"Full Length" Utility Installation Requirements
November 2011

Research Request Summary
This Research Request Summary is a response to a request from a local government agency in Washington State for research and information filed with John Carpita, Public Works Consultant for the Municipal Research and Services Center (MRSC).

On occasion, it is necessary to post these requests to appropriate APWA National infoNOW communities and/or a cross section of Washington State city and county public works officials and special districts to gather sample documents or best practices. John summarizes these responses for the benefit of the inquiring party. As many of these responses are of general interest and, invariably, people who respond want copies of the information, he also posts the responses on the Forum web page of the Washington State American Public Works Association Chapter for the benefit of the greater Washington State public works community.

You can email John at jcarpita@mrsc.org with information requests or suggestions for research of use to the Washington State public works community. If your agency or company has done research or gathered information of general interest, please send it to John for possible posting on this Forum page.

Research Request Statement
Original Request:
“What is the current state/federal status on the "to and through" code provisions for streets/water/sewer infrastructure in the platting process? We would like to require all subdivisions, including replats, to install water and sewer under the streets the full length of the subdivision so that future developers do not have to cut asphalt to extend city water/sewer when they plat.”

As sent to city-county contact group:
Need help with this request:
We would like to require all subdivisions, including re-plats, to install water and sewer (and other underground utilities) under the full length of subdivision streets so that future developers do not have to cut asphalt to extend city water/sewer when they subdivide.

If you have any code sections, policies, or development standards that accomplish this, please let me know.

<p>| John Akers, Ellensburg, <a href="mailto:akersj@ci.ellensburg.wa.us">akersj@ci.ellensburg.wa.us</a> |
| Following are links to the Ellensburg water and sewer development standards that require extensions to and through developments. These standards are adopted by reference in the Ellensburg City Code. |</p>
<table>
<thead>
<tr>
<th>Boyd Benson</th>
<th>Our requirements are in our Public Works Development Design Standards Section 1-1.21.L 1-1.21 Responsibility to Provide Required Road and Infrastructure Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>L. Sewer and Water Improvements: The applicant shall install sewer and water extensions and required appurtenances and devices to the farthest limit of the applicant property or as required by the City Engineer. Water and sewer line deficiencies identified immediately adjacent to the applicant property shall be repaired by the applicant as required by the City Engineer.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Kahle Jennings</th>
<th>From our Design and Development Guidelines:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.18 Utility Extension</td>
</tr>
<tr>
<td></td>
<td>Anyone wishing to extend or upgrade any City utility should contact the Utilities Department for an Extension/Connection Fee Estimate and any special extension requirements. Although electric utility extensions and improvements are not covered in the Guidelines, this advice is extremely applicable to extensions involving Centralia City Light.</td>
</tr>
<tr>
<td></td>
<td>Utility mains shall be extended to and through the extremes of the property being developed for loop closures and/or future development as determined by the City.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Doug Mayo</th>
<th>Yakima does. We call it our “to and through” policy. That is basically what the policy states then we have to enforce it. Sometimes wastewater has to be extended out more than one, or two places depending on topography. Simple language in our Title 12 Development Standards that can be found on-line.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>We do require new commercial development to extend the water and sewer systems to their development, regardless of the distance, when they develop. When these “offsite” improvements occur, we also require laterals to be installed to each parcel being passed.</td>
</tr>
<tr>
<td></td>
<td>We also require utility lines, sewer lift stations, and water booster pump stations to be designed and built for full build out.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dan Grigsby</th>
<th>Water and Sewer (“Wet Utilities) are extended across property frontages when development of that parcel occurs. We also require undergrounding of wiring on street poles when development occurs; again, only in the frontage.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>We do require new commercial development to extend the water and sewer systems to their development, regardless of the distance, when they develop. When these “offsite” improvements occur, we also require laterals to be installed to each parcel being passed.</td>
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<table>
<thead>
<tr>
<th>Letticia Neal</th>
<th>Milton Municipal Code 13.28.100 requires a developer to install and extend a water distribution main to the furthest edge or line of the property.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Steve Becken</th>
<th>Utility construction in new subdivisions (long plats) is covered in our Benton County Code. A link to that code is provided. See Section 9.08.052 which requires all proposed utilities to be installed or bonded before the County will accept the roads. Section 9.08.051 requires all roads be built or bonded before acceptance. These two sections go hand in hand.</th>
</tr>
</thead>
</table>
Gregg A. Zimmerman [Gzimmerman@Rentonwa.gov]
Yes, Renton has such a standard. It can be found in the Renton Municipal Code Title 4 (Development Regulations), Section 4-6-010.B “Mains to Extend Full Width of Property”. The Renton Municipal Code can be found on the City of Renton website.

John Light [j.light@cityofgoldbar.us]
Please see the attachment for the city requirements on watermain extensions. We do not have sewer so no need to extend any wastewater mains.

Ken Nelson [Ken.Nelson@ci.kennewick.wa.us]
Here are a couple of portions of our Kennewick Municipal Code that we use to require this.

Carlson, Brian [Brian.Carlson@cityofvancouver.us]
City of Vancouver has a “to and through” policy (adopted by City Council via resolution). Please see attached. We are currently in the process of a long overdue cleanup of our existing water/sewer/stormwater code and will be codifying essentially the same policy. We do have a process where we don’t also require “through” in all cases. For instance physically it makes no sense to have any further extension. In others it may make sense to end things a little short because it is good to have sewer pipe terminate in a manhole as opposed to having a dry pipe extension that then you hope you have accurate survey information on when you need to connect to it or eliminate a short run to another manhole.

Gwenn Maxfield [gwenn.maxfield@covingtonwater.com]
One can view Covington’s requirements online at www.covingtonwater.com

Under the Engineering tab, look at Standards and Specifications. Section 3.03, Water Main layout, describes our “to and through” requirements.
DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS

SECTION 5

WATER DISTRIBUTION

5-1 GENERAL

All construction of water mains and related appurtenances shall conform to these Standards, the Gold Bar Municipal Code, applicable American Water Works Association (AWWA) Specifications and Section 7-11 of the WSDOT/APWA Standard Specifications. The general requirements of AWWA and the WSDOT/APWA Standard Specifications shall apply unless they are inconsistent with any of the provisions of this particular section. Should inconsistencies occur, these Standards shall have precedence.

Relocation, alteration and/or improvements to the water system that are necessitated due to construction of improvements by private developers, shall comply with all adopted standards, and be paid for by the local improvement district, utility, individual, firm or corporation initializing the improvements or alteration.

Any public water system, or any plumbing in a residential or nonresidential facility providing water for human consumption, which is connected to a public water system shall be lead free. With respect to solders and flux lead free shall mean no more than 0.2% lead, and with respect to pipes and pipe fittings no more than 8% lead.

Water main extensions will be required when the property does not front on a water main or when the existing water main is not adequate for the increased use proposed. At the time of connection, the property owner will be required to extend the main for the full public or private road frontage of the lot on which the structure to be connected is located. If the lot does not front on a public or private road for its full width, the main shall be extended to the boundary line of the nearest adjoining lot, which may be anticipated to require future connection to the main. The standard size shall be 8 inches in diameter with a minimum diameter of 6 inches if approved by the Gold Bar Public Works Department.

Water main extensions and/or new fire hydrant installations may also be required per the requirements of the Uniform Fire Code.

For single family homes and duplexes, a fire hydrant is required within 350 feet of any structure.

For all other buildings from triplexes to commercial uses, a fire hydrant is required within 200 feet, but not closer than 50 feet to any structure (measured distance to be along route to be traveled by fire equipment).

Unless finish grade information is provided to the water service construction crew prior to the installation, the property owner/applicant will be responsible for and may be charged for any necessary adjustments.

After the installation of any water service by the City of Gold Bar Public Works Department, the property owner/developer shall be held responsible for, and may be charged for, any and all damages to the service line, meter setter, meter and meter boxes/vault or any other appurtenances until completion of construction and/or the structure is approved for occupancy.

All water mains on private property that are looped back to the public right-of-way or are open to the general public system shall be installed in easements, granted to the city, and shall be maintained by the city.

The minimum water main easement width shall be 10 feet in width and shall be exclusive for the water main and appurtenances.

Due to the complexities of many water mains and their interface with other underground structures, all water main construction shall be staked to insure placement within designated easements. Any deviation from this requirement must be approved by the Public Works Director.
WATER DISTRIBUTION

Upon completion of the installation of the water system, the original signed mylar of the water plan must be as-built by the developer/contractor, certified as such by the developer/contractor and turned in to the city. It is recommended that an as-built print be submitted for checking by the Public Works Department prior to submitting the originals. The water as-built is to be submitted and approved prior to city acceptance of the new installation.

The installation of all water mains and appurtenances shall be in accordance with the construction plans as approved by the Public Works Department for the project. Any deviation or changes are to be approved by utilities before the changes are incorporated into the work.

All materials shall be new and undamaged. Unless otherwise approved by the Public Works Department, the same manufacturer of each item shall be used throughout the work. Contractors shall furnish a water tight plug of the appropriate size which shall be installed in the end of the water main anytime work is delayed or stopped.

5-2 CONSTRUCTION PLANS

A. The design and construction of water and sewer mains, which are to be connected to the city water system, shall be designed by a registered, professional engineer of the State of Washington, at the applicants expense.

B. All plans must include the information listed within 1-10.1 thru 1-10.4 of these standards.

C. Water plans to be separate from others but should have water mains highlighted and indicate locations of other utilities.

D. Plans must show easements where mains are on private property and all hydrants, meters, and other appurtenances must be within the easements which must be a minimum of 10 feet wide with no other utilities within 3 feet of the water main.

E. Easements must be executed at completion of construction and mains must be in the middle of easement as much as possible. Access to easements for maintenance must remain open. Structures, fences, and shrubs are not to be planted on easements.

F. Show elevations of sewer mains, water mains and storm drains where they cross each other.

G. A minimum of 10 feet horizontal clearance shall be maintained between a water main, sewer main and storm drains whenever possible.

H. All hydrants when installed must be covered by a burlap bag or other suitable covering until accepted by the city and placed in service.

I. An AWWA or D.O.H. approved backflow prevention assembly may be required for irrigation systems, commercial applications and/or residences which maintain an approved home occupation. Determination shall be made at the time of application by the Public Works Director and shall be based upon existing D.O.H. standards and/or those activities which may pose a potential cross connection risk to the public water system.

5-2.1 REQUIRED NOTES ON PLANS

A. No connection to the existing mains will be allowed except by means of an approved backflow prevention device prior to satisfactory flushing, testing, disinfection, and receipt of satisfactory
ORDINANCE NO. 1283

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE
PIERCE COUNTY, REPEALING SECTION 17.48.040 OF THE BONNEY LAKE
MUNICIPAL CODE AND ORDINANCE NO. 766, ADDING A NEW SECTION
TO BONNEY LAKE MUNICIPAL CODE CHAPTER 12.04, AND AMENDING
SECTION 17.24.040 RELATING TO PLACING DISTRIBUTION UTILITIES
UNDERGROUND.

WHEREAS, City staff recommends clarification of the circumstances in which
the Bonney Lake Municipal Code shall require that distribution utilities be placed
underground; and,

WHEREAS, the City Council hereby creates a rule to place all utilities
underground within city limits to improve public and city employee safety, increase
reliability of utilities during adverse weather conditions, improve the appearance of the
City, and prevent new development from adding to the burden on utility and public
transportation facilities; and,

WHEREAS, the growth that accompanies new private development adds to the
burden on existing utilities by adding new overhead wires, power poles, and other
facilities, and by adding new cars and pedestrians to the public transportation system;
and,

WHEREAS, above-ground utilities clutter the public rights-of-way and cause
hazards along property frontages, especially when a population is growing; and,

WHEREAS, private developers are generally required to make frontage
improvements as a condition of development approval, which is the appropriate time to
underground existing utilities occupying the frontage;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE,
WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. BLMC section 17.48.040 and Ordinance No. 766 are hereby repealed
in their entirety.

Section 2. A new section of the Bonney Lake Municipal Code, Section 12.04.005
is hereby established to read as follows:

12.04.005 Underground distribution utilities required.
The policy of the city is to have all existing and new utilities, communication/data lines,
and all other above-ground wiring placed underground at the time new development
occurs or when the major structure on the site is replaced. All properties adjacent to
city roadways are included.
A. Existing wiring systems to be placed underground. For the purposes of this section, existing wiring shall include all distribution wiring run into parcels from utility poles next to public roadways within or adjacent to the development. This includes both existing utility poles and any tension lines. New tension lines and guy wires are allowed where required.

B. New wiring systems to be placed underground. Any construction activities related to development of all subdivisions, short plats, multifamily construction, public facilities, or commercial construction shall place all existing and new utilities underground for internal development as well as along the existing and new street frontage adjacent to the project.

C. The minimum amount of above-ground wires to be placed underground. Undergrounding is required from existing pole to existing pole, even if this extends outside the boundaries of the parcels being developed. No new utility poles will be installed. At the discretion of the developer and with approval of the appropriate utility provider(s), utility poles located outside the development boundaries may be moved to the property line of the development to minimize impact on adjacent properties. Any landscaping or facilities on adjacent properties damaged by relocation of utility poles shall be fully restored in a timely manner at the developer’s cost. Owners of these adjacent properties shall be contacted at the earliest opportunity by the developer to coordinate work on their properties.

D. Secondary services provided to properties adjacent to the development. Service that extends from primary services that are required to be placed underground by this section to adjacent properties shall be placed underground by the developer. No financial impact on adjacent property owners will be incurred absent agreement between a developer and an adjacent property owner. Any service interruption shall be minimized to the maximum extent practical. Any landscaping or facilities on adjacent properties damaged by placing these secondary service connections underground shall be fully restored in a timely manner by the developer. Owners of these adjacent properties shall be contacted at the earliest opportunity by the developer to coordinate work on their property.

E. Completion of undergrounding. Developers must complete the undergrounding of existing utility lines prior to receiving the Certificate of Occupancy, except that model homes may receive a Certificate of Occupancy while awaiting placement of above-ground utilities underground.

F. Exceptions to the undergrounding requirement. Placing existing utilities underground shall be waived for:
   1. All residential Short Plats of three lots or less where new public roads are not built, unless the property owner voluntarily places the above-ground utilities underground; or,
2. Construction of Accessory Dwelling Units (BLMC 18.22.090), tenant improvements (BLMC 19.02.030), minor additions, or other minor improvements to existing structures on residential or commercial parcels; or,

3. Where existing Puget Sound Energy transmission lines are classified as providing voltages greater than 15,000 volts. All substations are also included in this exemption. In this case, all other above-ground utilities/lines will still be placed underground; or,

4. If otherwise approved by the City Engineer where unique site conditions exist such as topographic constraints, or when undergrounding would create public safety concerns.

G. Fee in lieu of placing existing above-ground utilities underground. When one of the exceptions set out in subsection F is approved, other than exception 12.04.005 (F)(2), a fee shall be paid to the City at one of the following rates:
   1. Short Plat Exception. $3,125 for each house in the short plat.
   2. Mixed Residential/Light Industrial/Retail Exception. $113 per linear foot of frontage adjacent to or in the ROW of a public road.
   3. Commercial/Industrial Exception. $144 per linear foot of frontage adjacent to or in the ROW of a public road.

H. Annual Fee Adjustment. The fee set out in subsection G of this section shall be updated annually at a rate adjusted in accordance with the Engineering News Record (ENR) Construction Cost Index (CCI) for the Seattle area, using an October – October annual measure to establish revised fee schedules effective January 1st of the subsequent year.

I. Use of Fees set out in subsection G of this section. Fees shall be placed in a separate account within the City’s accounting system for monitoring purposes. These fees shall be used solely to place above-ground utilities underground at the direction of the City Engineer. (Ord. D08-117 §, 2008)

Section 3. Section 17.24.040 and the corresponding portion of ordinance No. 766 are hereby amended to read as follows:

17.24.040 Utilities.

A. Utilities are to be built and/or installed underground at locations approved by the city as outlined in BLMC § 12.04.005.

B. All utilities constructed within the street right-of-way shall be built prior to final street surfacing. Laterals of underground utilities with connections to each lot line shall also be provided prior to final street surfacing. (Ord. 766 § 2, 1998).
Section 4. The Mayor is hereby authorized to develop and adopt such administrative policies, procedures, forms and interpretive guidelines deemed necessary to carry out the policy directions of this ordinance.

Section 5. This ordinance shall take effect and be in force thirty (30) days after its passage, subject to approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this 23 day of September, 2008.

[Signature]
Neil Johnson, Mayor

ATTEST:

[Signature]
Harwood T. Edvalson, CMC
City Clerk

APPROVED AS TO FORM:

[Signature]
James J. Dionne, City Attorney

Passed: 9/23/08
Valid: 9/23/08
Published: 9/25/08
Effective Date: 10/23/08
ORDINANCE NO. 1288

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 13.12 OF THE BONNEY LAKE MUNICIPAL CODE AND ORDINANCE NOS. 892 AND 561, RELATING TO CONNECTION TO PUBLIC SEWER SECTION.

WHEREAS, the Council of the City of Bonney Lake has determined that greater flexibility regarding connection to the public sewer system by public entities is necessary; and

WHEREAS, this flexibility is necessary to prevent undue financial hardship on government entities who are funded through public funds; and

WHEREAS, allowing such flexibility will not compromise public health and safety.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. BLMC section 13.12.150 and the corresponding portions of Ordinance Nos. 892 and 561 are hereby amended to read as follows:

13.12.150 Connection to public system required—When.

Property owners may continue to use a private wastewater disposal system providing it is functioning properly, or can be made to function in an appropriate reserve area, as determined by Pierce County health department; provided, however, that connection to the public sewer system is required when one of the following applies:

(1) wherever gravity sewer mains have been installed across the frontage of a property, a direct connection to public sewer will be required when the property is sold;

(2) development of all subdivisions, short plats, multifamily construction, commercial construction, or change of use;

(3) if private wastewater facility fails and the property is within 250 feet of public sewer lines. At such time as a wastewater disposal facility is abandoned, all tanks shall be cleaned of sludge and filled with suitable material.

(4) For governmental agencies, connection to the public sewer system is required within three (3) years whenever any one of the following applies:

(a) sewer mains have been installed across the frontage of the property;
(b) the existing public sewer line is within 250 feet from the closest property line of the subject property; or
(c) the property has been sold or leased for non-governmental purposes.
Section 2. This Ordinance shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this 28th day of October, 2008.

______________________________
Neil Johnson, Mayor

ATTEST:

______________________________
Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

______________________________
James J. Dionne, City Attorney

Passed: 10/28/08  
Valid: 10/28/08  
Published: 11/12/08  
Effective Date: 11/17/08
City of Bonney Lake, Washington
Council Agenda Bill (C.A.B.) Approval Form

Department/Staff Contact: Don Morrison
Council/Workshop Mtg Date: October 22, 2008
Ordinance Number: D08-209
Resolution Number:
Agenda Bill Number: AB08-209
Councilmember Sponsor:

BUDGET INFORMATION

2008 Budget Amount Required Expenditure Impact Remaining Balance

Explanation: NA

Agenda Subject: Amendment to sewer connection ordinance

Administrative Recommendation: APPROVE

Background Summary: BLMC 13.12 is not clear as to whether a governmental use is considered a commercial or industrial use under the code. An amendment is needed to clarify the intent of Council. It is proposed that governmental agencies not be treated as commercial entities, and that greater flexibility be granted regarding connection to the public sewer system by public entities that are tax funded, in order to prevent undue financial hardship on government agencies, when allowing such flexibility will not compromise public health and safety.

Council Committee Dates: Commission Dates: Board/Hearing Examiner Dates:
Finance Committee: Planning Commission: Park Board:
Public Safety Committee: Civil Service Commission: Hearing Examiner:
Community Development & Planning Committee:
Council Workshops:

Council Action:
Council Call for Hearing: Council Hearings Date:
Council Referred Back to: Workshop: Committee:
Council Tabled Until: Council Meeting Dates:

Signatures:
Dir. Authorization: Mayor: Date City Attorney Reviewed:
ORDINANCE NO. 1356

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 13.04 OF THE BONNEY LAKE MUNICIPAL CODE RELATING TO ADOPTION OF REVISED WATER REGULATIONS TO IMPLEMENT INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS.

WHEREAS, the City Council of the City of Bonney Lake finds that both Washington law and the Council's interest in the safety of its citizens require the Council to ensure that its water system regulations and charges are kept up to date; and

WHEREAS, the City Council of the City of Bonney Lake finds that the benefits of requiring fire sprinkler systems in all new residential buildings outweigh the costs of doing so; and,

WHEREAS, most single family homes with both fire sprinkler and irrigation sprinkler systems will require a 1-inch water meter; and,

WHEREAS, the cost of materials, equipment, and labor for meter set costs have increased beyond the amount provided by annual CCI adjustments requiring their adjustment;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. BLMC section 13.04.070 and the corresponding portions of Ordinance Nos. 1276 § 1, 1221 § 2, 1220 § 1, 1192 § 1, 1100 § 1, 1094 § 1, 1083 § 1, 1073 § 1, 968 § 1, 919 § 1, 828 § 2, 763 § 1, 692A §§ 1, 2, 692 § 2, and 588 § 5 are hereby amended to read as follows:

13.04.070 Water service application.

A. All applications for water service shall be made at the City Hall by the property owner or his authorized agent. The records of the Pierce County auditor shall be prima facie proof of property ownership. The applicant shall furnish the city such information as may be required on the city's application form. At the time of filing the application the applicant shall pay the fee for such water services as required in this chapter. The applicant shall agree to conform to the rules and regulations for the operation of the city's water system as set forth in Articles I, II, III and V of this chapter.

B. Water Taps. The city reserves the right to regulate the size of water taps. Taps will be made only by the a Bonney Lake water department crew or a licensed contractor for an approved water extension.

C. Water Service Connection Charges. Effective September 1, 2010, all connections to the water system of the city and the charges to be paid by the property owner toward the construction thereof shall be as provided in this subsection:

1. Installation Charge. The following installation charges will be paid by the property owner as part of their connection charge at the time application is made for water service.
<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Meter Set Only</th>
<th>Meter Set and Service Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; or 3/4&quot;</td>
<td>$2001.00</td>
<td>$1,1006.00</td>
</tr>
<tr>
<td></td>
<td>$192.00</td>
<td>$1292.00</td>
</tr>
<tr>
<td>3/4&quot;</td>
<td>$228.00</td>
<td>$1,328</td>
</tr>
<tr>
<td>1&quot; with Fire</td>
<td>$201.00</td>
<td>$1,006.00</td>
</tr>
<tr>
<td>Sprinkler System</td>
<td>$228.00</td>
<td>$1,328.00</td>
</tr>
<tr>
<td>1&quot; without Fire</td>
<td>$3002.00</td>
<td>$1,1006.00</td>
</tr>
<tr>
<td>Sprinkler System</td>
<td>$283.00</td>
<td>$1,383.00</td>
</tr>
<tr>
<td>1-1/2&quot; or larger</td>
<td>Actual time and materials plus indirect costs. If installation involves work underneath the roadway surface, the fee shall be according to the actual time and materials plus 20 percent for indirect costs.</td>
<td></td>
</tr>
</tbody>
</table>

2. Charge for Equitable Share of System. Each new connection to the water system shall pay as part of their connection charges their equitable share of the cost of the system according to the following schedule:

a. Residential System Development Charge (SDC).

i. Single-Family.

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>City and County SDC Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; or 3/4&quot;</td>
<td>$7,700.45</td>
</tr>
<tr>
<td>1&quot; with Fire Sprinkler System</td>
<td>$7,745</td>
</tr>
<tr>
<td>1&quot; without Fire Sprinkler System</td>
<td>$17,175.276</td>
</tr>
<tr>
<td>1-1/2&quot; or larger</td>
<td>To be determined on each individual case, based on the projected amount of usage and peaking expected from the customer. These charges shall reflect residential equivalence (RE) values used for individual residential customers.</td>
</tr>
</tbody>
</table>

ii. Duplex Units—Two Living Unit Residential Homes. Each duplex and townhouse style building unit will have a separate water meter and service for each living unit. If a single
meter or two meters are installed, an SDC rate of $13,630 (100 percent for first unit and 77 percent of the single-family rate for the second unit) will be charged for the duplex when those meters are either five-eighths inch or three-quarters inch. SDC charge for larger meters shall be determined on each individual case, based on the projected amount of usage and peaking expected from the customer. These charges shall reflect residential equivalence (RE) values used for individual residential customers.

iii. Accessory Dwelling Units (ADU). If no additional meter is required, no SDC will be charged. If a second meter is required, an SDC of $5,93065 (77 percent of the single-family rate) will be charged when that new meter is five-eighths inch or three-quarters inch. An SDC of $13,225303 (77 percent of the single-family rate) will be charged if the new, second meter is a one-inch meter. If the existing meter is replaced with a larger meter, the difference in the current SDC rates for the two meter sizes will be charged.

iv. Multifamily and Mobile Home Parks.

(A) Each unit shall be charged $5,93065 (77 percent of the SDC charged to single-family units).

(B) SDC charges for meters 1.5 inches two inches or larger than two inches shall be determined on each individual case, based on the projected amount of usage and peaking expected from the customer. These charges shall reflect residential equivalence (RE) values used for individual residential customers.

(C) There shall be only one water meter installed for each building housing multiple residential units.

b. Nonresidential System Development Charge (SDC).

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>City and County SDC Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot;</td>
<td>$9,790848</td>
</tr>
<tr>
<td>3/4&quot;</td>
<td>$12,9503,027</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$19,260374</td>
</tr>
<tr>
<td>1-1/2&quot; or larger</td>
<td>To be determined on each individual case, based on the projected amount of usage and peaking expected from the customer. These charges shall reflect residential equivalence (RE) values used for individual residential customers.</td>
</tr>
</tbody>
</table>

c. Irrigation Only System Development Charge (SDC).
### Table: City and County SDC Charge

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>City and County SDC Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot;</td>
<td>$6,340,347</td>
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<tr>
<td>3/4&quot;</td>
<td>$9,470,526</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$15,790,883</td>
</tr>
<tr>
<td>1-1/2&quot; or larger</td>
<td>To be determined on each individual case, based on the projected amount of usage and peaking expected from the customer. These charges shall reflect residential equivalence (RE) values used for individual residential customers.</td>
</tr>
</tbody>
</table>

**d.** The charges set out in this subsection (C)(2) shall not be applicable to an accessory dwelling unit (ADU) permitted pursuant to BLMC 18.22.090, so long as a second or larger water meter is not required by applicable codes or requested by the owner. Should the property upon which an accessory dwelling unit is located be sold, platted or otherwise segregated from the property upon which the primary residence is located, and, because of the exemption provided for in this subsection, the owner of the accessory dwelling unit did not previously pay a full, separate connection charge including equitable share charge for the accessory dwelling unit, then the following shall apply:

**i.** If no additional connection charge was paid for the accessory dwelling unit, the owner of the segregated accessory dwelling unit shall be required to pay a connection charge, including single-family equitable share charge, in the amounts provided for in this section at the time of segregation. A new water meter will be provided.

**ii.** If a reduced connection charge was paid for a second or larger meter and/or connection for the accessory dwelling unit, the owner of the segregated accessory dwelling unit shall be required to pay the difference between that reduced charge and the amount of the connection charge, including single-family equitable share charge, provided for in this section at the time of segregation. A new water meter will be provided if necessary.

**e.** Annual Adjustment. Beginning January 1, 2009, and for every year thereafter, the installation and connection charges listed in this section shall be updated annually at a rate adjusted in accordance with the Engineering News Record (ENR) Construction Cost Index (CCI) for the Seattle area, using a November through November annual measure to establish revised fee schedules effective January 1st of each year.

**f.** These charges are to apply in all cases where distance from the water main to the meter location does not exceed 60 feet. In such cases where the distance is over 60 feet there shall be an additional fee, based on cost of labor and materials.
g. Property Owner’s Responsibility. Property owners are responsible for all leaks or damage due to leaks from privately installed and owned water lines. The property owner shall install and maintain at his own expense all water service from the water meter to the place of use.

Section 2. BLMC section 13.04.100 and the corresponding portions of Ordinance Nos. 1277 § 1, 1129 § 2, 1101 § 1, 1046 § 1, 907 § 1, 828 § 3, 763 § 2, 692A § 3, and 588 § 9 are hereby amended to read as follows:

13.04.100 Water rates.

Effective September 1, 2010, the following rates shall apply:

A. Discount for Senior Citizens and Disabled Persons. Owners of single-family residences who have qualified for real estate property tax exemption through the Pierce County assessor-treasurer’s office on the basis of age and/or disability, and who present proof thereof to the appropriate authority of the city, shall qualify and be entitled to a reduced water rate as may, from time to time, be set by the city council and established as a 50 percent reduction from the water availability charge.

B. Monthly Water Rates – Within City Limits.

<table>
<thead>
<tr>
<th>Water Availability Charge</th>
<th>2008 Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Meter Size</strong></td>
<td><strong>2008 Charge</strong></td>
</tr>
<tr>
<td>5/8&quot; - 3/4&quot;</td>
<td>$15.45</td>
</tr>
<tr>
<td>Qualified Senior, 5/8&quot; - 3/4&quot;</td>
<td>See subsection A.</td>
</tr>
<tr>
<td>1&quot; with Fire Sprinkler System</td>
<td>$16.01</td>
</tr>
<tr>
<td>1&quot; without Fire Sprinkler System</td>
<td>$25.70</td>
</tr>
<tr>
<td>1-1/4&quot;</td>
<td>$51.05</td>
</tr>
<tr>
<td>1-1/2&quot;</td>
<td>$51.05</td>
</tr>
<tr>
<td>2&quot;</td>
<td>$81.70</td>
</tr>
<tr>
<td>3&quot;</td>
<td>$153.10</td>
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<tr>
<td>4&quot;</td>
<td>$255.00</td>
</tr>
<tr>
<td>6&quot;</td>
<td>$510.00</td>
</tr>
</tbody>
</table>

In addition, the consumption charge per 100 cubic feet (CCF), or any part thereof used, shall be as follows:

<table>
<thead>
<tr>
<th>Winter</th>
<th>2008 Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
(October 1st through May 31st)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td>0 - 10 CCF per month</td>
<td>$1.0711</td>
</tr>
<tr>
<td>Over 10 CCF per month</td>
<td>$2.1220</td>
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</table>

Summer
(June 1st through September 30th)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tr>
<td>0 - 10 CCF per month</td>
<td>$1.0711</td>
</tr>
<tr>
<td>Over 10 CCF per month</td>
<td>$3.6376</td>
</tr>
</tbody>
</table>

C. Monthly Water Rates – Outside City Limits.

Water Availability Charge

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>2008 Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/8&quot; - 3/4&quot;</td>
<td>$20.0072</td>
</tr>
<tr>
<td>Qualified Senior, 5/8&quot; - 3/4&quot;</td>
<td>See subsection A.</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$33.304.50</td>
</tr>
<tr>
<td>1-1/4&quot;</td>
<td>$66.358.74</td>
</tr>
<tr>
<td>1-1/2&quot;</td>
<td>$66.358.74</td>
</tr>
<tr>
<td>2&quot;</td>
<td>$106.109.93</td>
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<tr>
<td>3&quot;</td>
<td>$199.00206.18</td>
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<td>4&quot;</td>
<td>$331.7943.66</td>
</tr>
<tr>
<td>6&quot;</td>
<td>$646.8970.12</td>
</tr>
</tbody>
</table>

In addition, the consumption charge per 100 cubic feet (CCF), or any part thereof used, shall be as follows:

Winter
(November 1st through June 30th)

<table>
<thead>
<tr>
<th></th>
<th>2008 Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 10 CCF per month</td>
<td>$1.5561</td>
</tr>
<tr>
<td>Over 10 CCF per month</td>
<td>$3.0819</td>
</tr>
</tbody>
</table>

Summer
(July 1st through October 31st)

<table>
<thead>
<tr>
<th></th>
<th>2008 Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 10 CCF per month</td>
<td>$1.5561</td>
</tr>
<tr>
<td>Over 10 CCF per month</td>
<td>$5.2746</td>
</tr>
</tbody>
</table>
D. Multiple Residential Units.

1. The water availability charge for a connection serving multiple residential units shall be the availability charge set forth above, multiplied by the number of dwelling units connected to the meter, as follows:

   a. Each duplex unit will be billed as though separately connected to the water main, based on five-eighths- or three-quarters-inch meter rates.

   b. In the case of apartment/trailer courts having one meter, each unit will be billed as though separately connected to the water main, occupied or not, based on five-eighths- or three-quarters-inch meter rates.

   c. In the case of building lots which have been granted a conditional use permit to allow more than one dwelling on one service meter, each dwelling unit will be billed as though separately connected to the water main, based on five-eighths- or three-quarters-inch meter rates.

2. The consumption charge provided for in this section shall be applied to multiple residential units as provided for above, except that the lower consumption charge rate shall be applied to the first “X” CCF per month, where “X” is the number of units served by the connection multiplied by 10. All consumption greater than that threshold will be charged the higher consumption charge rate.

3. There shall be only one water meter for each building housing multiple more than two residential units.

E. Multiple Commercial and Industrial Buildings. Where all commercial or industrial buildings connected to a single service are used in the same business under single management, billing shall be made as for a single building.

F. Demand Charge.

1. Private fire hydrants, stand pipes, fire sprinkler systems, etc., shall have a monthly charge of $3,113.00.

2. Special purpose use of water from fire hydrants or stand pipes shall be $10,361.00 plus $1.044.00 per 100 cubic feet for all water used inside the city limits and $14,504.00 plus $1.424.44 for all water used outside the city limits.

3. Where the water meters are shut off, the monthly charge will be $5,185.00 within the city limits and $7,156.90 outside the city limits.
4. Where unusual circumstances prevent a meter reading, water consumption will be estimated at an average of 1,000 cubic feet per month.

G. Leakage - Rate Reduction.

1. In the event that there is a leak in the water service line on the property owner’s side of the water meter;

2. That after the service line is repaired by the owner and upon written request by the property owner, the city water department will make an adjustment in the water bill;

3. The adjustment shall be two-thirds of that portion of the customer’s water bill which is over the average normal water usage. The adjustment shall be limited to the period of 90 days prior to the repair of the leak and inspection thereof.

4. Only one leakage adjustment will be allowed in any two-year period. Additional leaks will require on-site inspection and verification of repairs.

H. Irrigation Meters.

1. New multifamily (three or more units) and nonresidential connections shall be required to install a separate meter for irrigation use, effective January 1, 2005.

2. Existing multifamily (three or more units) and nonresidential connections shall be required to install a separate meter for irrigation use no later than January 1, 2007.

3. There shall be no availability charge applicable to irrigation meters. The commodity charge shall be 25 percent greater than the applicable commodity charge for nonirrigation usage that exceeds 10 CCF per month (the “tailblock”).

Section 3). BLMC section 13.04.110 and the corresponding portions of Ordinance Nos. 1230 § 20, 892 § 1, and 588 § 3 are hereby amended to read as follows:

13.04.110 General regulations.

A. All ordinances and water regulations shall be effective in the city and the water service area.

B. All water connections shall be metered.

C. Where more than one water connection supplies a premises, the consumption of water measured by each meter shall be computed and billed separately.

D. Unless otherwise stated in Article I, II, III or V of this chapter, each and every occupancy or use shall be served by a separate connection and shall be billed separately.
E. No new application for water connection will be honored until a septic tank permit or a sewer connection permit has been procured from the Pierce County health department or the city.

F. New water connections will be charged the minimum water availability charge beginning on the date of installation.

G. All water connections and all charges connected therewith are the responsibility of the owner of the property served.

H. Every water connection within the city limits shall be provided with garbage service as per Chapter 8.04 BLMC and its amendments. Garbage, sewer and water charges will be billed together. Any delinquency in garbage or sewer bills shall be deemed a delinquency as to water service.

I. All water taken or appropriated for use within the city shall be taken or appropriated from the municipal water supply of the city, pursuant to appropriate connections thereto in conformity with the ordinances of the city.

J. All buildings or structures within the city, designed, intended or actually used for human occupancy shall contain such plumbing as may be required by the appropriate provisions of the building code of the city, and shall be connected to the aforesaid municipal water utility of the city.

K. No building permit shall be issued unless and until a connection charge is paid to the aforesaid municipal water utility of the city in cases where it is appropriate under BLMC 13.04.030 and 13.04.070. If the building permit expires through suspension or abandonment under BLMC 15.04.081, the connection charge shall be refunded at the request of the applicant; provided, that if the applicant re-applies for a new permit pursuant to BLMC 15.04.081, the connection charge shall be re-calculated at current rates and the amount of the connection charge already paid and not refunded may be credited toward the new connection charge.

L. At such time as a property owner connects to city water service, through either development, new construction or when a property owner with a well chooses to connect to public water, the well must either be abandoned or deeded to the city.

M. All residential housing units within the City Limits of Bonney Lake built after 6 July 2010 shall have a fire sprinkler system installed. Duplex housing shall have a separate meter and service line to each living unit. Auxiliary Dwelling Units (ADU) shall have a service line that connects to the main residence service line between the main house and the meter, but not through the house water system to the ADU.
1. This water system shall be a common system serving both domestic and fire sprinkler uses. It will be a flow through system with a loop on each floor that limits runs to sprinkler heads to no more than three feet in length. Water treatment/filtration systems shall have an automatic bypass as required by NFPA 13D.

2. Water line taps and service lines to splitters and water meters shall be 1.5 inch size. Houses with water taps and meter setter(s) installed prior to the effective date of the ordinance codified in this chapter shall be exempt from this requirement.

3. Water meters shall be 1-inch or larger depending on fire flow requirements. Water service lines from the meter to the house shall be 1.5 inch size. Houses with meter setters installed prior to the effective date of the ordinance codified in this chapter shall be exempt from this requirement, unless a larger meter is required to meet fire flow requirements.

MN. Any property used or occupied in violation of the provisions of Articles I, II, III and V of this chapter shall be brought into conformity with the provisions hereof within 90 days of the effective date of the ordinance codified in this chapter.

Section 4). BLMC section 13.04.120 and the corresponding portions of Ordinance Nos. 1346 § 1 and 588 § 10 are hereby amended to read as follows:

13.04.120 Water meters.

A. All meters provided and installed on water service connections shall be and remain the property of the city and shall be removed only by the city.

B. The city will maintain and repair all domestic and commercial services to and including the meter when rendered unserviceable by ordinary use and will replace meters periodically when necessary.

C. Where replacements, repairs or adjustments to any meter are made necessary by improvements to the premises or by the willful act, neglect or carelessness of the owner or occupant of the premises served, all expenses of such replacement, repairs or adjustments incurred by the city shall be borne by the water customer.

D. All meters must be kept free of obstructions, including but not limited to trees and other vegetation, earth, rock, parked vehicles, yard art, landscaping materials, garbage cans, fences, or other stationary objects. Rockery walls and retaining walls must be constructed in such a manner as to maintain free access to the meter. Failure to keep a meter free of obstructions shall constitute damage to the public right-of-way and is addressed under the provisions of Chapter 12.22 BLMC; provided, however, that the property owner may be directed to remove an obstruction immediately. Repeat violations of this subsection, and refusals to move a stationary obstruction (such as a garbage can) at the request of an
authorized city employee, shall constitute a misdemeanor, punishable by a maximum of a $1,000 fine and 90 days in jail.

E. Single Family Fire Sprinkler Service. All single family houses, each duplex living unit, and each unit in other two living unit residential buildings shall have a one inch water meter and 1.5 inch water service line from the meter to the living unit installed.

Section 5). The city clerk shall sign and file with the adopting ordinance a copy of the statutes and regulations referenced herein and shall also file and maintain in the city clerk’s office one copy of each of the adopted laws in the form in which they were adopted for use and examination by the public.

Section 6). This Ordinance shall take effect thirty (30) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this 12th day of July, 2010.

[Signature]
Neil Johnson, Mayor

ATTEST:

[Signature]
Harwood T. Edvalson, CMC
City Clerk

APPROVED AS TO FORM:

[Signature]
James J. Dionne, City Attorney

Passed: 6/13/10
Valid: 6/13/10
Published: 6/21/10
Effective Date: 7/12/10
There are 12 Pages to this Ordinance
### Meter Set Costs
8-Jul-10

#### Meter Set Only

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Meter Cost to City</th>
<th>Labor</th>
<th>Vehicle Cost</th>
<th>Total Cost</th>
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<tr>
<td>5/8&quot;</td>
<td>$114.95</td>
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<td>$192</td>
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#### Meter Set and Service Line

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<th>Labor</th>
<th>Vehicle Cost</th>
<th>Material Costs</th>
<th>Total Cost</th>
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<td>$114.95</td>
<td>$422.80</td>
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<td>$422.80</td>
<td>$53.91</td>
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</table>
**City of Bonney Lake, Washington**

**City Council Agenda Bill (C.A.B.) Approval Form**

<table>
<thead>
<tr>
<th>Department / Staff Contact:</th>
<th>Workshop / Meeting Date:</th>
<th>Agenda Bill Number:</th>
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<tbody>
<tr>
<td>PW / Director Dan Grigsby</td>
<td>13 Jul 2010</td>
<td>AB10-115</td>
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</tbody>
</table>

**Ordinance Number:** D10-115  
**Resolution Number:**  

**Agenda Subject:** Water Municipal Code Modifications to Incorporate Residential Fire Sprinkler Systems  
**Proposed Motion:** Water Municipal Code Modifications to Incorporate Residential Fire Sprinkler Systems In All New Residential Housing  
**Councilmember Sponsor:** Deputy Mayor Swatman

**Administrative Recommendation:** Residents mandated to install fire sprinkler systems in their homes should not be doubly penalized by requiring an increased water SDC charge as well. The Administration recommends that this ordinance be approved.

**Background Summary:** The City Council passed an ordinance to require installation of Fire Sprinkler systems in all new construction family housing. This requires the use of a larger water meter and water service line. However, it does not have an impact on the water supply sources. Thus, the System Development Charge for this larger meter should remain the same as for the smaller meter size needed to support domestic water use only. These changes will avoid a $10K increase in SDC charge for a 1-inch water meter compared to the SDC cost of a 3/4 inch water meter. Additionally, in order to avoid the use of back flow prevention devices, the water system within the structure needs to be a common one for both fire flow and domestic use. Finally, the water meter set and service charges have not been updated in over six years. These rates are increased to reflect current, actual, direct costs to the City to install these new meters. These changes have been incorporated into water chapter 13.04 of the Bonney Lake Municipal Code. All other rates remain the same that were effective 1 January 2010.

Attachments: Ordinance D10-115; Cost analysis for water meter set and service charges

**BUDGET INFORMATION:**

<table>
<thead>
<tr>
<th>Budget Amount</th>
<th>Required Expenditure</th>
<th>Budget Impact</th>
<th>Budget Balance</th>
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**Budget Explanation:**

**COMMITTEE/BOARD REVIEW:**

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<th>Commission/Board Review Date:</th>
<th>Hearing Examiner Date:</th>
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<td>Finance Committee - 13 Jul 2010</td>
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**COUNCIL ACTION:**

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<th>Public Hearing Date(s):</th>
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<td>13 July 2010</td>
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**Signatures:**

<table>
<thead>
<tr>
<th>Director Authorization</th>
<th>Mayor</th>
<th>Date City Attorney Reviewed</th>
</tr>
</thead>
<tbody>
<tr>
<td>DLG</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
ORDINANCE NO. 1314

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADDING A NEW SECTION TO BONNEY LAKE MUNICIPAL CODE CHAPTER 12.04 AND AMENDING PUBLIC WORKS DESIGN STANDARD 606.

WHEREAS, the Bonney Lake Municipal Code incorporates by reference the Public Works Design Standards (PWDS); and

WHEREAS, the PWDS require developers of all subdivisions, including infill short plats, to contribute street frontage improvements at the time of construction, including curb, gutter, sidewalk and drainage facilities; and

WHEREAS, many developers of infill subdivisions consisting of three lots or fewer have requested they be exempt from this requirement, and instead pay a fee to the City, for use in constructing sidewalks where most needed elsewhere in the City limits; and

WHEREAS, the Council agrees that the existing PWDS requirement has resulted in scattered sidewalk sections being constructed in older residential neighborhoods, and that it is desirable to remedy this problem by enabling some developers to pay a fee in lieu of constructing a sidewalk.

NOW THEREFORE, the City Council of the City of Bonney Lake do ordain as follows:

Section 1. A new Section, BLMC 12.04.030, shall be added to the Bonney Lake Municipal Code to read as follows:

12.04.030 Definitions.
A. “Frontage” or “Street Frontage” is defined as that portion of the property that abuts City Right-Of-Way.
B. “Frontage Improvement Charge or FIC” means the amount the developer may elect to pay in lieu of physical improvements.

Section 2. A new Section, BLMC 12.04.040, shall be added to the Bonney Lake Municipal Code to read as follows:

12.04.040 2 and 3 lot short plats.
A. Curb, gutter, pavement walkways and storm drainage facilities shall be required for all streets which access four or more lots.
B. Short subdivisions with division of land into 3 lots or less shall be required to
   1. To pay a one time Frontage Improvement Charge (FIC) to the city in the amount of $45 per linear foot of property that abuts City Right-Of-Way.
      a. Frontage Improvement Charges shall be paid prior to the time when the plat is finalized.
b. Beginning January 1, 2010, and for every year thereafter, the FIC listed in this section shall be adjusted by the annual change in the most recent WSDOT Construction Cost Index Report. The adjusted rate shall be available for public inspection in the office of the City Clerk.

c. The City Administrator or his/her designee shall calculate the FIC as set forth in this chapter.

d. The method of calculating the FIC shall incorporate, among other things, the amount of frontage length to public roads.

e. The City Administrator may adjust the standard fee at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that the FIC is calculated fairly.

2. The City Official designated by the Mayor to administer this program shall have the authority to require the developer to construct frontage improvements, in-lieu of the Frontage Improvement Charge, along the public right-of-way in conformance to city standards where it is determined that the frontage improvements are part of a known project identified within the City's current Non-motorized Transportation Plan.

Section 3. A new Section, BLMC 12.04.045, shall be added to the Bonney Lake Municipal Code to read as follows:

12.04.045 Frontage Improvement Charge Funded Projects.

A. Frontage Improvement Charges (FIC) shall be placed in appropriate deposit accounts within the Street Capital Improvement fund.

B. The FIC shall be held and disbursed as follows:

1. The FIC shall be used for costs incurred within City Capital Improvement Projects (CIP) that are subject to the design or construction of sidewalk, curb and gutter within city right-of-way and for projects identified within the City's current Non-motorized Transportation Plan.

2. When the City Council appropriates FIC funds for a project in the street CIP, FIC held within such fund may be used in accordance with the street CIP.

3. All interest earned on frontage improvement charges paid shall be retained in the account and expended for the purpose or purposes for which the fees were imposed.

C. The City shall prepare an annual report on the FIC showing the source and amount of all moneys collected, earned or received and projects that were financed in whole or in part by charges.

Section 4. Public Works Design Standard 606 is hereby amended to read as follows:

606 STREET FRONTAGE IMPROVEMENTS

1. All commercial and residential development, plats, and short plats shall install street frontage improvements at the time of construction as required by the City. Such improvements may include curb and gutter, sidewalk, street storm drainage, street lighting system, utility relocation, landscaping and irrigation, and street widening all...
per these Standards. Plans shall be prepared and signed by a licensed civil engineer currently registered in the State of Washington.

2. All frontage improvements shall be made across full frontage of the property.

3. Exceptions: When the City deems that the above improvements should not be constructed at the time of development, a recorded agreement on forms provided by the City shall be completed which provide for these improvements to be installed at a later date. Funds shall be provided for the required improvements at the time of development or guaranteed by the applicant or by the applicant’s signing of a waiver of protest in a Local Improvement District (LID), or Utility Local Improvement District (ULID). An estimate of the funds necessary to complete the required improvements is subject to review and must be approved by the City. In addition, developers of short plats consisting of three or fewer new lots shall be required to pay to the City a Frontage Improvement Charge in lieu of constructing curb, gutter, and sidewalk and enclosed storm system for the length of the property frontage.

Section 5. This ordinance shall take effect thirty (30) days after its passage, approval, and publication as required by law.

PASSED by the City Council and approved by the Mayor this 14th day of April, 2009.

[Signature]

Neil Johnson, Mayor

ATTEST:

[Signature]
Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

[Signature]
James J. Dionne, City Attorney

Passed:
Valid:
Published:
Effective Date:
Memo

Date : April 1, 2009
To : Community Development Community
From : Doug Budzynski, Public Works

Re : Sidewalk Banking Program: Public Works Response to Letter from Department of Community, Trade and Economic Development.

The following is the City of Bonney Lake - Public Work’s response to the letter from Department of Community, Trade, and economic Development, Anne Aurelia Fritzler, regarding the City’s draft proposal for the sidewalk banking program. The attached draft ordinance reflects the responses given.

Letter’s Issues:

1. Sidewalk construction would be distributed differently.
   a. PW response: PW believes the opposite to be true when you look at the approach of ‘useable sidewalk’. Currently, the City has a re-occurring (annual) line item in their CIP program for the construction of sidewalks. Currently, this Capital Improvement Project (CIP) CIP receives its money from City Operated Revenue(COR). Available money is limited, thus limiting us to the size and number of projects we can construct. The proposed fee under this program would be used to help generate revenue for this CIP program thus generating more sidewalk projects.

2. May not address statutory requirements to provide sidewalks in short subdivision.
   a. PW response: We understand that it is important to insure the improvements be included in areas near schools. However, it is not our recommendation to include additional improvements outside the frontage of the 2 and 3 lot short plats. This could make the short plat economically unfeasible. Also, we do recommend that the PW Director should have the final say as to when the short plat developer may
choose between constructing the frontage improvements or paying the frontage improvements charge as part of the final plat condition.

3. Proposed fund may not build the highest priority sidewalks.
   a. PW response: The City’s non-motorized transportation plan is a plan that the City uses to help improve the non-motorized element within the City. The non-motorized plan identifies particular sidewalk projects that have a higher priority because of their priority index rating (given in the non-motorized plan). This proposed plan will help the City with constructing those sidewalk projects identified in the non-motorized plan that are identified as high priority. However, the City would not want to lock in funds for sidewalk improvements based upon the project’s priority index rating. If there is an opportunity to take advantage of using the funds to include sidewalk as part of a larger project even though the site is not high on the priority list, the City should have the opportunity to so.

4. The in-lieu fee may not cover the cost of construction of the needed facility.
   a. PW response: PW’s data for cost of constructing frontage improvements in Bonney Lake does not show to be equal to what is sited by this letter for Seattle’s costs. Also the original intent of this frontage improvement charge is not to discourage the infill development by 2 and 3 lot short plat developers, but to collect the funds from the development and use the funds in areas where sidewalk has a higher priority. Often times, developers can have construction costs lower than the City’s costs (The City is required to pay prevailing wages), therefore we do not want to make the charge a fee greater than what it would cost the developer to do the project on his own.

5. Consider low impact development.
   a. PW response: This is a different issue.

   a. PW response: No comment.
March 3, 2009

The Honorable Neil Johnson  
Mayor of Bonney Lake  
Post Office Box 7380  
Bonney Lake, Washington 98390-0944

RE: Proposed ordinance adding a new section to the municipal code Chapter 12.04 and amending Public Works Design Standard 606

Dear Mayor Johnson:

Thank you for sending the proposed amendments to Bonney Lake’s development regulations related to sidewalk requirements for short plats. These materials were received on January 13, 2009, and processed with the Material ID No. 13948.

The proposal would provide developers of short plats the option to pay a fee-in-lieu charge (FIC) instead of constructing sidewalk improvements on public street frontages. The fees collected under this program are proposed to be applied to the sidewalk portions of projects in the capital improvement budget. We would like to suggest some modifications to ensure that these fees are sufficient, and are used to install high priority sidewalks within the City of Bonney Lake.

The Growth Management Act was amended in 2005 to require that communities include a bicycle and pedestrian element in the transportation element of the comprehensive plan. We appreciate that Bonney Lake has adopted a non-motorized plan for the community, and think this proposal offers an opportunity to implement the plan if carefully administered. Bicycle and pedestrian facilities are important ways to provide transportation services for those who are too young or too old to drive, for low-income residents who cannot afford to own a personal automobile, and for others who may choose not to. Sidewalks are also important to support users of the transit system. As you may know, the rising obesity epidemic has highlighted the importance of walking and bicycling as key ways to maintain health. It is up to local government to plan for the infrastructure for these activities and ensure their implementation. Our specific comments are listed below.

1) Sidewalks construction would be distributed differently
As proposed, this program would place frontage improvement charges in an account within the Street Capital Improvement Program (CIP) to be disbursed for projects that are subject to the design or construction of sidewalk, curbs, and gutter within the city right of way. If the developer chooses the fee-in-lieu option, sidewalks would not be in front of new residences where even short segments can be used by children to practice bicycling or wait for a school bus. Instead, the fee-in-lieu charges would be used to fund sidewalk portions of projects within the CIP which are already required to include sidewalk, curb, gutter, and storm water management. It would appear that the result is that fewer sidewalk segments would
be built on residential streets, and the funds would supplement street construction or reconstruction projects and provide for sidewalks.

2) May not address statutory requirements to provide sidewalks in short subdivisions
Washington’s subdivision statute, Section RCW 58.17.060, requires cities and towns to include in their short plat regulations provisions for considering sidewalks and other planning provisions that assure safe walking conditions for students who only walk to and from school. In our state, school buses are generally not funded within 1 mile of elementary schools and within 2 miles of high schools - so provision of sidewalks within these areas is especially important. Some cities, such as Redmond and Olympia, require developers to provide a sidewalk or pathway between new residences and existing sidewalks within walkshed of area schools. We understand that safe route to school planning is currently taking place in Bonney Lake, and we encourage you to take this planning into consideration as this ordinance is refined, adopted, and implemented.

The non-motorized transportation plan recommends on page 6-2 that all development be required to construct needed frontage improvements. While this proposal will provide some funds for missing links, we recommend that this program be carefully applied to ensure that opportunities to construct needed links are not missed at the most opportune time – which is at the development stage. After development has occurred, many communities have found themselves challenged to gather the political support for local improvement districts, and need to identify city or grant funds to construct missing sidewalks.

3) Proposed fund may not build the highest priority sidewalks
We are concerned that if these funds are used to pay for sidewalk components of CIP projects, these may be prioritized for motor vehicle needs and may not necessarily be highest priority for pedestrian access such as around schools or public transit stops. We suggest that Section 12.04.020(B) of the Bonney Lake Municipal Code (BLMC) be modified to define intent, for example, to promote connectivity of sidewalks on a city-wide basis and to help avoid the piecemeal installation of frontage improvements that provide no connectivity to other pedestrian facilities. We also suggest that Section 12.04.045 of the BLMC be revised to be consistent with the third finding of the ordinance which indicates that the fees will be “for use in constructing sidewalks where most needed elsewhere in City limits.” This will codify the intent of this amendment to guide staff and other readers of the code as exemptions are considered in the future.

A suggested approach is to allow the fee-in-lieu option only for properties where frontage improvements are not priorities in the Bonney Lake Non-Motorized Transportation Plan, and funds collected using this option are dedicated to fund the highest priority sidewalk segments in the non-motorized plan. We understand this plan may not be current, so in advance of adopting this ordinance, we recommend you create a map that indicates all high priority pedestrian routes such as walking routes to schools, the town center, access to parks, the transit system and the Fennel Creek Trail system. This map should then be used to determine which properties may be eligible for the optional fee in lieu, and which ones would be required to build the pedestrian street improvements. This map may also be used to prioritize spending from the FIC account. We recommend that amendments to BLMC 12.04.020(B) and Section 3 of the Public Works Design Standard 606 include language clarifying where this option will be provided. For example, these sections might say, “A payment in lieu of construction of required frontage improvements including curb, gutter, and sidewalk may be allowed if the subdivision does not abut or provide connections to existing or planned schools, parks, bus stops, shopping, large employment sites or other frontage improvements, and is not included as a priority of the Bonney Lake Non-Motorized Plan.”
4) The in-lieu fee may not cover the cost of construction of the needed facility

It is proposed that the in-lieu fee start at $45 per linear foot and be indexed from there through the years, however, it is very likely the true cost of this facility is much higher. Bonney Lake’s 2006 Transportation Element estimates the cost of a sidewalk is $72 per linear foot, and the cost of curb and gutter is $54 per linear foot, for a total cost estimate of $126 per linear foot of sidewalk, curb and gutter. The estimated costs in the 2006 Non Motorized Transportation Plan were $36 per linear foot for sidewalk only, $175 for sidewalk, curb and gutter and $275 for sidewalk, curb, gutter and drainage. Seattle's sidewalk brochure lists example costs starting at $80 per linear foot.\(^1\) In fact, if sidewalks are installed outside of the time of development, additional costs such as acquiring right of way and public consultation may be incurred, and the final cost could approach $300 per linear foot. We suggest this fee be carefully evaluated to ensure that in-lieu funds can actually construct equal amounts of sidewalk elsewhere in the community. In order to provide a nimble way to account for changing costs we also suggest that a fee be established on Bonney Lake’s general fee schedule which can be adjusted as the real cost of materials and labor changes. We also suggest that consideration is given to whether there is sufficient right of way for future sidewalks in cases where the fee-in-lieu option is chosen as short plats are approved.

If you intend to impose a minimal fee to encourage developers to use this option, we recommend that you consider applying the fee-in-lieu option to single lot development in Bonney Lake as well. The City of Shelton, for example, considered a fee-in-lieu program for single lots in order to fund an area-wide sidewalk program of higher priority sidewalks.

5) Consider low impact development standards

Another option is suggested in the Non-Motorized Transportation Plan, which is to allow the use of separated walkways such as Seattle’s SEA streets which limit impervious surface on the street and separate the sidewalk from the road with stormwater treatment swales. This type of treatment would be consistent with Bonney Lake’s desire to remain a very visually green community. This approach is generally less costly to the developer by requiring less stormwater treatment and fewer materials. A developer may choose to install a SEA-type street rather than pay a fee in-lieu – or install its equivalent in sidewalk, curb, gutter and stormwater management. Information on this type of street is available on the Seattle Public Utilities SEA Street Program Web site which includes images of the street after development.\(^2\)

This approach is also included in the Pierce County Stormwater Management and Site Development Manual, Volume VI - Low Impact Development, adopted August 2008, and effective March 1, 2009.\(^3\) Another source of information is the Low Impact Development Technical Guidance Manual for Puget Sound.\(^4\)

6) Clear authority for managing charges

We also suggest that the ordinance reference authorizing statutes so it is clear what kind of program this is, and what rules guides collection and disbursement of the funds. You may wish to check with your attorney as this program is developed.

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\(^1\) [http://seattle.gov/mayor/issues/pdf/sidewalk092603.pdf](http://seattle.gov/mayor/issues/pdf/sidewalk092603.pdf)

\(^2\) [www.seattle.gov/util/About_SPU/Drainage&Sewer_System/Natural_Drainage_Systems/Street_Edge_Alternatives/](http://www.seattle.gov/util/About_SPU/Drainage&Sewer_System/Natural_Drainage_Systems/Street_Edge_Alternatives/)

\(^3\) This is on the Internet at: [www.piercecountywa.org/swm-stakeholders](http://www.piercecountywa.org/swm-stakeholders).

Thank you again, for submitting the proposed amendment, and for the opportunity to provide comments. If you have any questions or concerns about our comments or any other growth management issues, please call me at 360.725.3064. We extend our continued support to the City of Bonney Lake in achieving the goals of growth management.

Sincerely,

Anne Aurelia Fritz, AICP
Senior Planner
Growth Management Services

AF: bv
cc: Heather Stinson, Planning Manager, City of Bonney Lake
    Doug Budzinski, Public Works, City of Bonney Lake
    Leonard Bauer, AICP, Managing Director, Growth Management Services
    David Andersen, AICP, Plan Review and Technical Assistance Manager, Growth Management Services
Sidewalk Bank Program - Frontage Improvement Charge

Calculation of Charges

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City of Bonney Lake, Washington  
Council Agenda Bill (C.A.B.) Approval Form

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<td>April 14, 2009</td>
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Explanation:

Agenda Subject: Proposed ordinance additions to the existing BLMC: 12.04 Municipal Public Works Construction Standard, and 2008 Development Policies and Public Works Design Standards, 606 Street Frontage Improvements, for implementing a sidewalk banking program by establishing a frontage improvement charge that will affect 2 and 3 lot short plats.

Administrative Recommendation:

Background Summary: This Ordinance is designed to address the issue of full frontage improvements for 2 and 3 lot short-subdivisions where we do not have existing curb, gutter, and sidewalk. Our current standards and codes state that frontage improvements for short plats include curb, gutter, and sidewalk. For this scenario, the requirement to construct sidewalk, curb, & gutter is usually incompatible with the existing stormwater runoff and creates “island stretches” of sidewalk. Another approach to handle frontage improvements for these short plats is to create a “Sidewalk Banking Program” where the developer of 2 & 3 lot plats pays a Frontage Improvement Charge to the city in lieu of constructing the frontage improvements. The result will create a budget to support the City’s effort to construct sidewalks throughout the city.

Attachments: Draft Ordinance D-09, Letter from State Dept. Schedule of costs

Council Committee Dates:  
Finance Committee:  
Public Safety Committee:  
Community Development & Planning Committee: 05/04/2007, 05/19/2008 08/04/2008, 01/05/2009 04/06/2009  
Council Workshop: 01/13/09

Commission Dates:  
Planning Commission:  
Civil Service Commission:  

Board/Hearing Examiner Dates:  
Park Board:  
Hearing Examiner:

Council Action:  
Council Call for Hearing:  
Council Referred Back to: Workshop: Committee  
Council Tabled Until: Council Meeting Dates: 04/14/09

Signatures:  
Dept. Dir.  
Mayor  
Date City Attorney reviewed
COMMUNITY DEVELOPMENT COMMITTEE

DATE: April 6, 2009

ORIGINATOR: John Woodcock  TITLE: City Engineer

SUBJECT: Proposed ordinance additions to the existing BLMC: 12.04 Municipal Public Works Construction Standard, and 2008 Development Policies and Public Works Design Standards, 606 Street Frontage Improvements, for implementing a sidewalk banking program by establishing a frontage improvement charge that will affect 2 and 3 lot short plats. This Ordinance is designed to address the issue of full frontage improvements for 2 and 3 lot short subdivisions where we do not have existing curb, gutter, and sidewalk. Our current standards and codes state that frontage improvements for short plats include curb, gutter, and sidewalk. For this scenario, the requirement to construct sidewalk, curb, & gutter is usually incompatible with the existing stormwater runoff and creates “island stretches” of sidewalk. Another approach to handle frontage improvements for these short plats is to create a “Sidewalk Banking Program” where the developer of 2 & 3 lot plats pays a Frontage Improvement Charge to the city in lieu of constructing the frontage improvements. The result will create a budget to support the City’s effort to construct sidewalks throughout the city.

ORDINANCE/RESOLUTION: D09-14

REQUEST OR RECOMMENDATION BY ORIGINATOR:

| ISSUE AND DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE |
| FINANCE DIRECTOR   |    |
| CITY ATTORNEY     |    |

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Explaination:

COMMITTEE ACTION: RECOMMEND APPROVAL TO COUNCIL

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James Rackley, Chairman

David Bowen

Dan Decker

COMMITTEE COMMENTS:

COMMITTEE’S RECOMMENDATION TO FORWARD TO:
CITY CLERK
CITY ATTORNEY

Please schedule for City Council Meeting date of: April 14, 2008
Consent Agenda: ☐ Yes ☐ No
ORDINANCE NO. 1096

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 17.12 AND ADDING A NEW CHAPTER 12.24 OF THE BONNEY LAKE MUNICIPAL CODE, RELATING TO STREET LIGHTING REQUIREMENTS.

WHEREAS, the City wishes to set forth its policies regarding the installation, operation and maintenance of street lights;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. A new BLMC section 17.12.035 is hereby added to read as follows:

17.12.035 Street lighting.

A. As a condition to subdividing property into four (4) or more residential lots, the applicant shall be responsible for the cost of installation of street lights within the subdivision. Upon final plat approval, all residential street illumination systems shall be dedicated to the City. City will not accept dedication of street lights until at least fifty-percent of housing units in a new development are occupied.

B. All new developments (commercial and residential) are required to locate street light wiring, conduit and service connections underground. The applicant will be responsible for providing or obtaining necessary easements for underground power or street lighting systems designed and constructed as part of an approved development permit.

C. A street lighting plan indicating the placement, type, power source, and number of street lights must be approved by the Public Works Director as a condition to preliminary plat approval. In residential development, street lights shall be located at entrances to new subdivisions as directed, at all interior intersections, cul-de-sacs, dead-end streets serving more than three (3) homes, and no closer than 500 feet to other street lights along tangent road sections. Any disagreement between the applicant and the Public Works Director regarding the street lighting plan shall be resolved by the Hearing Examiner as part of the preliminary plat approval process.

Section 2. A new chapter 12.24 BLMC is hereby added, entitled "Street Lighting," and a new BLMC section 12.24.010 is hereby added to read as follows:

12.24.010 City ownership.

A. It is the general policy of the City that street lights located on public streets or within public rights of way be owned and operated by the City, and that where
such lights are currently privately owned, they should be transferred to City ownership.
B. The terms and conditions of the transfer to the City of particular privately-owned street lights located on public streets or within public rights of way is subject to determination and approval by the City. Once transferred to City ownership, the City may elect to continue to operate such street lights, in which case the City shall assume all responsibility for operation and maintenance, or the City may elect to decommission such street lights.

Section 3. A new BLMC section 12.24.020 is hereby added to read as follows:

12.24.020 Installation of street lights as condition of subdivision.

Installation of street lights as a condition of subdivision of property is required and governed by BLMC 17.12.035.

Section 4. A new BLMC section 12.24.030 is hereby added to read as follows:

12.24.030 City installation of street lights.

A. It is the policy of the City to install street lights on all City streets. In general, City-installed street lights will be located at interior intersections, cul-de-sacs, at the apex of sharp curves, and dead-end streets serving more than three (3) homes. B. The timing and placement of street lights on City streets is at the discretion of the City. C. Should the City, in its discretion, approve installation of street lighting in response to a request for additional street lighting on existing public residential streets not associated with a subdivision application, the installation of such lighting will follow the location standards set forth in this section but will be consistent with the existing pole and light head standard of the subdivision unless otherwise approved by the Public Works Director. D. City installation of street lights in conjunction with a transportation project identified in the Capital Facilities Plan upon which transportation impact fees are based will generally be funded with transportation impact fees pursuant to BLMC 19.04.080-090. City installation of street lights not in conjunction with such a project will generally be funded out of the General Fund.

Section 5. A new BLMC section 12.24.040 is hereby added to read as follows:

12.24.040 Private street lights.

Street lights on or along private alleys, roads or streets, on private property, or not otherwise within a public right of way, shall be privately owned and operated. The owner of such private street lights shall be responsible for their operation and maintenance, and City funds shall not be expended for such purposes.
Section 6. A new BLMC section 12.24.050 is hereby added to read as follows:

12.24.050 Public street lights.

All street lights owned by the City, either through dedication, transfer from private ownership to public ownership, or City installation, shall be operated and maintained by the City at City expense, subject to the City's discretion to decommission such street lights at any time should it determine that to be in the best interests of the City.

Section 7. A new BLMC section 12.24.060 is hereby added to read as follows:

12.24.060 City records.

A. The City shall maintain records detailing the current number and location of streetlights on public roads that are not under city ownership. The city shall actively pursue transferring ownership of such lights.  
B. Upon transfer of ownership the city shall mail each property owner in the affected area a notice stating that the streetlights have been transferred to the city and include detail on whom to contact should there be any maintenance needs. The city shall keep a record of such mailings for two years.

Section 8. This Ordinance shall take effect thirty (30) days after its passage, subject to prior approval by the Mayor and prior publication for five days as required by law.

PASSED by the City Council and approved by the Mayor this 26th day of July, 2005.

Robert Young, Mayor

APPROVED AS TO FORM:

James J. Dionne, City Attorney

ATTEST:

Harwood T. Edvalson, CMC
City Clerk

Passed: July 26, 2005
Valid: July 27, 2005
Published: July 28, 2005
Effective Date: August 25, 2005
City of Bonney Lake, Washington  
Council Agenda Bill (C.A.B.) Approval Form

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<td>Annual CIP O&amp;M $000</td>
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**Explanation:**
- O&M costs include PSE annual-recurring power, maintenance, and replacement costs.
- CIP costs would be paid for include installation of new street lights with either Transportation Impact Fee (TIF) or General Fund monies (Annual estimated cost are in parenthesis.)

**Agenda Subject:** City Ownership of Street Lights

**Administrative Recommendation:** Discuss the Pros and Cons of transferring ownership of private street lights on public streets to the City and installation of additional street lights.

**Background Summary:** Main topics to discuss include:
- Should 144 private street lights on public streets be transferred to the City for O&M
- Should new street lights on public streets be dedicated to the City for O&M at final plat
- Should all new street light power lines will be installed underground
- Should the City initiate a multi-year project to install street lights on all intersections and dead end streets and cul-de-sacs NOT within new developments
- Should TIF monies will be used to install new street lights in conjunction with CFP transportation projects
- Should General Fund monies will be used to install street lights at Non-CFP project sites.

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<td>Council Workshop: 8/2/05</td>
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**Council Action:**

**Council Call for Hearing:**

**Council Hearings Date:**

**Council Referred Back to:**

**Workshop:**

**Committee**

**Council Tabled Until:**

**Council Meeting Dates:**

**Signatures:**

<table>
<thead>
<tr>
<th>Dept. Dir.</th>
<th>Mayor</th>
<th>Date City Attorney reviewed Standard</th>
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</table>
ORDINANCE NO. 1204

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON ADDING A NEW CHAPTER TO THE BONNEY LAKE MUNICIPAL CODE RELATING TO THE CONSTRUCTION OF MAPPED STREETS

WHEREAS, a substantial amount of future development is expected to take place in the City of Bonney Lake, and additional streets, frontage roads, and connecting roads will need to be constructed to serve the development and the general public; and

WHEREAS, the 2006 Bonney Lake Transportation Plan contemplates that developers will contribute to the construction of highway frontage roads and connecting roads, especially in the State Route 410 corridor, as part of mitigation for the impacts of their projects; and

WHEREAS, increased commercial and residential development along State Route 410 will need to be tempered with the provision of appropriate circulation roadways to allow alternate access routes and maintain acceptable levels of roadway system performance; and

WHEREAS, the City has police power to regulate access to public rights-of-way in order to maintain traffic flow and protect the safety of the motoring public; and

WHEREAS, required rights-of-way for existing and planned streets and roadways and intersections must be protected and preserved from encroachment by land use development or modifications.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new Chapter is added to the Bonney Lake Municipal Code, to read as follows:

CHAPTER 12.30
MAPPED STREETS

12.30.010 Definitions.
The following are definitions provided for use in administering this Chapter. The Public Works Director shall have the authority to resolve questions of interpretation or conflicts between definitions.

A. "Development" means any construction or expansion of a building, structure, or use, or any changes in the use of land governed by any part of the Bonney Lake Development Code (BLMC Titles 14, 15, 16, 17, 18, and 19).

B. "Latecomer agreement" means an agreement authorized by RCW 35.72.010-040.
C. A “mapped street” is a future public or private road or street as designated in the Bonney Lake Comprehensive Plan.

12.30.020 Dedication of right-of-way for mapped streets
Where a mapped street is within the boundaries of, adjacent to, or abutting a development, the developer may be required to dedicate the entire right-of-way for the construction of the mapped street.

12.30.030 Construction of mapped streets
A developer may be required, as a condition of development approval, to construct a mapped street across his or her property. Property owners shall extend the mapped street across their property at the time development of the structure(s) occurs or when a public or private road or street, including frontage roads, is extended to the boundary of their property, whichever occurs first. Construction of the mapped street will be subject to the terms of BLMC § 12.04.020 and governed by then-current Bonney Lake design standards.

12.30.040 Latecomer agreements
A developer whose development has been conditioned upon the construction of a mapped street may request the City to enter into a latecomer agreement.

12.30.050 Restriction of access to State Route 410
To achieve traffic safety objectives and maintain traffic flow, the Public Works Director or designee may restrict or prohibit the construction of driveways or other means of vehicular ingress and egress on State Route 410 to and from abutting development, and require as a condition of development approval that the developer construct a mapped street that provides indirect access to State Route 410 via a signalized intersection.

12.30.060 Temporary access allowed
A developer may be granted temporary approval to use an alternative means of access from the property until a mapped street can be built, so that the developer can make reasonable use of the property. The alternative means of access must cease once the mapped street has been constructed.

12.30.070 Maintenance responsibility after construction of mapped streets
In cases where a mapped street is not dedicated to, and accepted by, the City as a public street, but remains a private frontage road, the private property owners retain sole responsibility for maintenance and repair of the mapped street.

12.30.080 Appeals
Any decision to approve, condition or deny a development proposal based on the requirements of this Chapter may be appealed pursuant to the provisions of BLMC Title 14 with respect to the underlying development approval.
Section 2. This ordinance shall take effect thirty (30) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this 14th day of November, 2006.

Neil Johnson, Jr., Mayor

ATTEST:

Harwood T. Edvalson, City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney

Passed: November 14, 2006
Valid: November 14, 2006
Published: November 16, 2006
Effective: December 14, 2006
City of Bonney Lake, Washington
Council Agenda Bill (C.A.B.) Approval Form

<table>
<thead>
<tr>
<th>Department/Staff Contact: Planning (Leedy / Ladd)</th>
<th>Council Meeting Date: November 14, 2006</th>
<th>Agenda Item Number AB06-181</th>
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<tr>
<td>Ordinance Number: D 06-181</td>
<td>Resolution Number:</td>
<td>Councilmember Sponsor:</td>
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<td>BUDGET INFORMATION</td>
<td>2006 Budget Amount</td>
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<tr>
<td>Required Expenditure</td>
<td>$0</td>
<td>Impact</td>
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Explanation:

Agenda Subject:
Mapped street ordinance.

Administrative Recommendation:
Adopt Ordinances D 06-181 which require developers to build new streets in accordance with the Comprehensive Plan (and Eastown Subarea Plan).

Background Summary:
On August 15 the Council tentatively agreed to adopt Ordinance D 06-181, which will require that developers build any new streets in accordance with the Comprehensive Plan. The ordinance was delayed to decide whether a draft “Access Management Ordinance” located in Appendix A of the Eastown Subarea Plan should be part of the present ordinance or be a separate ordinance. It has been decided that they cover different material and the present ordinance should proceed. Ordinance D 06-181 is again attached.

Council Committee Dates:  
Finance Committee:  
Public Safety Committee:  
Comm. Dev. & Planning Committee:  
Council Workshop:  

Commission Dates:  
Planning Commission:  
Civil Service Commission:  

Board/Hearing Examiner Dates:  
Park Board:  
Hearing Examiner:  

Council Action:  
Council Call for Hearing:  
Council Referred Back to: Workshop: Committee  
Council Tabled Until:  

Signatures:  
Dept. Dir:  
Mayor/City Administrator:  
Date City Attorney reviewed:
conditional approval, or disapproval, and assure conformance of the proposed subdivisions to
the Comprehensive Plan and to planning standards and specifications adopted by the City.
Upon Hearing Examiner’s determination, the Planning Official shall issue the notice of final
decision to the applicant according to KMC 4.12.070. Every decision or recommendation
must be in writing and include findings of fact and conclusions. No plat may be approved
unless it conforms with the Comprehensive Plan and Title 18. (Ord. 5322 Sec. 41, 2010: Ord.
5280 Sec. 1, 2010)

17.10.070: Approval of Plat: Preliminary Plats must be approved, conditionally approved,
disapproved, or returned to the applicant for modification or correction, within 120 days from
the date of filing, unless the applicant consents to an extension, but the 120-day period does
not include the time spent making an environmental assessment determination, and the prepa-
ration and circulation of any environmental impact statement required by RCW 43.21C. A
final plat, meeting all requirements of this Title, must be submitted to the Hearing Examiner
for approval within five years of the preliminary plat approval. Nothing in this section
prevents the City from allowing other extensions of time, which may or may not contain addi-
tional or altered conditions and requirements. (Ord. 5322 Sec. 42, 2010: Ord. 5280 Sec. 1,
2010)

17.10.080: Provisions for Public Health, Safety, and Welfare:

(1) The Hearing Examiner will inquire into the public use and interest proposed to
be served by the establishment of the subdivision and dedication. All plats will be reviewed to
determine their conformance with the Comprehensive Plan, comprehensive water plan,
utilities plan, and Comprehensive Park and Recreation Plan, and anything else necessary to
assist in determining if the plat should be approved. Appropriate provisions must be made for,
but not limited to, the public health, safety, and general welfare, for open spaces, drainage
ways, streets or roads, alleys, public sidewalks, utility easements and other public ways,
transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds,
schools and school grounds, and shall consider all other relevant facts and other planning
features that assure safe walking conditions for students who only walk to and from school.
All relevant facts will be considered to determine whether the public interest will be served by
the subdivision and dedication. If it is determined that the proposed plat makes such
appropriate provisions, then the Hearing Examiner must approve the proposed plat.
Dedication of land to any public body may be required as a condition of subdivision approval.
The Hearing Examiner will not, as a condition to the approval of any plat, require a release
from damages to be procured from other property owners;

(2) If school district or electrical utility plans indicate that property within a
proposed subdivision is required for a school or electrical facilities, the District must submit a
request prior to preliminary plat approval, indicating an intent to consider acquiring the
property. The letter should include the area and location of the property. Within ninety days
after submittal of a preliminary plat or approval of a final plat, whichever occurs first, the
school district or electrical utility and the applicant must indicate in writing, that an agreement
has been reached for the acquisition of the required property. Should an agreement not be
reached within that time, the City will consider approval of the plat, unless an extension of
time is requested by the applicant;

(3) Land will be dedicated for park purposes as set forth in KMC 17.100.010;

(4) The City may impose any condition necessary to protect the health, safety, and
welfare of the property users, both within and adjacent to property to be subdivided. Such
conditions may include, but are not limited to, the following: relocation of lots, streets,
Special Connections.

(a) In any building, structure or premises in which the plumbing outlets or other drainage facilities are too low in elevation, as determined by the Director, to permit gravity flow to the public sewer system, wastewater shall be lifted mechanically and discharged into the public sewer.

(b) Whenever a situation exists involving danger of backups of sewage or drainage from a public sewer system, the Director may prescribe a minimum elevation at which the building drain may be discharged to the public sewer system. Wastewater from drains or side sewers below such minimum elevation shall be lifted mechanically to an elevation determined by the Director, or, if approved by the Director, a backwater sewage valve may be installed provided the property owner records with the Benton County auditor an instrument as described in subdivision (b) of subsection (2) of this section. The effective operation and maintenance of the backwater sewage valve or the mechanical lifting device shall be the responsibility of the property owner.

Connection Size. Every dwelling unit or building shall be separately and independently connected with the public sewer, when such sewer is provided, unless such connection is six-inch diameter pipe or larger, except in accordance with subdivision (b) of subsection (2) of this section. Four inches shall be the minimum diameter of pipe for gravity flow building sewers and side sewers. Pipe diameter of side sewers, for multiple dwelling, industrial or commercial buildings, shall be in accordance with the Uniform Plumbing Code and/or as required by the Engineer or Director.

Outside City Limit Connections.

(a) The Director, in addition to the application for water and sewer service set out above, will require from all applicants residing outside the territorial limits of the City such documents as he deems necessary to ensure that the property of the applicant, or any persons claiming title through the applicant, will be annexed to the City when it becomes reasonably contiguous. In the event that the applicant refuses to execute any document as required or attempts to impair or repudiate any document or agreement executed either by himself or a predecessor in interest, the City's duty to supply services shall cease. In the event that property reasonably contiguous to the City becomes annexed and then removed as the result of a reduction of the City limits (except when initiated by resolution) or when the proposed annexation of an area fails or is held invalid, the City's duty to provide service thereto shall cease.

(b) Developments or groups requesting connection to the public water and sewer systems outside the City limits shall be submitted for approval to the Director and the City Council after completion of pre-zoning per RCW 35A.14.330, subject to the conditions imposed thereby. (Ord. 2609 Sec. 6, 1981: Ord. 2480 Sec. 3, 1980: Ord. 2247 Sec. 3, 1979: Ord. 2172 Sec. 1 (part), 1978: Ord. 1941 Sec. 1 (Exhibit A), 1976: Ord. 1919 Sec. 2 (part), 1976)

14.22.040: Public Sewer System Extensions:

(1) Extensions to the sewer interceptors and collection systems shall be made only upon proper petition to the Director and all proposed extensions must conform to the adopted facilities plan, as amended, and must have provision made for extensions and future connections where at all possible, to avoid unnecessary street damage. The Director shall have the right to reject such petitions or enter into contract with the petitioners and under such
01/21/86

RESOLUTION NO. M-2492

A RESOLUTION setting forth certain policies as to provision by City of water and sanitary sewer service.

WHEREAS, the City of Vancouver provides water and sanitary sewer service within the City utility service area and,

WHEREAS, the orderly development and extension of water and sewer facilities is most economically and efficiently achieved through comprehensive master facilities plans and their implementation, and

WHEREAS, extension of water and sewer facilities is essential to the growth and stability of the community, and

WHEREAS, fair share contribution to the utility from new development is achieved by requiring developers to pay for some new facilities and system development charges, and permit fees,

NOW, THEREFORE, the following policies are established, ratified and confirmed:

I. DESIGN CRITERIA

Proposed water and sewer lines must be designed in accordance with master plan sizes, elevations, alignments, and capacities as found necessary by the city staff for overall system development and network extension.

RESOLUTION - 1
II. DEVELOPMENT EXTENSION CRITERIA

Developing properties must extend utility lines to the site, across the property frontage, and through the property, to allow connection and also to allow extensions for the development of adjacent parcels.

III. CITY PARTICIPATION CRITERIA

The City Council will consider requests for project participation for the construction of development utility extensions or local improvement districts.

Such consideration and approval of participation shall be at the discretion of the City Council, and no obligation of costs shall be implied or accepted by the City until approval by the City Council.

The Director of Public Works shall review all requests for such City participation. Those requests without sufficient merit for further consideration shall be rejected. Requests satisfying one or more of the following criteria, to the extent that the director can demonstrate benefit to the City and recommend participation, shall be presented to the Council for consideration together with a report as to the City's ability to fund the request.

A. High Economic Return to the Utility. Construction of a line or participation in a project can result in utilities being available to a new area that will then rapidly develop. This results in revenues from system development charges and a broadening of the customer rate base. In order to qualify for consideration under this criteria, High Economic Return can be found to exist when the following equation is true:

\[
2 \times (\text{City Participation Costs}) > \frac{1}{\text{1st Year of Estimated Revenue from System Development Charges}}
\]

RESOLUTION - 2
B. Future Cost Avoidance. Construction of a line or participation in a project can create a saving by the avoidance of a future liability or expense. (Building the appropriate utilities in advance of new road construction is an example.)

C. Master Plan Sizing. Operation and maintenance costs are least when the minimum number of pipelines are in a street. A single line at master plan sizing for each utility is normally preferable to multiple lines. When the master plan is excessive to the needs of a proposed development, it is normally better, to build the larger size than to build a small line and later a second line. City participation for diameter size requirements of 12-inches and larger can be justified insofar as it assists in solving conflicts of this nature.

D. Vital link. Utility line is vital for the future extension of services yet must traverse property which receives no benefit and offers little reimbursement potential. Examples of vital links would be lines which must cross unbuildable areas such as a freeway or a wide BPA easement, railroad right of way, or a greenway.

ADOPTED at regular session of the Council of the City of Vancouver, this 30th day of JANUARY, 1986.

[Signature]
Bryce L. Reed, Mayor

Attest:
[Signature]
H. K. Shorthill, City Clerk
By June Rosentreter, Deputy City Clerk

Approved as to form:
[Signature]
Jerry E. King, City Attorney

RL15:alc

RESOLUTION - 3