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE COUNTY OF SPOKANE SITUATION. (SIGNATURE)



DAVID A. CORNELL, P.L.S. CERTIFICATE NO. 35973

Measure More Info



**FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND DETERMINATION**

**CITY OF DEER PARK
PRELIMINARY SHORT PLAT APPLICATION NO. SP 2019-03**

In regards to the findings requirements of Chapter 17.24 of the Deer Park Municipal Code, the Infrastructure Concurrency management regulations of Chapter 17.28 of the Deer Park Municipal Code, and the consistency determinations required in Chapter 19.04 of the Deer Park Municipal Code, the Planning Commission of the City of Deer Park hereby finds and concludes the following with respect to Preliminary Short Plat Application No. SP 2019-03.

1. Application SP 2019-03 was submitted on July 9, 2019, for subdivision of Lot 1, Block 2, Hope Meadows Addition Phase 3, in Section 2, Township 28N, Range 42E, W.M., in Spokane County, Washington.
2. The proposed development is in conformance with the adopted Comprehensive Plan and is identified as Single and Two Family Residential land use. The proposed preliminary plat and uses of the property are in compliance with the land use designation, policies and densities in the comprehensive plan.
3. The proposed development is in conformance with the City's adopted Zoning Regulations in terms of density and intensity, and other pertinent zoning requirements in that the proposed lot sizes of the application exceed the minimum lot sizes required within the R3A zoning of the area. Required frontage for each parcel and area are greater than required minimum of 3,000 square feet for the zoning classification.
4. The proposed development is in conformance with the City's adopted Subdivision regulations in terms of lot and street design, provisions for streets, water, wastewater, drainage and other public or private infrastructure systems.
5. The subdivision proposal is generally consistent with RCW 58.17, promoting the public health, safety and general welfare in accordance with standards established by the state and the City of Deer Park. The City has considered the provision of adequate public facilities as cited in RCW 58.17.110(2). More specifically:
 - a. Public rights-of-way
 - b. Potable water
 - c. Sanitary wastewater disposal
 - d. Storm water drainage
 - e. Parks and recreation facilities
 - f. Play grounds
 - g. Schools and playgrounds
 - h. Pedestrian walkways and sidewalks
6. Recognizing the conditions required herein and the City of Deer Park development standards, appropriate provisions have been made to ensure the health, safety and

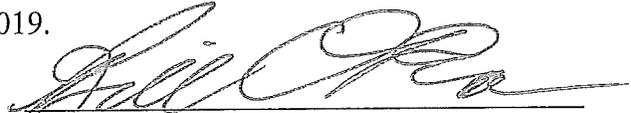
general welfare, and therefore, the public use and interest will be served by the proposed short plat.

Based upon the aforementioned findings and conclusions, the Planning Commission of the City of Deer Park does hereby determine the following:

Approval Option

Short Plat Application Number SP 2019-03 is hereby **approved**. This decision is final unless appealed in writing, consistent with adopted appeal procedures.

Adopted this 26th day of August, 2019.



Planning Commission Chair Person

ATTEST:



Planning Director

