



**CITY COUNCIL MEETING**  
**March 15, 2016 – Agenda**

Mt. Si Senior Center, 411 Main Ave. S., North Bend, Washington

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

**CONSENT AGENDA:**

	<b>Pg.#</b>
<b>1) Minutes</b> Council Meeting of March 1, 2016	<b>1</b>
<b>2) Payroll</b> <b>March 4, 2016 – 27437</b> through <b>27443</b> , in the amount of <b>\$187,073.24</b>	
<b>3) Checks</b> <b>March 15, 2016 – 62470</b> through <b>62535</b> , in the amount of <b>\$281,299.83</b>	
<b>4) AB16-027</b> Motion – Declaring Property Surplus	Ms. Masko <b>7</b>
<b>5) AB16-028</b> Motion – Authorizing Contract with BlueLine RE NB Sidewalk Project	Mr. Rigos <b>13</b>
<b>6) AB16-029</b> Motion – Authorizing Work Order Amendment with Tetra Tech RE Bendigo Right Turn Lane Project	Mr. Rigos <b>27</b>
<b>7) AB16-030</b> Motion – Authorizing Contract Amendment with SHD RE Torguson Park	Mr. Rigos <b>35</b>
<b>8) AB16-031</b> Motion – Authorizing Contract with Tetra Tech for Design & Construction Management for WWTP UV System Project	Mr. Rigos <b>39</b>
<b>9) AB16-032</b> Motion – Authorizing Purchase of Equipment for WWTP UV System	Mr. Rigos <b>53</b>
<b>10) AB16-033</b> Motion – Authorizing Purchase of City Vehicle from WA State DES	Mr. Rigos <b>57</b>

**CITIZEN’S COMMENTS:** (Please restrict comments to 3 minutes)

**ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:**

**11) Presentation** Overview of Comprehensive Sewer Facility Plan John Markus, Tetra Tech

**COMMISSION AND COMMITTEE REPORTS:**

Planning Commission	Community & Economic Development – Councilmember Pettersen
Parks Commission	Finance & Administration – Councilmember Rosen
Economic Development Commission	Public Health & Safety – Councilmember Gothelf
	Transportation & Public Works – Councilmember Loudenback
	Mayor Pro Tem – Councilmember Loudenback
	Eastside Fire & Rescue Board – Councilmember Gothelf

**INTRODUCTIONS:**

<b>12) AB16-034</b> <b>Public Hearing</b> , Ordinance 1578 Adopting Interim Zoning Regulations RE CLDR	Ms. Estep <b>63</b>
<b>13) AB16-035</b> <b>Public Hearing</b> , Ordinance – Extending Interim Truck Regulations	Ms. Estep <b>127</b>
<b>14) AB16-036</b> Ordinance – Amending NBMC 18.10 Special Districts RE Tanner Junction MPOD	Ms. Estep <b>149</b>
<b>15) AB16-037</b> Motion – Authorizing On-Call Contract with Zipper Geo Associates	Mr. Rigos <b>165</b>

**MAYOR, COUNCIL & ADMINISTRATOR CONCERNS AND INITIATIVES:** (Business and general information presented that may be deliberated upon by the Council. Formal action may be deferred until a subsequent meeting; immediate action may be taken upon a vote of a majority of all members of the Council.)

**Executive Session** – To Discuss Property Negotiations, pursuant to RCW 42.30.110(1)(b)

**ADJOURNMENT:**

**DRAFT**

**NORTH BEND CITY COUNCIL MINUTES**

**March 1, 2016**

Senior Center, 411 Main Ave. S., North Bend, Washington

**CALL TO ORDER, ROLL CALL:**

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

**Councilmembers Present:** Gothelf, Kostanich, Loudenback, Pettersen, Rosen and Volken. Councilmember Elwood was excused.

Councilmember Loudenback **MOVED**, seconded by Councilmember Elwood, to pull AB16-026 – Motion Accepting Energy Services Proposal for Ameresco, Inc. from the main agenda. The motion **PASSED** 6-0.

**CONSENT AGENDA:**

**Minutes** – Council Meeting of February 16, 2016

**Payroll – February 19, 2016 – 27430 through 27436**, in the amount of **\$144,454.01**

**Checks – March 1, 2016 – 62405 through 62469**, in the amount of **\$402,351.69**

**AB16-023** – Motion Rejecting All Proposals RE Tollgate Farm RFP

**AB16-024** – Motion Authorizing Collective Bargaining Agreement with Clerical/Technical Employees

Councilmember Gothelf **MOVED**, seconded by Councilmember Rosen to approve the consent agenda as presented. The motion **PASSED** 6-0.

**CITIZENS COMMENTS:**

**Dave Olson**, 440 Main Ave S, provided an update on the planning effort for this year's Kiwanis fireworks sales. Additionally, he noted the organization would be sending thirty nine Key Club members to the 2016 District Convention which will be held March 18 – 20<sup>th</sup> in Seattle.

**Rob Wotton**, Umpqua Bank Manager, 146 W 2<sup>nd</sup> Street, extended an invitation to local government representatives and members of the business community to attend the second Affordable Housing Forum which will be held on March 30, 2016 from 2 to 6 p.m. at the Umpqua Community Room.

**DRAFT**

**ANNOUNCEMENTS, PRESENTATIONS, APPOINTMENTS:**

**AB16-025** – Appointment to Planning Commission

**Audio: 6:50**

Mayor Hearing recommended the appointment of Mary Miller to Position No. 6 on the Planning Commission, term expiring May 18, 2018.

Councilmember Loudenback **MOVED**, seconded by Councilmember Pettersen to approve AB16-025, confirming the appointment of Mary Miller to Planning Commission Position No. 6, term expiring May 18, 2018. The motion **PASSED** 6-0.

**Presentation** – Parks Commission Report & 2016 Work Plan

**Audio: 10:31**

Parks Commission Chair Yvonne Dalke presented the Commission's 2015 Summary Report and 2016 Tentative Work Program.

**State of the City Address – Mayor Hearing**

**Audio: 14:12**

Mayor Hearing delivered the following State of the City of North Bend 2016 address:

“Ladies and Gentlemen of the Council, Citizens, Property Owners, Staff and Friends; it is my great honor to present to you the North Bend 2016 State of the City Address.

I am very happy to say we continue to move in a positive financial direction, building upon the momentum established during my three terms in office. In 2015 we experienced another year of growth in revenues which indicates that we may be seeing sustained recovery in the local economy. The City again was able to move forward with a comfortable 10% reserve on top of our general fund budget creating a safeguard against unexpected events in the coming years. I would also like to welcome our 3 new Council members and their first State of the City address which your colleagues consider cruel and unusual punishment. The staff and I look forward to working collaboratively with this new Council.

The City's accomplishments in the next year will be built upon the successes of the past. The acquisition of water rights and a significant investment last year of over \$1 million dollars in our Wastewater Treatment Plant will result in new development in our city. We issued 26 building permits for new homes in 2015, and are expecting increased building activity in 2016 as most projects move out of the planning phase of development. The City is currently processing applications for a total of over 700 new building lots and new homes plus the hotel so you can see that staff is extremely busy processing development activity.

In response to citizen comments, Council adopted code amendments last year to insure that our neighborhoods remain “highly livable” and development is consistent with

**DRAFT**

our mission of “preserving the rural character of our community”. New Bulk and Dimensional standards were created that increased our minimum lot sizes and require larger setbacks between properties. Council also added a new type of residential zone called Constrained Low Density Residential which will provide for larger estate sized lots of 2 houses per acre. We need to take time to insure that all of this new growth is consistent with the citizen and Council’s vision for North Bend. Thus, Council has recently adopted an Interim Regulation on Constrained Low Density Residential and a Moratorium on Cottage Residential zones. I applaud Council’s decision to “put the brakes on” to insure that we get this right as we only have one opportunity to do so and there is only a limited amount of developable land within our urban growth area. I look forward to our next mini retreat later this month to further discuss this important issue.

I am regularly asked about the status of the hotel. I can report that according to the owners, the building should go vertical in April or May, depending on the weather. It will be a huge benefit to the tourism of our city, to have a facility for overnight stay in our downtown, not to mention a place for visiting family members.

The citizens’ generous approval of the Transportation Benefit District has provided us with an ongoing revenue stream for transportation projects. However, this funding source is not enough to maintain our basic road infrastructure. Council approval last year of a pavement management study resulted in a rating study listing all streets and rights of way on a scale that will allow priority repair and reconstruction.

Council is currently working on a square footage business and occupation tax specifically allocated to asphalt overlay. This proposed tax will level the playing field between all our local businesses currently paying a B&O or sales tax to the City and those businesses engaged solely in warehousing. By adding this square footage B&O tax the Council will be more fairly distributing this tax burden among all businesses so all pay their fair share toward streets maintenance. This new source of B&O revenue, combined with other City funds, will provide capital project funding to improve our roads and sidewalks.

In 2016, we will be finalizing the design of the roundabout at Park Street and North Bend Way. We also will be applying for grant funds from Puget Sound Regional Council and other state and federal sources for this important project which will improve vehicular safety and mobility.

Some of the other projects you will see in 2016 are the Cedar Falls Way paved walkway, Bendigo Blvd Right Turn Lane, NW 14<sup>th</sup> St and the NE 12<sup>th</sup> St Reconstruction, to name a few. You will probably also see conceptual design work on the Nintendo Bypass and Setback Levee.

In 2015 the City Council held public hearings and then increased the Transportation Impact Fee in order to have the fee more closely reflect the real transportation cost associated with new home construction to achieve Council’s goal that

**DRAFT**

“growth pays for growth”. Due to the amount of new residential growth I previously described we anticipate receiving significant revenues in the next few years from these transportation impact fees that will assist the City in funding the numerous transportation projects that are needed. The City continues to hear from the citizens that they are frustrated by traffic. However, it is important to remind the community that unfortunately the Growth Management Act does not allow the City to collect these Transportation Impact Fees prior to building permit issuance. As a matter of fact recent state law changes require that we collect impact fees at occupancy. Thus, transportation improvements will almost always follow development. This is not because the City is not thoughtful or proactive but because if the City completes the transportation improvement prior to the development, then the developer will not be required to share the cost of the improvement and then the taxpayers are subsidizing private development and this is inconsistent with Council’s policy of “growth must pay for growth”.

The City, in partnership with Si View Metropolitan Park District, opened a new park at Tollgate Farm last year which included a children’s play area, trails, restrooms and parking. This park has been a huge success and has allowed our citizens to enjoy the pristine beauty of Tollgate Farm with its spectacular views of Mt Si. This successful partnership has led the City to enter into another agreement with Si View. This agreement will transfer maintenance of Torguson Park to Si View and after 5 years this partnership may become a co ownership of the park. We are already seeing some great work by Si View at Torguson Park and believe this partnership will further benefit the citizens of North Bend. Finally, Si View has successfully applied for grants to improve the Tollgate Farmhouse and later this year we expect to brief Council on an agreement between the City and Si View to turn over management of the Tollgate Farmhouse to Si View to allow the District to improve the Farmhouse and program it so it can be used by the citizens for park and recreation activities. In addition, the City in partnership with the Snoqualmie Valley Little League will finalize design of improvements at Torguson Park to include new restrooms and a concession stand. Finally, the City is making some upgrades to our beloved EJ Roberts Park by replacing the pedestrian bridge and adding a new picnic shelter which should be completed soon.

This year, the City continues to have challenges with our Wastewater Treatment Plant but Council allocated the funds to determine the appropriate course of action for the future of North Bend. Council approved retaining a consultant to study our Comprehensive Sewer Plan, Capital Facilities Plan and Rate Study. Council will be receiving a report shortly which will allow you to determine whether or not we invest significant capital to rebuild our existing plant or alternatively consider a regional partnership for the delivery of sewer services to our residents. Regardless of the solution, an increase in sewer rates will be necessary to upgrade our plant which was constructed in the 1950s and hasn’t had significant upgrades since before 2000. However, the City will insure that any costs associated with providing capacity for growth will be paid for by developers and not our citizens, which is consistent with Council’s policy of growth paying for growth.

**DRAFT**

We have over two years of experience with our new police department and we can say unequivocally that the decision to contract with Snoqualmie was a good one. I want to refresh your memory that our number one priority is public safety. The City Administrator and I were frequently inundated by citizen calls regarding criminal transient camps, hypodermic needles and drug paraphernalia in parks and other transient concerns. We have experienced a marked reduction in complaints regarding the criminal transient population. The one year citizen satisfaction survey showed a marked increase in citizen satisfaction with police services and citizens told us they generally were feeling safer since the switch. Certainly the 4 minutes response time is likely to have something to do with this positive response.

The City continues to expand communications within the community. Our new website continues to contain a host of offerings including video access to Council meetings and an increased social media presence. Our goal is to be a transparent government; we want to be successful in communicating with our citizens. The North Bend Webcam is a favorite link accessed from the City's website. This Webcam displays a live view of the City, laid out on the valley floor with Mount Si and the Cascades as a backdrop as viewed from Rattlesnake Ridge, so be sure to check it out!

On the tourism and economic development front, City Staff has coordinated an amazing array of events over the past several years and 2016 will not be disappointing. Upcoming events include the North Bend Jazz Walk on April 23rd, the North Bend Farmers Market and Summer Concert Series beginning in June, the annual Downtown Block Party on July 16<sup>th</sup> with a car show on July 17th, the Festival at Mt Si held the second weekend of August, and the North Bend Blues Walk will be held in September and the North Bend Mountain Film Festival which runs October through December, culminating with the Holiday Tree Lighting Festival. Details about these events are available by visiting the Community Calendar on the City website.

We continue discussions about the benefits of downtown revitalization and the need for a new City Hall. Hopefully Council will be refining its vision for a City Hall in 2016.

As you can see, the staff is hard at work and the city is growing. We had a really good 2015 and I look forward to continued positive growth in 2016. Thank you, Citizens, once again, for trusting us to be good stewards of your money. This will be a time when our challenges should bring out the best in all of us and prove even more that North Bend is a City "Easy to reach, but Hard to Leave".

**MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:**

Councilmember Gothelf extended birthday wishes to his wife and commented how much he appreciated her support which allows him to serve the citizens of North Bend.

**DRAFT**

Councilmember Kostanich mentioned he was attending the River Runs Through It Workshop Series being held by the Snoqualmie Valley United organization. He noted he would be providing additional updates in the future regarding the group's effort to connect farms, forest, heritage and communities in the Snoqualmie Valley.

Councilmember Pettersen thanked Parks Commissioner Dalke and other Parks Commission members for all of their hard work on behalf of the City.

Councilmember Loudenback echoed Councilmember Pettersen's comments regarding the Parks Commission and other volunteer Commissions.

City Administrator Lindell mentioned the March 3<sup>rd</sup> Management Team Retreat and thanked the Parks Commissioners for all of their hard work on behalf of the City.

Mayor Hearing spoke regarding the following items:

- Yard Waste Recycling Program @ Public Works – select Saturdays, 8 a.m. – Noon

**ADJOURNMENT:**

Councilmember Gothelf **MOVED** to adjourn, seconded by Councilmember Pettersen. The motion **PASSED** 6-0.

The meeting adjourned at 7:35 p.m.

ATTEST:

\_\_\_\_\_  
Kenneth G. Hearing, Mayor

\_\_\_\_\_  
Susie Oppedal, City Clerk



## City Council Agenda Bill

<b>SUBJECT:</b>		<b>Agenda Date: March 15, 2016</b>		<b>AB16-027</b>		
<b>A Resolution Declaring Certain Personal Property Surplus to the Needs of the City</b>		Department/Committee/Individual				
		Mayor Ken Hearing				
		City Administrator – Londi Lindell				X
		City Attorney - Mike Kenyon				
		City Clerk – Susie Oppedal				
		Community & Economic Development – Gina Estep				
		Finance Director – Dawn Masko				
		Public Works Director – Mark Rigos				
Cost Impact: N/A						
Fund Source: N/A						
Timeline: Immediate						
<b>Attachments:</b> Resolution, Exhibit A						
<p><b>SUMMARY STATEMENT:</b></p> <p>Finance Department staff has compiled a list of surplus technology equipment from throughout City departments that has accumulated in the City Hall storage room. This personal property has little or no resale value as the most of the items are obsolete or inoperable. These items need to be declared as surplus prior to disposal or sale.</p> <p>North Bend Municipal Code §3.56.010 stipulates the Council must unanimously deem the property to be surplus and determine the terms and conditions of sale. This resolution formally declares the property surplus to the needs of the City and authorizes its disposal as required by City Code Chapter 3.56.</p>						
<p><b>COMMITTEE REVIEW AND RECOMMENDATION:</b> The Finance and Administration Committee reviewed this item at their March 1<sup>st</sup> meeting and recommended approval on the consent agenda.</p>						
<p><b>RECOMMENDED ACTION: MOTION to approve AB16-027, a resolution declaring certain personal property surplus to the needs of the City and authorizing its disposal.</b></p>						
<b>RECORD OF COUNCIL ACTION</b>						
<i>Meeting Date</i>		<i>Action</i>		<i>Vote</i>		
March 15, 2016						



## RESOLUTION

### A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, DECLARING CERTAIN PERSONAL PROPERTY SURPLUS TO THE NEEDS OF THE CITY

**WHEREAS**, North Bend Municipal Code Chapter 3.56 authorizes the City to dispose of personal property surplus to the needs of the City; and

**WHEREAS**, technology equipment surplus to the needs of the City has accumulated in the Administration, Finance, Community & Economic Development and Public Works Departments; and

**WHEREAS**, all such property has been cataloged with all departments having the opportunity to review the listing; and

**WHEREAS**, NBMC 3.56.010 stipulates the Council must unanimously deem the property to be surplus and determine the terms and conditions of sale;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES RESOLVE AS FOLLOWS:**

**Section 1.** The listing of personal property is hereby declared surplus to the needs of the City of North Bend, in the form as attached hereto as Exhibit A.

**Section 2.** At least ten days before the date set for sale the City Administrator shall cause to be published in the City's official paper and posted on the City's official posting places, a notice of the sale in accordance with NBMC 3.56.020.

**Section 3.** The personal property described in Section 1 of this Resolution will be disposed of in a commercially reasonable manner, including, but not limited to by public auction or private negotiation and such property having no or de minimis value may be destroyed.

**Section 4.** Any proceeds of the sales authorized in Section 3 above, shall be paid into

//

//

the City's General Fund in accordance with NBMC 3.56.030.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15<sup>TH</sup> DAY OF MARCH, 2016.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Kenneth G. Hearing, Mayor**

\_\_\_\_\_  
**Michael R. Kenyon, City Attorney**

**ATTEST/AUTHENTICATED:**

Effective:  
Posted:

\_\_\_\_\_  
**Susie Oppedal, City Clerk**

City of North Bend  
Exhibit A  
Technology Equipment Surplus

2/25/2016

Please Note \* Hard Drives have been removed from Computers

QTY	ITEM	MANUFACTURER	SIZE	TYPE	Model #	Serial #	LOCATION
1	Battery Back - Up	APC		Back-UPS	XS1500		City Hall
1	Calculator	Casio			PR-121		City Hall
1	Calculator	Sharp			QS-2770A		City Hall
1	Calculator	Staples		Desk Top Calculator	SIL-P500		City Hall
1	CD Drive	HP		Does not work	Ultrium 1760SAS	EH919A	City Hall
1	Electric Stapler	Swingline		Does not work	270		City Hall
1	Electric Stapler	Panasonic		Heavy Duty	AS-500	1731	City Hall
1	Fax/Phone	Cannon			L75		City Hall
1	Fiber Modem	Canoga Perkins			20001174607	T12262-S-01-11-1	City Hall
1	Fiber Modem	Canoga Perkins			20001174606	T12262-S-01-11-1	City Hall
1	Hard Drive			NBTV PCw/remote & Instruction			City Hall
1	Headset	Plantronics			CS510		City Hall
1	Headset	Voyager		Bluetooth	5105		City Hall
1	Label Printer	Smart Label			SLP-100	E030157360	City Hall
1	Label Printer	Smart Label			SLP-100	E030183860	City Hall
1	Label Printer	Smart Label			SLP-100	E041081300	City Hall
1	Label Printer	P-Touch			PT-10	829182957	City Hall
1	Laptop	Dell		Latitude 800	Clerk	6SX1M71	City Hall
1	Laptop	Dell		Latitude D810	2006 Mayor	5YJL391	City Hall
1	Laptop	Dell		Latitude D810	2007 Sr Planner	J569491	City Hall
2	Laptop Docking station	Dell					City Hall
1	Monitor	Dell		Does not work		CN-OT6116-71618-616-AEMP	City Hall
1	Monitor	Dell		Does not work		CN-OT6116-71618-616-AGT4	City Hall
1	Monitor	Dell		Does not work		MX-OT6130-48323-58N-064L	City Hall
1	Monitor	Dell		Does not work		CN-OT6116-71618-616-AGSX	City Hall
3	Monitor Stands			Misc Sizes			City Hall
1	Number Stamp	Burroughs			P2235		City Hall
1	Phone	Telecom		Coral system	DKF-1110	440963500	City Hall
1	Printer	HP		Laserjet 400TN			City Hall
1	Printer	HP		Laserjet 4100DN	1540		City Hall
1	Printer	Okidata		Microline 320 Turbo	ML320/321 Turbo		City Hall
1	Printer	Epson		Epson Stylus	NX430		City Hall
1	Printer	HP		LaserJet Tag #175	2605DN		City Hall
1	Printer	HP		LaserJet Tag #180 (Does not work)	2605DN		City Hall
1	Printer/Fax	HP		Laserjet 3380		CNBM067101	City Hall
1	Receipt Printer	Ithaca			Series 90		City Hall
1	Receipt Printer	Ithaca			Series 90		City Hall
1	Recorder	Lanier			WW110	606596	City Hall
2	Ribbon Cartridge	Okim Microline		Black Ribbon Cartridge	52103601		City Hall
1	Scanner	Cannon		CanoScan Lide60			City Hall
1	Server	APC		Does not work/Smart UPS SC450	5S080TT44677	SC450RM1U	City Hall
3	Server/telephone	Coral		Coral system	410		City Hall
1	System Unit	Dell		Optiplex SX280	2006 Cash Receipting	49CX261	City Hall
1	System Unit	Dell		Optiplex SX280	2005 Senior Planner	B3DFM71	City Hall
1	System Unit	Dell		Optiplex SX280	2005 Tax/License Coord	53DFM71	City Hall
1	System Unit	Dell		Optiplex SX280	2005 Police Admin	93DFM71	City Hall
1	System Unit	Dell		Optiplex GX620	2006 Admin Asst.	JJN7L81	City Hall
1	System Unit	Dell		Optiplex 280	2005 Util Coord	83DEM71	City Hall
1	System Unit	Dell		Optiplex SX280 / was payroll #183	2009	2Y17CG1	City Hall
1	System Unit	Dell		Optiplex 760 / was streets #193		37S8SK1	City Hall
1	System Unit	Large Blk Dell		Precision 490	2008 Water Telemetry	BBCPPC1	City Hall
1	TV-Monitor	Toshiba		NBTV	19HVLV87	11791564	City Hall
1	Typewriter	Smith Carona			5A-1		City Hall
1	Typewriter	Cannon			AP-200	CNB0039701	City Hall
1	Wall Mount for Monitor	Dell		N/A	N/A	N/A	City Hall
1		ECI Telecom			C99B091247	08F00	City Hall
1		ECI Telecom			C99B091070	08F00	City Hall
63	<b>TOTAL</b>						





## City Council Agenda Bill

<b>SUBJECT:</b>	<b>Agenda Date: March 15, 2016</b>	<b>AB16-028</b>
<b>A Motion Authorizing a Contract with Blueline for Surveying and Engineering Design Services on the North Bend Way Sidewalk Project</b>	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney - Mike Kenyon	
	City Clerk – Susie Oppedal	
	Community & Economic Development – Gina Estep	
	Finance – Dawn Masko	
	Public Works – Mark Rigos, P.E.	X
Cost Impact: \$46,300		
Fund Source: Grant or TIF		
Timeline: Immediate		

**Attachments:** Blueline Work Scope and Fee, Vicinity Map

**A. Purpose of Project:**

The primary purpose of this transportation capital project is to improve public safety for pedestrians in the two-block segment between Ballarat Avenue and Downing Avenue along the north side of East North Bend Way (NBW) (see Vicinity Map). Currently, there are many uneven gutters, crumbling curbs, and jagged sidewalk ramps, which make it difficult to navigate for pedestrians, especially ADA users. Additionally, there is uncertainty for drivers on which driveway entrance to use to access NBW frontage businesses. Furthermore, there is little consistency in sidewalk and driveway widths in the current condition. The project will resolve all of the above-mentioned concerns, which is a huge benefit for the City.

**B. Background:**

This project has been on the City’s Transportation Improvement Program (TIP) list since at least 2002, when the 2003 - 2008 6-year TIP referenced sidewalk improvements for this segment of NBW. More recently, this project was the #2 ranked transportation capital project in the City’s 2016 - 2021 TIP. In the City’s preliminary 2017-2022 TIP, not yet reviewed or approved by City Council, it’s the #3 ranked transportation capital project. Clearly, this is an important project for the City.

**C. Consultant Selected for Survey and Design:**

Blueline was selected by City staff as the most qualified consultant for this project from the Municipal Resource Service Center’s Architecture & Engineering roster. One of Blueline’s civil engineers, Tom Mohr, previously worked as a civil engineer at the City of North Bend as a full time employee and has “boots on the ground” experience with the various issues on this sidewalk corridor. Public Works Director Mark Rigos has used Blueline on past capital projects at the City of Newcastle in 2012 and 2013, and was pleased with Blueline’s work quality. A detailed work scope and fee is attached to this agenda bill which provides additional detail of cost and technical services to be provided. Survey and engineering design must occur before the project can be advertised, bid upon and constructed.

**D. Funding Sources:**

The City received a successful grant on October 15, 2015 for this project in the amount of \$266,356 from King County Community Development Block Grant (CDBG), formalized in a letter addressed to Mayor Ken Hearing. The City will contribute the remaining project funding (total hard and soft project costs are currently estimated at approximately \$502,090).

**E. Project Schedule:**

The schedule for Phase 1 of this project is attached in the work scope and fee. City staff will steer the project toward being “shovel ready” by late fall 2016, so that the project can be advertised and bid on in the winter or spring for a possible construction start date in the spring or summer of 2017.

## City Council Agenda Bill

City staff recommends moving forward with Blueline for the attached work scope and fee.		
COMMITTEE REVIEW AND RECOMMENDATION: This item was brought forward on the Transportation and Public Works (TPW) Committee agenda on March 9, 2016 and was recommended for approval and placement on the consent agenda.		
<b>RECOMMENDED ACTION: MOTION to approve AB16-028, authorizing a contract with Blueline for Surveying and Engineering Design Services on the North Bend Way Sidewalk Project (between Ballarat and Downing Avenues), in a form and content acceptable to the City Attorney, in an amount not to exceed \$46,300.</b>		
RECORD OF COUNCIL ACTION		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
March 15, 2016		

Exhibit A to the Professional Services Agreement  
between The City of North Bend and The Blueline Group, LLC for the  
North Bend Way Pedestrian Accessibility Improvements Project  
dated February 26, 2016

**PROJECT DESCRIPTION**

The Blueline Group, LLC (“Blueline”) will provide engineering services for the City of North Bend’s North Bend Way Pedestrian Accessibility Improvements Project (“Project”) generally consisting of the design of curb, gutter, sidewalk, driveways, ADA-compliant curb ramps, storm drainage improvements, and street lights along the north side of North Bend Way between Ballarat Avenue N and Downing Avenue N.

As outlined herein, Blueline will provide topographic base mapping, and design plans, specifications, engineer’s estimates (PS&E), as well as limited bidding and award services.

**PROJECT SCHEDULE**

Blueline shall begin work immediately upon receipt of Notice to Proceed from the City and proceed according to the Project Schedule below. This schedule reflects the City’s desire to bid the project in July 2016 and have construction take place between August and September 2016. Key dates are as follows:

Blueline Notice to Proceed .....	March 18, 2016
Survey Complete .....	April 15, 2016
50% Design Submittal .....	May 27, 2016
90% Design Submittal .....	June 24, 2016
Final Design Submittal.....	July 29, 2016
Bidding & Award.....	January/February 2017
Construction .....	Spring 2017

**TASK SUMMARY**

Task 001	PROJECT MANAGEMENT
Task 002	SURVEY AND BASE MAPPING
Task 003	50% DESIGN
Task 004	90% DESIGN
Task 005	FINAL DESIGN
Task 006	BIDDING & AWARD SERVICES
Task 007	UNASSIGNED SERVICES RESERVE
Task 008	EXPENSES

**SCOPE OF WORK**

Blueline’s scope of work for the Project is described as follows:

**Task 001 – PROJECT MANAGEMENT .....** T&E/NTE: \$3,100

This task is for general coordination and meetings on the project, including:

- Management of all tasks and staff for design support services.
- Communication with the City regarding the design process, issues, costs, and schedule.
- Preparation of monthly invoices for work performed during the previous month, including any pertinent backup materials.

Exhibit A to the Professional Services Agreement  
between The City of North Bend and The Blueline Group, LLC for the  
North Bend Way Pedestrian Accessibility Improvements Project  
dated February 26, 2016

**Task 002 – SURVEY & BASE MAPPING..... T&E/NTE: \$6,700**

Under this task, Axis Survey and Mapping will prepare base mapping for the area described in the Project Description above, roughly defined as the full extent of the right-of-way along North Bend Way from the intersection with Ballarat Ave N  $\pm 700'$  to the East intersection of Downing Ave N. An Autocad drawing will be prepared at a scale of 1" = 20', or as required by the design engineer or the City before drafting commences detailing the location information and topographic relief. This drawing will be delivered in digital (Autocad and PDF) format and paper format. This drawing will depict:

- Horizontal datum shall be NAD83(91)2007.
- Vertical datum shall be NAVD88.
- Verify horizontal and vertical control and maintaining secondary horizontal and vertical points throughout the project.
- Subject area limits will be depicted from record drawings.
- Topographic relief will be depicted as 1' contours.
- Topographic survey for an area approximately 800'x50' along the north half of the right-of-way limits including approximately 10' onto private property.
- Ground elevations within the subject area on an approximate 25' station plus elevations along obvious topographic breaks.
- Location and elevation of the following infrastructure improvements:
  - Edge of asphalt, curbing, driveways, sidewalks, walls and other surface improvements within the subject area.
  - Catch basins, culverts, sewer manholes (including inverts, material and size), fire hydrants, valve boxes and other utilities which are observable from surface exploration within the subject area.
  - Locate evergreen trees 8 inches or greater in diameter and deciduous trees 12 inches or greater in diameter measured 4 feet above existing grade.
  - Existing pavement markings
- Lidar contours will be shown for areas outside the field topographic survey area.
- GIS parcel lines will be shown for adjacent properties including current available ownership information of record. (Ownership list can be provide to the client in a spreadsheet upon request)
- Aerial image will be included and referenced within the AutoCAD Drawing. (This will be provided at no charge)
- Available as-built utility records for power, telephone, cable TV and natural gas will be interpreted from existing records to assist in determining approximate buried utility locations. These data sources are typically not accurate. The purpose in showing these on the drawing is to indicate that they are believed to exist in the vicinity of the project.
- Underground locates will be coordinated by Axis and is included in this fee.

This task also includes meetings and consultation with the client, City Agency staff, and any other parties as necessary to:

- Review and analyze issues affecting the project.
- Coordinate with other consultants retained by the client.
- Respond to requests of the client which lie outside the scope of work agreed upon.
- Administrative time required to process requests for prints, copies, reports and other information.

Exhibit A to the Professional Services Agreement  
between The City of North Bend and The Blueline Group, LLC for the  
North Bend Way Pedestrian Accessibility Improvements Project  
dated February 26, 2016

- Deliverables:** 1"= 20' AutoCAD 2009 including topographic surface information (TIN data) drafted to APWA or City of North Bend drafting standards.
- Assumptions:** Any required access to adjoining properties will be obtained by the City as necessary to facilitate survey work to be performed. Underground locates will need to be performed prior to mapping. Axis Survey shall use C&I Locating Inc.
- Exclusions:** Resolution of physical encroachments and occupation that may be disclosed during the course of the field survey. Resolution of discrepancies caused by differing datum use of various regulatory agencies.

**Task 003 – 50% DESIGN ..... T&E/NTE: \$14,600**

Based on the base maps prepared in Task 002, Blueline will provide the design plans and specifications for the proposed project including:

- Plan sheets for the proposed improvements, including:
  - Sheets at 22"x34" with roughly an 18"x28" drawing area.
  - Drawing scale at 1"=20' horizontal and 1"=5' vertical.
  - 50% Design Cover Sheet, General Notes, and Sheet Index.
  - 50% Design Temporary Erosion and Sedimentation Control (TESC) notes and details.
  - Proposed improvements shown in plan per City standards.
  - 50% Design details shown, referencing the City's standard details and developing specialized details as necessary.
- Specifications including the City's front end Contract Provisions, the City's boilerplate typical Special Provisions, and placeholders for anticipated specific Special Provisions.
- Engineer's Opinion of Probable Construction Cost including quantities and a large contingency at this stage.
- Draft Technical Information Report (full drainage review with level 1 downstream analysis).
- Design memo discussing design assumptions, questions, recommendations, and water quality options.

- Deliverables:** 50% Design Plans (2 sets of 22"x34").  
50% Design Specifications (2 hard copies).  
50% Engineer's Opinion of Probable Construction Cost (2 hard copies).  
Updated Design Schedule if necessary (2 hard copies).  
Draft Technical Information Report  
Design memo accompanying the submittal that outlines assumptions, questions, recommendations, and water quality options.

Exhibit A to the Professional Services Agreement  
between The City of North Bend and The Blueline Group, LLC for the  
North Bend Way Pedestrian Accessibility Improvements Project  
dated February 26, 2016

**Task 004 – 90% DESIGN ..... T&E/NTE: \$10,200**

Based on City comments from the 50% Design stage, Blueline will complete the 90% Design stage, including:

- Project walk-through with City Engineering and Maintenance staff after the 50% Design Submittal.
- Incorporating City’s 50% design comments into the Contract Documents.
- Specifications including the City’s front end Contract Provisions and Special Provisions as necessary.
- Complete plan set with Cover Sheet, General Notes, Plans and Profiles, and Detail Sheets.
- Engineer’s Opinion of Probable Construction Cost including quantities and a small contingency at this stage.
- Provide an updated design schedule if necessary.
- Internal Constructability review and QA/QC.
- Final Technical Information Report.
- Final Water Quality recommendation which will be included in plans and specifications.

**Deliverables:**        *90% Design Plans (2 sets of 22”x34”).*  
                               *90% Design Specifications (2 hard copies).*  
                               *90% Engineer’s Opinion of Probable Construction Cost (2 hard copies).*  
                               *Updated Design Schedule if necessary (2 hard copies).*  
                               *Final Technical Information Report*  
                               *Design memo accompanying the submittal that outlines assumptions, questions, recommendations, and final water recommendation.*

**Task 005 – FINAL DESIGN ..... T&E/NTE: \$5,200**

Based on City review comments from the 90% Design stage, Blueline will complete production of the Final Design (Bid Documents), including:

- Incorporating City’s 90% comments into the contract documents.
- Final Plans, Specifications, and Engineer’s Opinion of Probable Construction Cost (PS&E).
- Internal QA/QC.

**Deliverables:**        *Final Design Plans (4 signed, stamped hard copies at 22”x34” and PDFs for the City to upload to Builders’ Exchange for bidding).*  
                               *Final Design Specifications (4 signed, stamped hard copies and a PDF for the City to upload to Builders’ Exchange for bidding).*  
                               *Final Engineer’s Opinion of Probable Construction Cost (1 hard copy and a PDF).*  
                               *All Hard Copy PDFs to be provided on FTP site.*

Exhibit A to the Professional Services Agreement  
between The City of North Bend and The Blueline Group, LLC for the  
North Bend Way Pedestrian Accessibility Improvements Project  
dated February 26, 2016

**Task 006– BIDDING & AWARD SERVICES ..... T&E/NTE: \$1,800**

Blueline will provide limited consultation services during the bidding process. Anticipated tasks include answering contractor's inquiries, responding to design-oriented RFIs, issue any needed addendums, and generally assist the City as needed during the bidding process.

**Assumptions:** *Blueline will upload Contract Documents to Builders' Exchange, conduct the Bid Opening, provide Bid Tabulations, review Contractor Bids, and provide recommendations for award.*

**Deliverables:** *Addenda if necessary.*

**Task 007 – UNASSIGNED SERVICES RESERVE ..... T&E/NTE: \$4,200**

This task provides for unanticipated services deemed to be necessary during the course of the project that are not specifically identified in the scope of work tasks defined above but are related to the North Bend Way Pedestrian Accessibility Improvements Project. Any additional work or funds under this item are not to be used unless explicitly authorized by the City. Potential work under this task may be:

- Potholing
- Geotechnical Services

**Deliverables:** *None yet identified.*

Exhibit A to the Professional Services Agreement  
between The City of North Bend and The Blueline Group, LLC for the  
North Bend Way Pedestrian Accessibility Improvements Project  
dated February 26, 2016

**GENERAL ASSUMPTIONS & NOTES**

- Scope and fees outlined above are based on the following information (any changes to these items may result in changes to the fees):
  - Correspondence between the City of North Bend and The Blueline Group prior to the contract.
- We do not anticipate that additional Structural, Environmental, Geotechnical, or Transportation Engineering services will be necessary for this project, and they are not included in this proposal.
- Potholing during design maybe required, but is not included in this proposal.
- The City of North Bend will complete SEPA.
- The City of North Bend will complete the Floodplain Development Permit.
- The following items are not anticipated necessary and are not included in this proposal.
  - Sanitary sewer main replacement/improvements.
  - Water main replacement/improvements.
  - Gas main relocation coordination.
  - Power relocation coordination.
  - Other dry utility relocation coordination.
  - Wall or rockery design.
  - Flow control design.
  - Capacity analysis of existing stormwater conveyance system.
  - Environmental documentation/permits beyond what is included in the scope above.
- Permanent Easement investigation, preparation, and acquisition (if required) are not included as part of the fees outlined above.
- Temporary Construction Easement preparation and coordination is not included as part of the fees outlined above.
- Construction Management, Administration, and Inspection services shall be negotiated at completion of final design. This will enable a more accurate assessment of how we can best assist the City.
- Project stops/starts and significant changes to the Project Schedule may result in changes to the fees provided above and a separate fee proposal will be provided.
- Agency fees (if any) are not included as part of the fees outlined above.
- The fees stated above do not include reimbursable expenses such as large format copies (larger than letter/legal size), mileage, and plots. These items will be billed under a separate task called **Expenses**. Estimate: **\$500**.
- These fees stated above are valid if accepted within 30 days of the date of the proposal.
- Client revisions requested after the work is completed will be billed as Time and Expense under a new task called **Client Requested Revisions**. A fee estimate can be provided to the Client prior to proceeding with the revisions.

Exhibit B to the Professional Services Agreement  
between The City of North Bend and The Blueline Group, LLC for the  
North Bend Way Pedestrian Accessibility Improvements Project  
dated February 26, 2016

**North Bend Way Pedestrian Accessibility Improvements Project**

Job Number: 16-054  
Date: February 26, 2016

Prepared By: Tom Mohr, PE  
Checked By: Ken Lauzen, PE

Task #	Task Description	Principal Engineer		Project Manager		Engineer		CAD Drafter		Total Hours	Total Cost	Total Cost (Rounded)
		Hours	\$	Hours	\$	Hours	\$	Hours	\$			
001	Project Management	4	\$ 728	14	\$ 2,324	0	\$ -	0	\$ -	18	\$ 3,052	\$ 3,100
002	Survey & Base Mapping										\$ 6,700	\$ 6,700
003	50% Design	0	\$ -	10	\$ 1,660	66	\$ 8,712	40	\$ 4,200	116	\$ 14,572	\$ 14,600
004	90% Design	0	\$ -	10	\$ 1,660	39	\$ 5,148	32	\$ 3,360	81	\$ 10,168	\$ 10,200
005	Final Design	0	\$ -	5	\$ 830	14	\$ 1,848	24	\$ 2,520	43	\$ 5,198	\$ 5,200
006	Bidding & Award Services	0	\$ -	2	\$ 332	8	\$ 1,056	4	\$ 420	14	\$ 1,808	\$ 1,800
007	Unassigned Services Reserve										\$ 4,160	\$ 4,200
008	Expenses											\$ 500
	<b>TOTAL</b>	<b>4</b>	<b>\$ 728</b>	<b>41</b>	<b>\$ 6,806</b>	<b>127</b>	<b>\$ 16,764</b>	<b>100</b>	<b>\$ 10,500</b>	<b>272</b>	<b>\$ 45,658</b>	<b>\$ 46,300</b>

The Blueline Group

Exhibit B to the Professional Services Agreement  
 between The City of North Bend and The Blueline Group, LLC for the  
 North Bend Way Pedestrian Accessibility Improvements Project  
 dated February 26, 2016

**North Bend Way Pedestrian Accessibility Improvements Project**

001	Project Management		Principal Engineer		Project Manager		Engineer		CAD Drafter		TOTAL	TOTAL
	Item #	Description	HRS	FEE	HRS	FEE	HRS	FEE	HRS	FEE		
1	Project Meetings	2.0	\$ 364	4.0	\$ 664	0.0	\$ -	0.0	\$ -	6.0	\$ 1,028	
2	Monthly Invoices / Progress Reports	0.0	\$ -	2.0	\$ 332	0.0	\$ -	0.0	\$ -	2.0	\$ 332	
3	QA/QC	2.0	\$ 364	4.0	\$ 664	0.0	\$ -	0.0	\$ -	6.0	\$ 1,028	
4	General Project Coordination	0.0	\$ -	4.0	\$ 664	0.0	\$ -	0.0	\$ -	4.0	\$ 664	
<b>Total</b>		<b>4.0</b>	<b>\$ 728</b>	<b>14.0</b>	<b>\$ 2,324</b>	<b>0.0</b>	<b>\$ -</b>	<b>0.0</b>	<b>\$ -</b>	<b>18.0</b>	<b>\$ 3,052</b>	<b>\$ 3,100</b>

001 Not to Exceed

002	Survey & Base Mapping		Total Cost		Blueline Markup		TOTAL	TOTAL
	Item #	Description	(Per Axis)	Not to Exceed	15%	Lump Sum		
1	Survey & Base Mapping		\$	5,800	\$	870	\$	6,670
<b>Total</b>			\$	<b>5,800</b>	\$	<b>870</b>	\$	<b>6,670</b>

002 Not to Exceed

003	50% Design		Principal Engineer		Project Manager		Engineer		CAD Drafter		TOTAL	TOTAL
	Item #	Description	HRS	FEE	HRS	FEE	HRS	FEE	HRS	FEE		
1	50% Design Plans	0.0	\$ -	4.0	\$ 664	16.0	\$ 2,112	40.0	\$ 4,200	60.0	\$ 6,976	
2	50% Design Specifications	0.0	\$ -	2.0	\$ 332	16.0	\$ 2,112	0.0	\$ -	18.0	\$ 2,444	
3	50% Engineer's Opinion of Probable Costs	0.0	\$ -	1.0	\$ 166	4.0	\$ 528	0.0	\$ -	5.0	\$ 694	
4	Draft Full Technical Information Report	0.0	\$ -	1.0	\$ 166	24.0	\$ 3,168	0.0	\$ -	25.0	\$ 3,334	
5	Water Quality Recommendations	0.0	\$ -	1.0	\$ 166	4.0	\$ 528	0.0	\$ -	5.0	\$ 694	
6	Design Memo	0.0	\$ -	1.0	\$ 166	2.0	\$ 264	0.0	\$ -	3.0	\$ 430	
<b>Total</b>		<b>0.0</b>	<b>\$ -</b>	<b>10.0</b>	<b>\$ 1,660</b>	<b>66.0</b>	<b>\$ 8,712</b>	<b>40.0</b>	<b>\$ 4,200</b>	<b>116.0</b>	<b>\$ 14,572</b>	<b>\$ 14,600</b>

003 Not to Exceed

The Blueline Group

Exhibit B to the Professional Services Agreement  
 between The City of North Bend and The Blueline Group, LLC for the  
 North Bend Way Pedestrian Accessibility Improvements Project  
 dated February 26, 2016

North Bend Way Pedestrian Accessibility Improvements Project												
004	Item #	90% Design Description	Principal Engineer		Project Manager		Engineer		CAD Drafter		TOTAL HRS	TOTAL FEE
			HRS	FEE	HRS	FEE	HRS	FEE	HRS	FEE		
			\$182/hr	\$166/hr	\$132/hr	\$105/hr						
	1	Project Walk-through with City	0.0	\$ -	2.0	\$ 332	4.0	\$ 528	0.0	\$ -	6.0	\$ 860
	2	90% Design Plans	0.0	\$ -	2.0	\$ 332	12.0	\$ 1,584	32.0	\$ 3,360	46.0	\$ 5,276
	3	90% Design Specifications	0.0	\$ -	2.0	\$ 332	8.0	\$ 1,056	0.0	\$ -	10.0	\$ 1,388
	4	90% Engineer's Opinion of Probable Costs	0.0	\$ -	1.0	\$ 166	2.0	\$ 264	0.0	\$ -	3.0	\$ 430
	5	Final Full Technical Information Report	0.0	\$ -	1.0	\$ 166	8.0	\$ 1,056	0.0	\$ -	9.0	\$ 1,222
	6	Water Quality Final Recommendation	0.0	\$ -	1.0	\$ 166	4.0	\$ 528	0.0	\$ -	5.0	\$ 694
	7	Design Memo	0.0	\$ -	1.0	\$ 166	1.0	\$ 132	0.0	\$ -	2.0	\$ 298
		<b>Total</b>	0.0	\$ -	10.0	\$ 1,660	39.0	\$ 5,148	32.0	\$ 3,360	81.0	\$ 10,168
004 Not to Exceed \$ 10,200												

005	Item #	Final Design Description	Principal Engineer		Project Manager		Engineer		CAD Drafter		TOTAL HRS	TOTAL FEE
			HRS	FEE	HRS	FEE	HRS	FEE	HRS	FEE		
			\$182/hr	\$166/hr	\$132/hr	\$105/hr						
	1	Final Design Plans	0.0	\$ -	2.0	\$ 332	8.0	\$ 1,056	24.0	\$ 2,520	34.0	\$ 3,908
	2	Final Design Specifications	0.0	\$ -	2.0	\$ 332	4.0	\$ 528	0.0	\$ -	6.0	\$ 860
	3	Final Engineer's Opinion of Probable Costs	0.0	\$ -	1.0	\$ 166	2.0	\$ 264	0.0	\$ -	3.0	\$ 430
		<b>Total</b>	0.0	\$ -	5.0	\$ 830	14.0	\$ 1,848	24.0	\$ 2,520	43.0	\$ 5,198
005 Not to Exceed \$ 5,200												

006	Item #	Bidding & Award Services Description	Principal Engineer		Project Manager		Engineer		CAD Drafter		TOTAL HRS	TOTAL FEE
			HRS	FEE	HRS	FEE	HRS	FEE	HRS	FEE		
			\$182/hr	\$166/hr	\$132/hr	\$105/hr						
	1	Address Questions & General Assistance	0.0	\$ -	1.0	\$ 166	4.0	\$ 528	4.0	\$ 420	9.0	\$ 1,114
	2	Assist with Addenda as necessary	0.0	\$ -	1.0	\$ 166	4.0	\$ 528	0.0	\$ -	5.0	\$ 694
		<b>Total</b>	0.0	\$ -	2.0	\$ 332	8.0	\$ 1,056	4.0	\$ 420	14.0	\$ 1,808
006 Not to Exceed \$ 1,800												

The Blueline Group

Exhibit B to the Professional Services Agreement  
 between The City of North Bend and The Blueline Group, LLC for the  
 North Bend Way Pedestrian Accessibility Improvements Project  
 dated February 26, 2016

**North Bend Way Pedestrian Accessibility Improvements Project**

007	Unassigned Services Reserve		Total Cost (±10% of 001-006)	TOTAL FEE
	Item #	Description		
1		Unassigned Services Reserve	\$ 4,160	\$ 4,160
<b>Total</b>			\$ 4,160	\$ 4,160
			<b>007 Not to Exceed</b>	<b>\$ 4,200</b>

The Blueline Group

# VICINITY MAP King County iMap

Council Packet March 15, 2016



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 3/7/2016

Notes:

↑  
NORTH

King County  
GIS CENTER

(NOT TO SCALE)





## City Council Agenda Bill

<b>SUBJECT:</b>		<b>Agenda Date: March 15, 2016</b>	<b>AB16-029</b>												
<b>A Motion Authorizing Amendment #3 for Additional Services to the Work Order with Tetra Tech, Inc. for the Bendigo Right Turn Lane Transportation Capital Project</b>		Department/Committee/Individual													
		Mayor Ken Hearing													
		City Administrator – Londi Lindell													
		City Attorney - Mike Kenyon													
		City Clerk – Susie Oppedal													
		Community & Economic Development – Gina Estep													
		Finance – Dawn Masko													
		Public Works – Mark Rigos, P.E.		X											
Cost Impact: \$4,613.47															
Fund Source: Streets Capital (310)															
Timeline: Immediate															
<b>Attachments:</b> Work Order Amendment, Scope & Fee															
<b>SUMMARY STATEMENT:</b>															
<p>On April 21, 2015, the City Council authorized the Mayor to enter into a contract with Tetra Tech to design a northbound right turn lane at the intersection of Bendigo Boulevard (State Route 202) and West Park Street. This project was listed as the #2 priority transportation capital project in the City’s 2015 – 2020 Transportation Improvement Program (TIP).</p> <p>The design of the right turn lane is nearing 100% completion. To date, there have been two amendments to the contract. Amendment #1 was for preparing right of way plans and coordinating with WSDOT to dedicate additional right of way to encompass the roadway and sidewalk and was necessary because the project is widening the roadway. Amendment #2 was for additional coordination with WSDOT and franchise utility companies.</p> <p>Amendment #3 is related to time and materials required to prepare a full stormwater Technical Information Report as required by the 2009 King County Surface Water Design Manual. At the time of scoping, the amount of new and replaced impervious surfaces had not been calculated. It was assumed that those areas would fall below the threshold requiring full drainage review, and only a targeted drainage review would be required. Unfortunately, that is not the case and full drainage review is required, which is a much more labor intensive process than the targeted drainage review that was originally scoped, requiring more field investigation and calculations to confirm that the new and existing stormwater systems provide adequate flow control and water quality treatment.</p> <p>Staff has reviewed the proposal and has determined that the fee estimate is reasonable for the level of effort required to create this report. Staff recommends approval of this item to allow this transportation capital project to meet all of the requirements of the North Bend Municipal Code.</p>															
<table border="1"> <thead> <tr> <th>Item</th> <th>Fee Estimate</th> </tr> </thead> <tbody> <tr> <td>Original Contract</td> <td>\$53,496.95</td> </tr> <tr> <td>Amendment #1</td> <td>\$ 2,253.68 (Administratively Approved)</td> </tr> <tr> <td>Amendment #2</td> <td>\$ 6,358.79</td> </tr> <tr> <td>Amendment #3</td> <td>\$ 4,613.47</td> </tr> <tr> <td><b>Total Revised Contract</b></td> <td><b>\$66,722.89</b></td> </tr> </tbody> </table>		Item	Fee Estimate	Original Contract	\$53,496.95	Amendment #1	\$ 2,253.68 (Administratively Approved)	Amendment #2	\$ 6,358.79	Amendment #3	\$ 4,613.47	<b>Total Revised Contract</b>	<b>\$66,722.89</b>		
Item	Fee Estimate														
Original Contract	\$53,496.95														
Amendment #1	\$ 2,253.68 (Administratively Approved)														
Amendment #2	\$ 6,358.79														
Amendment #3	\$ 4,613.47														
<b>Total Revised Contract</b>	<b>\$66,722.89</b>														
<b>COMMITTEE REVIEW AND RECOMMENDATION:</b> This item was reviewed at the March 9 <sup>th</sup> Transportation and Public Works Committee meeting and was recommended for approval and placement on the consent agenda.															
<b>RECOMMENDED ACTION:</b> <b>MOTION to approve AB16-029, authorizing Amendment #3 for additional services to the Work Order with Tetra Tech for the Bendigo Right Turn Lane Transportation Capital Project.</b>															
<b>RECORD OF COUNCIL ACTION</b>															
<i>Meeting Date</i>		<i>Action</i>													
<i>Vote</i>															
March 15, 2016															



**CITY OF NORTH BEND  
WORK ORDER  
2015 – 7 Amendment #3**

This work order dated the \_\_\_\_ day of \_\_\_\_\_ 2016 is to specify services to be provided under the On-Call Professional Services contract which has been entered into by the CITY OF NORTH BEND (City) and Tetra Tech, Inc. (Consultant). This work order is for the below mentioned project/scope of work.

**Work Order No.:** 2015-7 – Amendment #3

**Project Name:** Bendigo - Park Right Turn Lane

<b>Project No.:</b>	<u>T-010</u>	<b>Amount:</b> <u>\$ 4,613.47</u>
		<small>(Authorized cost of work not to be exceeded without written authorization)</small>
<b>City Project Lead:</b>	<u>Don DeBerg, PE City Engineer</u>	

**SCOPE OF WORK:**

Tetra Tech will provide the scope of services detailed in the attached Exhibit A, “Scope of Work” in addition to the original scope of work for the project. This additional work will include items related to creating a stormwater technical information report as required by the 2009 King County Surface Water Design Manual, as detailed in the attached Exhibit A. The fee for this additional work is detailed in Exhibit B. The revised fee is as described below:

Original Fee:	\$53,496.95
Amendment 1:	\$ 2,253.68
Amendment 2:	\$ 6,358.79
<u>Amendment 3:</u>	<u>\$ 4,613.47</u>
Revised Fee:	\$66,722.89

This work included in this work order is described in detail in the attached scope of work. The compensation will be on a time and materials basis, not to exceed the above amount.

**CONSULTING FIRM:**

**CITY OF NORTH BEND:**

<u>Authorized Signature</u>	<u>Date</u>	<u>Authorized by</u>	<u>Date</u>
-----------------------------	-------------	----------------------	-------------

**NOTE:** *The City of North Bend will not be liable for charges for services not authorized by a fully executed work order.*

**FOR INTERNAL USE ONLY**

Funds for work available through the following account:

310-100-008-595-30-63

**Distribution:** *Original:* City Clerk    *Copies:* Project Lead, Consultant, Accounting Coordinator



EXHIBIT A

Scope of Work  
Supplement 3

Bendigo BLVD at Park Street – North Bound Right Turn Lane

**PROJECT DESCRIPTION**

On behalf of the City of North Bend, the work to be performed by Tetra Tech consists of preparing the full design, bid support, and potential construction support services to constructing a northbound right turn lane at the intersection of Bendigo BLVD (SR 202) and Park Street in the City of North Bend.

This scope of work is supplemented to include additional scope for developing a Full Stormwater TIR.

**I. DESIGN SERVICES**

**Task 3 – Design, PS&E, and Coordination**

Develop full Plans, specifications and engineers estimate as well as supporting design documentation, utility coordination, and WSDOT coordination to prepare this project for advertisement to construct.

**Subtask 3.1 Plans, Specifications, and Estimate**

Additional effort is needed to modify the stormwater technical review memorandum to a full stormwater TIR. Specifically, a full Level 1 Downstream analysis up to 1/4 mile downstream from the project site and a conveyance system capacity verification on the existing and added stormwater system within the project limits using the Uniform Flow Analysis Method (no modeling).

The previous stormwater technical review memorandum included most of the information that is required as part of a full stormwater TIR per the 2009 King County Surface Water Design Manual.

The City will provide the pervious pavement percentage based on zoning code to assist in the conveyance calculations and will also provide the GIS pipe system mapping to support the downstream analysis. The City will also accompany Tetra Tech in the field to assist in the downstream analysis.

Deliverable:

- Full Stormwater TIR (draft and final electronic pdf versions)



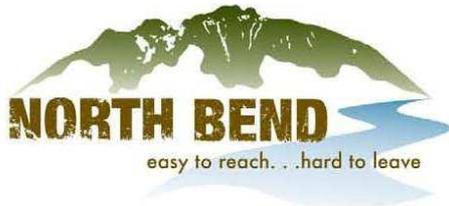
**EXHIBIT B  
Consultant Fee Determination**

Tetra Tech, Inc.  
City of North Bend  
Bendigo BLVD (SR 202) at Park Ave - North Bound Right Turn Lane  
Contract #2015-7, Supplement 3 Full Stormwater TIR Development

100-BEL-15-056

Work Element	Rates						Tetra Tech, Inc				TOTAL
	62.57 SO Sr. Project Manager	45.00 KO Project Engineer	29.00 AA CADD/GIS	TOTAL	DSC	168.32% OH	35.0% FEE				
3.0 Design, PS&E, and Coordination	2	28	4	34	\$ 1,501.14	\$ 2,541.73	\$ 525.40	\$	\$	\$ 4,568.27	
3.1 Plans, Specifications and Estimate	2	28	4	34	\$ 1,501.14	\$ 2,541.73	\$ 525.40	\$	\$	\$ 4,568.27	
	<b>REIMBURSABLE EXPENSES (REIMB):</b>										
	Design Services Mileage										
	Reproduction										
	Total:										
	80										
	0.565										
	<b>TOTAL</b>										
	\$										
	\$ 4,613.47										





## City Council Agenda Bill

<b>SUBJECT:</b>	<b>Agenda Date: March 15, 2016</b>	<b>AB16-030</b>
<b>A Motion Authorizing an Amendment to the Scott Holsapple Design (SHD) Contract for the Torguson Park Capital Project</b>	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney - Mike Kenyon	
	City Clerk – Susie Oppedal	
	Community & Economic Development – Gina Estep	
	Finance – Dawn Masko	
	Public Works – Mark Rigos, P.E.	X
Cost Impact: \$9,960.00		
Fund Source: Park Impact Fees		
Timeline: Immediate		
<b>Attachments:</b> Work Scope & Fee		

**SUMMARY STATEMENT**

City staff have been working closely with Scott Holsapple Design (SHD) and various other consultants since November 2014 on Torguson Park’s proposed capital improvement project (currently scheduled to commence construction July 2016). Park improvements include a new bathroom / concession building, two baseball field relocations, picnic tables, improved ball field access, loop trail, exercise stations, central plaza, baseball quad plaza, utility extensions, etc. Additionally, the project incorporates improvements to the ball fields (backstops and dugouts) as planned and partially funded with \$80,000 generously donated by Snoqualmie Valley Little League. Some of the trail and plaza improvements will be partially funded with a \$127,500 grant from King County. Part of the new concession / restroom building will be funded by damage claim monies received by the city as a result of the April, 2014 gas explosion near the park.

This would be the second amendment to the first contract (November 2014) with SHD, and includes coordination and preparation of permit documents and submittals. To recap, the first contract was for the project’s first phase which included: topographic survey, floodplain evaluation, preliminary site plan designs, cost estimate and construction drawings. The project’s second phase included several contracts (June 2015) for Architectural and Civil Engineering design services (necessary for building of the restroom / concession building and grading in the floodplain), preparation of construction documents, construction administration and support, and supervision of sub-consultants (ARC Architects and DR Strong – the civil engineer). Additionally, staff contracted with Tetra Tech for professional services to perform a cultural resources study, required by the King County grant.

Attached is SHD’s Work Scope and Fee for this amendment, which is **\$9,960.00**. This amendment brings SHD’s total contracted fees to **\$82,965.00**. Essentially, for this Amendment #2, SHD will be providing permit application preparation for three permits, all paper copies (hundreds of 24” x 36” sheets), coordination amongst various consultants, submittal meetings, and driving to/from copy shops, consultants and City offices. Below is a Soft Costs Table summarizing costs to date, including this proposed amendment #2 request to the first contract:

**Soft Costs Table**

Consultant Name / Scope of Services	Contract #1 Date: November 2014	Contract #2 Date: June 2015	Amendment #1 to Contract #1 November 2015	Proposed Amendment #2 to Contract #1 March, 2016	Project Totals as of March, 2016
SHD – Project Management	\$45,930	\$13,535	\$13,540	<b>\$9,960.00</b>	<b>\$82,965.00</b>
ARC Architects – Arch. Design	-	\$47,955	-		\$47,955.00
DR Strong – Civil Engineer	-	\$35,300	-		\$35,300.00
*GeoDimensions – Survey					\$4,250.00
Tetra Tech – Cultural Resources		\$8,307.54			\$8,307.54
Totals:	\$45,930	\$105,097.54	\$13,540	<b>\$9,960.00</b>	\$178,777.54

\*City contracted with GeoDimensions for construction staking Torguson Park’s north property line and additional topographical surveying support that was approved administratively (under \$7,500 amount) in late fall of 2015.

## City Council Agenda Bill

COMMITTEE REVIEW AND RECOMMENDATION: This item was brought forward on the Transportation and Public Works (TPW) Committee agenda on March 9, 2016 and was recommended for approval and placement on the consent agenda.		
<b>RECOMMENDED ACTION: MOTION to approve AB16-030, authorizing a contract amendment with SHD to perform additional professional services for the Torguson Park Capital Project, in a form and content acceptable to the City Attorney, in an amount not to exceed \$9,960.</b>		
<b>RECORD OF COUNCIL ACTION</b>		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
March 15, 2016		

EXHIBIT A



02/26/16

City of North Bend  
Attn: Mark Rigos  
PO Box 896  
1155 East North Bend Way  
North Bend, WA 98045

**Permit Services Proposal (ASR #3)**

Outlined below are the additional services (ASR #3) requested for the coordination and preparation of permit documents and permit submittals. Please review the following proposal and, if acceptable, sign one copy and return it for our records. Landscape Architectural Services described below shall be provided and billed on a not to exceed basis in accordance with terms and conditions attached.

**Permit Administration & Submittal**

Additional administrative services for the coordination across disciplines and the consolidation of permit documents, execution of applications and facilitation of permit submittals for Building Permit, Floodplain Development Permit and Clearing and Grading Permit. All project permit documents and applications will be assembled, reproduced and submitted for intake.

- 1) Project Administration, Sub-Consultant Coordination & Management
- 2) Permit Administration/Applications
- 3) In-house Review & Assembly
- 4) Permit Submittal & Intake
- 5) Permit Corrections/Responses
- 6) Reimbursables

Cost to complete = \$9,960.00

**Exclusions:**

Additional Site Visits/Meetings

Permit Fees

Structural Engineering Services for Structures

Environmental/Geotechnical Services & Related Permit Documents/Activities

Picnic Structure

**Not included** in this proposal are any necessary additional consultant's fees other than those noted, permit fees, or additional services requested by City.

If this proposal meets with your approval, please email an acceptance of the proposal to me. If you have questions, would like more information, or wish to make any modifications, please do not hesitate to contact me. Work will be scheduled upon my receipt of this proposal executed.

Sincerely,

Scott Holsapple

Approved: \_\_\_\_\_ Date: \_\_\_\_\_



## City Council Agenda Bill

<b>SUBJECT:</b>	<b>Agenda Date: March 15, 2016</b>	<b>AB16-031</b>
<b>A Motion Authorizing a Contract with Tetra Tech, Inc. to provide Design, Construction Administration, and SCADA Integration Services for the WWTP Ultraviolet Disinfection System Project</b>	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney - Mike Kenyon	
	City Clerk – Susie Oppedal	
	Community & Economic Development – Gina Estep	
	Finance – Dawn Masko	
	Public Works – Mark Rigos, P.E.	X
Cost Impact: \$185,713		
Fund Source: Sewer Operating Fund (402)		
Timeline: Immediate		
<b>Attachments:</b> Scope of Work and Fee Estimate		
<p><b>SUMMARY STATEMENT:</b></p> <p>In January 2016, City Council authorized the purchase of two replacement ultraviolet disinfection (UV) units and one additional UV unit for the Wastewater Treatment Plant (WWTP). At that time it was assumed that the City would hire Ameresco to perform the design and construction administration duties under the Washington State Energy Savings Performance Contracting program. After Ameresco completed the energy audit that was required under that program, it was determined that using that program would not be the most cost effective means of implementing the UV project.</p> <p>In an effort to provide a timely and cost efficient project, staff is recommending contracting with Tetra Tech, Inc. for the design, construction administration, and SCADA integration of the UV disinfection system improvements. Tetra Tech has assured City staff that they will be able to meet the schedule necessary to construct the project this summer, prior to the high flows commonly experienced during the rainy season.</p> <p>Tetra Tech has provided a work scope and fee estimate in the amount of \$185,713, which is reasonable for the level of effort required. They were selected as the design consultant for this project for a number of reasons:</p> <ul style="list-style-type: none"> <li>• Tetra Tech has assured us that they can meet the tight timeline for design of the project.</li> <li>• They have a wealth of knowledge about our existing WWTP and UV system.</li> <li>• They have provided quality work for the City in the past, acting as the design engineer and construction administrator for the 2013 WWTP Odor Control and 2014/2015 WWTP Critical Improvements projects.</li> <li>• They have previously provided quality SCADA integration services in conjunction with the 2014/2015 WWTP Critical Improvements project.</li> <li>• They are very familiar to and trusted by Washington State Department of Ecology, which will quicken the approval process.</li> </ul> <p>Staff recommends approval of this item in an effort to provide the quickest, most cost effective means of implementing this important public health and employee safety project.</p>		
<p><b>COMMITTEE REVIEW AND RECOMMENDATION:</b> This item was reviewed by the Transportation and Public Works Committee at the March 9, 2016 meeting and was recommended for approval and placement on the consent agenda.</p>		

## City Council Agenda Bill

**RECOMMENDED ACTION: MOTION to approve AB16-031, authorizing a contract with Tetra Tech, Inc. to Provide Design, Construction Administration, and SCADA Integration Services for the Improvements to the Wastewater Treatment Plant Ultraviolet Disinfection System, in a form and content approved by the City Attorney, in an amount not to exceed \$185,713.**

<b>RECORD OF COUNCIL ACTION</b>		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
March 15, 2016		

**On-Call Engineering Services  
City of North Bend Wastewater Treatment Plant**

**Work Order No. 16**

**Engineering Services for Design, Pre-Purchase of Equipment, Contractor Selection and Construction Management for Refurbishment, Upgrade and Expansion of the Ultra-Violet Disinfection System at the Wastewater Treatment Plant**

**BACKGROUND**

The wastewater disinfection system is a vital component of the wastewater treatment plant and its operation is essential to protect the public health and the environment. Consistent and reliable disinfection of the plant effluent is a requirement of the National Pollution Discharge Elimination System (NPDES) permit issued to the City by the Washington State Department of Ecology (Ecology). The City's wastewater disinfection system uses ultra violet light (UV) to disinfect the plant effluent; there is no backup chemical disinfection process.

The existing UV system was installed in 2004 and consists of two UV reactors each with their own power and control units. The power control units are several years beyond their design service life. Within the last 3 months both of the units have failed several times and have become unreliable. In early January one of the UV disinfection units failed. Although repairs were made, phantom alarms are frequently generated requiring operator intervention to verify the true operational status of the affected disinfection unit. The cooling systems for both of the existing are not able to keep the equipment from failing due to heat buildup in the panels. The UV power supply panels are currently operated with the panel doors open so supplemental cooling air can be applied with external fans to cool panel components enough to keep the disinfection system in operation.

Each UV reactor has a design maximum flow capacity of 2.5 million gallons per day (MGD). Peak hour effluent flow rates above 2.5 MGD and up to 3.8 MGD were observed several times during the November and December 2015; therefore two units were required to meet the disinfection requirements. Tetra Tech has evaluated of the condition and reliability of the existing UV disinfection system and has recommended that the City immediately:

1. Replace the two existing power and control units for the UV disinfection systems with new more efficient and reliable technology that will automatically activate or deactivation the operation of UV disinfection systems when needed as a result of changing flows, water quality or in the event of critical operation alarm with one of the UV disinfection systems.
2. Purchase and install a third UV reactor including power and control systems to serve as a disinfection system process backup to meet reliability and redundancy requirements.

The new power and control panels and new UV reactor require approximately 14 weeks after issue of a purchase order to delivery at the site. This scope of services is based on the assumption that Tetra Tech will provide technical guidance and reviews to: collaborate with the City for the purchase of the UV equipment for the above described projects; complete the design for the upgrade; coordinate with Ecology; assist the City with selection of a qualified contractor to install the new equipment; integrate new UV control system with the plant SCADA system, and provide construction management services during construction. Construction management services will include: administration of the construction contract, review of contractor submittals and , construction observation, providing of programming services for integration of UV into plant SCADA system, updating operation and maintenance manuals, documenting as constructed work with record drawings, and issuance of a certificate of completion with Ecology.

### **SCOPE OF SERVICE**

This scope of work covers design, bidding assistance, and construction management services for the Wastewater Treatment Plant UV Disinfection System Upgrade and Expansion project for the City of North Bend.

### **TASK 1- PROJECT MANAGEMENT**

Management activities for the Consultant are as follows:

- Provide monthly progress and effort reports and invoices for billing purposes.
- Coordinate with Consultant's project staff and with City Project Manager and WWTP Plant Manager during design and construction
- Coordinate with Department of Ecology staff during design and construction
- Prepare Construction Quality Assurance Plan meeting requirements of WAC 173-240-075
- Prepare project health and safety plan

Work Products: 7 monthly invoices.

### **TASK 2 – PRELIMINARY DESIGN AND TECHNICAL MEMORANDUM**

This task will develop preliminary design documents for the UV system upgrade and expansion project including HVAC improvements to the UV disinfection building.

Predesign drawings will be developed to show technical scope, equipment arrangements and sizes in adequate detail to develop predesign design level costs for the summary engineering report.

Specifications will include a table of contents and outline specifications for major equipment.

Representative manufacturer technical data will be provided for specialty equipment.

Develop cost estimate and make recommendation for City pre-purchase of ancillary long-lead equipment other than the UV Disinfection system equipment.

Develop a technical memorandum that summarizes the improvements, the integration of the improvements with the existing systems, and a brief discussion of any unique constructability issues. It is assumed that this predesign report will serve as addendum to the 1996 Wastewater Facilities Plan for the City's plant.

Deliver a draft memorandum to City of North Bend for review and comment. Tetra Tech will assist the City in submitting the technical memorandum to Ecology for review and approval. Comments from North Bend and Ecology on the draft predesign report will be addressed and appropriately incorporated into the final memorandum.

**Deliverables:** *Draft and Final Predesign and technical memorandum includes: summary of the UV system upgrade and expansion project including: drawings, outline specifications, catalog information, and cost estimates.*

### **TASK 3 – FINAL DESIGN OF UV DISINFECTION SYSTEM UPGRADE AND EXPANSION**

This task will advance the recommended improvements identified in the technical memorandum developed under Task 2 to final design and contracting documents ready for bidding. The improvements to be advanced to the final design are as follows:

1. Refurbish two existing UV reactors and replace two existing UV process power panels with new panels using electronic ballasts. Replace two existing UV process control panels with a master control panel that will control up to 4 UV reactors and provide for full integration with the wastewater treatment plant supervisory control and data acquisition and monitoring system (SCADA).
2. Design and specify equipment for installation of a third UV reactor and process power panel.
3. Design automated flow control system to allow automated activation and deactivation of UV reactors arranged in parallel to provide: needed process redundancy and reliability to the wastewater disinfection process, energy savings, and reduced effluent heat gain.
4. Design HVAC improvements to the Existing Pump House building where the UV system power and control panels are to be located so that radiated heat from the power and control panels does not accumulate in the building and cause premature failure or damage to the UV system.

#### **Subtask 3.1 - Draft Final Design**

For draft final design, advance the predesign concepts to approximately the 90% design level of completion. Relevant comments from the City's review of the predesign design will be incorporated into the design documents. At this stage, all of the drawings for each respective engineering discipline (civil, process mechanical, structural, electrical, instrumentation and controls) will be at least 90 percent complete. All of the technical specification will be 90 percent complete.

Tetra Tech will prepare draft commercial sections of the construction bid documents and contract agreement between the City and Construction Contractor to assist the City in the development of these elements the construction bid documents; it is assumed that the City will conduct a thorough legal

review to finalize the commercial and contract elements of the construction bid document and shall provide specific comments to Tetra Tech for revision of these contracting elements where needed.

Tetra Tech will update our opinion of the probable construction costs for the project consistent with the draft final design documents.

Subsequent to the City's review, Tetra Tech will meet with the City for up to 2 hours to discuss the City's comments on the draft final design submittal.

Tetra Tech will review City prepared applications for grants and loans for implementation of the project.

**Deliverables:** *Six printed copies of the draft final design deliverables (drawings, technical specifications and cost opinion) and one electronic copy of the documents in pdf format to the City for review and comment. The drawings to be submitted are shown in Table 1.*

### **Subtask 3.2 - Final Design**

Advance the preparation of design documents from draft final design submission to the 100% level of completion. Relevant comments from the City's review of the draft final design will be incorporated into the design documents. At this stage, all of the drawings for each respective engineering discipline (civil, process mechanical, structural, electrical, instrumentation and controls) will be complete and ready for bidding. All of the technical specifications will be complete and ready for bidding. Consultant will update the opinion of the probable construction costs for the project consistent with the final construction documents.

**Deliverables:** *Six printed copies of the final design deliverables (drawings, technical specifications and cost opinion) to the City. Provide a copy of the final design deliverables to the City on CD in PDF format. The drawings to be submitted are shown in Table 1.*

### **Subtask 3.3 – Construction Quality Assurance Plan (CQAP)**

Consultant shall prepare a CQAP for the construction phase of the project that meets the requirements of the Washington Administrative Code (WAC) 173-240-075, "Construction Quality Assurance Plan." This Construction Quality Assurance Plan (CQAP) is intended to be used in conjunction with the Project Manual for the North Bend Wastewater Treatment Plant UV Disinfection System Upgrades and Expansion that will be prepared by the Consultant under Sub-Task 3.2. • The CQAP will provide: a uniform approach to documenting construction sequences and progress, that the quality of the completed construction project is consistent with the intent of the design; a procedure for control of change orders, foster and maintain a good working relationship between the project team, namely: the Owner, Contractor, Engineer and the regulatory agencies, establish a procedure for planning, scheduling and implementing temporary process modifications for construction activities, so that the plant maintains compliance with the City NPDES permit during construction.

**Deliverables:** *Six printed copies of the draft CQAP will be delivered to the City for review and comment. Consultant will revise the document as appropriate and deliver the final version to the Washington State Department of Ecology along with the final design drawings and specifications.*

## **TASK 4 – PERMITTING ASSISTANCE**

Tetra Tech will assist the City in preparing permit applications that may be required to construct the improvements. For budgeting purposes it has been assumed that only a City of North Bend Building permit will be required for construction of the improvements. Because there is no capacity increase associated with the project at this time, it is not anticipated that formal approval of the project from the Washington State Department of Ecology will be required. Tetra Tech's project manager has discussed the project with Ecology's permit manager, Laura Fricke, whom has agreed with this approach so long as the City keeps Ecology informed during the implementation. This task includes 4 hours of technical engineering services to assist the City in preparation of the building permit applications, and 8 hours for coordination with City and Ecology staff and two 1-hour meetings: one with the City of North Bend and the other with the City and Ecology, respectively. It is assumed that a SEPA checklist will not be required in order for the City to issue a permit.

**TASK 5 – CONSTRUCTION MANGEMENT SERVICES**

The work of this task includes: project management, assistance with construction contractor selection and contracting, assistance with major equipment procurement, , construction contract administration, engineering services during construction, construction observation, programming and integration with existing control system, implementing the CQAP, updating appropriate sections of the facility operation and maintenance manual, preparation of record documents including the declaration for completion of construction required by WAC 173-240-090. The scope of work is based on a 6-month project including up to 2-months of construction. The Work generally described above has been organized as a series of tasks as presented below to better describe and to provide an organized approach to accomplishing the Work.

**Sub-Task 5.1 – Equipment Pre-Purchase**

Activities accomplished by the Consultant are as follows:

- Coordinate with potential suppliers to obtain preliminary price proposals for UV disinfection equipment for upgrade of existing system and for addition of new UV reactor and master controller.
- Document coordination with equipment suppliers
- Review preliminary price proposals and recommend preferred configuration of equipment
- Coordinate emergency equipment purchases with selected supplier, including final scope of supply, cost and schedule and draft and final design documents.
- Review submittals prepared by equipment supplier and coordinate with the Construction Contractor.

*Work Products: Documentation of contacts with potential equipment suppliers; recommendation of preferred equipment supplier, provide technical guidance to City with preparation of purchase orders for City furnished equipment.*

**Sub-Task 5.2 – Contractor Procurement and Negotiations**

Consultant will provide services described as follows:

- Solicit bids from at least three qualified Contractors either through direct solicitation to identify candidates for constructing the emergency improvements. Consultant will assist the City with review

of bid proposals to assure that recommended contractor has capacity, track record and interest in performing the emergency work at the lowest cost to the City.

- Assist the City in final negotiations with recommended Contractor to determine the final contract scope, cost and completion schedule.
- Consultant will conform bid drawings and specifications, if necessary to reflect all issued addenda provided to Bidders during the Bid period and to the selected contractor during contract negotiation.

*Work Products: Recommendation for award of project to the emergency contractor, and assistance with contract negotiations for contract scope, cost and schedule.*

### **Sub-Task 5.3 – Construction Administration Services**

This scope of work covers providing engineering services during construction to accomplish the duties of the Engineer as defined in the construction contract documents executed between the City of North Bend and the Contractor awarded the work for construction of the Wastewater Treatment Plant UV Disinfection System Upgrades and Expansion project. Specific activities to be accomplished are:

- Conduct pre-construction conference.
- Prepare periodic oral and written communications with the City and Contractor. Consultant will provide brief summary report of the construction accomplished at the end of each week to keep the City informed on the status of the construction. The report will identify issues that may affect the completion date or contribute to a change order.
- Coordinate with the Contractor, on-site Consultant observers, and wastewater treatment plant operators during construction.
- Review and evaluate special inspection report forms and inform the Contractor and Owner of any significant discrepancies between the inspector findings and the specified requirement. In the case that there are significant issues the Consultant will request the Contractor to prepare a corrective action plan and submit it to the Consultant and City for review and approval for implementation.
- Attendance at up to 8 coordination meetings with the Contractor and the Owner. This assumes the meetings will be weekly for the two months of construction. Meetings will review construction progress, clarifications, upcoming work, any problems/coordination issues and project schedule.
- Review need for field or change orders because of changed conditions; identify options and recommend a course of action to the City.
- Submittal review: informational, product, equipment and shop drawings submitted by Contractor.
- Interpretations/Clarifications: Prepare written responses to Contractor requests for clarification and information as needed.
- Prepare and issue field orders, work change directives and change orders as requested by the City
- Review Contractor's records of costs, quantities and pay requests.
- Substantial Completion/Final Inspection: Provide inspections to verify substantial completion and final completion including preparation of punch list items for remaining work.

- Contract Close-out: Consultant will assist the City with close-out of the construction contract in accordance with the contract close-out procedures set forth in the project manual. Prepare letter to City recommending acceptance of the project.

*Work Product: Pre-construction conference agenda, contractor letters, shop drawings/submittal reviews, construction progress meeting agendas and minutes, responses to contractor requests for information or clarification, field and change orders, pay request review and approval letters, certificates of substantial completion, monthly progress reports, and letter regarding final acceptance and project close-out.*

## **Sub-Task 5.4 – Construction Progress and Observation**

This task provides for on-site observation of Contractor progress during construction. Consultant personnel will observe the work accomplished by the Contractor at strategic times during construction to document the progress and evaluate if the work is being accomplished in conformance with the construction contract documents. Specific subtasks are as follows:

- Consultant will provide qualified individuals to observe the contractor's progress in accomplishing the work at the site. Observations will be made on periodic basis. The on-site observer will prepare written and photographic records of the observations for each visit to the construction site. Records will include test data if testing is accomplished, material quantity and quality, the Contractor's work procedures, documenting any identified difficulties encountered during construction, and any other pertinent data. The observer will be in contact with the project manager and will refer all design questions to the consultant's project manager. The project manager will coordinate with the City as appropriate and will copy City on all correspondence with the Contractor.
- Consultant's project manager will provide timely notification to the City's designated representative in the event that there is a dispute or material discrepancy with regard to materials or quality of the Work. Consultant's project manager will inform the Owner in advance of authorizing any variations in the work that could reasonably be expected to involve an adjustment in the Construction Contactor's price, the contract times, or functionality of the completed work.
- Consultant will witness the startup, operational testing, and commissioning of the constructed improvements to verify that the systems function and operate as intended. Consultant will perform substantial and final completion inspections and make written recommendation to the City regarding acceptance. When appropriate Consultant will prepare a certificate of substantial completion for execution by the Owner. Four separate substantial completions are anticipated.
- The following assumptions were used to estimate the level of effort needed to accomplish this task: Consultant will periodically observe the Contractor's progress during construction. It is anticipated that the Consultant will visit the construction site approximately 8 times during the construction period. Anticipated construction observation will be made by a qualified person and will generally be made once per week during the 2 month construction period. Time allocation for each construction observation visit includes: two hours travel time and three hours at the site, including preparation of written and photographic documentation to demonstrate the status and conformance of the construction with the contract documents.

*Work Products: approximately 8 daily field reports.*

### **Sub Task 5.5 – SCADA and Wonderware Programming Services**

Consultant will program SCADA system software for integration of the upgrade and new components of the UV Disinfection system into the SCADA existing Wonderware application. The new UV system master controller will be an Allen-Bradley Compact Logix PCL with TC/IP Ethernet for communication with the Plant SCADA PC. SCADA screens for the UV systems shall be mirror copies of the control screens provided on the UV System master controller human machine interface (HMI). Secondary alarm handling will be provided for each of the new power/unit control panels for the UV Disinfection System. Operational status and alarms outputs provided by each of the unit control panels shall be hardwired to the existing automated alarm dialer. Consultant will prepare a written test plan describing the specific procedures for confirming that all status and alarm monitoring systems are fully functional and appropriate data are collected and recorded in the Wonderware database and Wonderware SCADA screens are fully integrated and reporting operational status and alarm conditions accurately. Tests shall identify the responsibilities for each party participatory in the tests and shall include the consultant, contractor and contractors' electrical subcontractor and UV manufacturer's startup and commissioning technician. The work shall also include integration and monitoring of the HVAC system equipment upgrade for the existing pump house where the UV system will be installed.

#### *Work Products:*

- *Electronic and hard copy of the Wonderware screen and database configuration for each system modified, complete with written narrative describing all relevant details*
- *Field test plan including all forms and test records for all existing and new: HMI, SCADA and automated dialing alarm system modifications.*

### **Sub-Task 5.6 – Start-Up and Follow-up Services**

Follow-up services include updating the operation and maintenance manual and providing start-up and training assistance to the operators during initial operation. Specific subtasks are as follows:

- **Operation and Maintenance (O&M) Manual:** Update operations and maintenance (O&M) manual for new facilities at the wastewater treatment plant. This subtask provides for a draft O&M data submittal at 90 percent completion of construction. The final O&M submittal will be submitted for Ecology approval within 30 days of final acceptance of construction. Three printed copies of the O&M manual will be provided to the City and one complete electronic (i.e., pdf) version.

**Start-Up, Testing and Commissioning Assistance:** This subtask provides for 2 days of start-up assistance, testing and, training for the upgraded wastewater facilities. This assistance is in addition to the programming testing and commissioning work described in Task 5.5.

*Work Products: 3 copies of printed O&M manual, one electronic version, 2 days of plant training using the O&M data as the basis for the training.*

### **Sub-Task 5.7 – Declaration of Completed Construction**

The Consultant services to be provided under this task include:

- Updating the construction contract drawings to reflect changes and detailed construction features based on the final “as-built” drawings prepared, maintained, and submitted by the construction contractor.
- Preparing and submitting the declaration of construction for the project within 30 day of final acceptance of the project by the Owner. The declaration will be submitted with one set of record drawings to the Washington State Department of Ecology in accordance with WAC 173-240-090.

*Work Products: Project Record Drawings will be provided to the City in electronic media and printed form. Electronic media forms of the record drawings will be in AutoCAD 2014 compatible format as .dwg files and as digital images as .pdf files. Printed copies of the drawings will provided as follows: two full sized sets (22” x 34”) of which one shall be on mylar and two half size sets (11”x17”).*

**BUDGET**

Consultant will complete the scope of service of this work order on a time and materials basis and the cost for the services will not exceed the amount shown on the attached Price Proposal without prior authorization from the City. The Price Proposal is attached to and made part of this work order by reference. The level of effort that Consultant anticipates will be needed to accomplish this work order is presented in the Price Proposal.

**SCHEDULE**

Consultant will provide services for approximately 6 months under this agreement. A preliminary schedule for completion of the Tasks following notice to proceed is as follows:

TASK 1- PROJECT MANAGEMENT	180 days
TASK 2 – PREDESIGN DESIGN/ENGINEERING REPORT	21 days
TASK 3 – FINAL DESIGN OF UV DISINFECTION SYSTEM UPGRADE AND EXPANSION	
Subtask 3.1 - Draft Final Design	45 days
Subtask 3.2 - Final Design	66 days
Subtask 3.3 – Construction Quality Assurance Plan (CQAP)	66 days
TASK 4 – PERMITTING ASSISTANCE	98 days
TASK 5 – CONSTRUCTION MANGEMENT SERVICES	
Sub-Task 5.1 – Equipment Pre-Purchase	21 days
Sub-Task 5.2 – Contractor Procurement and Negotiations	98 days
Sub-Task 5.3 – Construction Administration Services	166 days
Sub-Task 5.4 – Construction Progress Observation	166 days
Sub-Task 5.5 – SCADA and Wonderware Programming Services	136 days
Sub-Task 5.6 – Start-Up and Follow-up Services	166 days
Sub-Task 5.7 – Declaration of Completed Construction	180 days

Table 1 List of Drawings

<b>Drawings</b>	<b>Description</b>	<b>Sub-Task 3.1</b>	<b>Sub-Task 3.2</b>
G-001	Cover sheet, Drawing Index and Maps	No	Yes
G-002	General Symbols and Abbreviations	No	Yes
G-003	Design Data Sheet and Hydraulic Profile	Yes	Yes
M-401	Mechanical Plans	Yes	Yes
M-402	Mechanical Sections	Yes	Yes
M-403	Mechanical Details	No	Yes
M-404	UV Building HVAC system Improvements	Yes	Yes
P-001	P&ID Symbols and Abbreviations	No	Yes
P-401	UV disinfection Systems	Yes	Yes
E-001	Electrical Symbols and Abbreviations	No	Yes
E-002	General Notes	No	Yes
E-401	One-Line Diagram	Yes	Yes
E-402	Load Calculations, Panel Boards and MCCs	Yes	Yes
E-403	UV and HVAC Electrical Plans – upper and lower	Yes	Yes
E-404	Control Diagrams	No	Yes
E-405	SCADA Communication System and I/O Diagram	Yes	Yes
E-406	Misc. Electrical and Control Details	No	Yes

TE Price Proposal										Labor Plan										Price Summary / Totals		
North Bend - UV Disinfection System Upgrade										10 Resource										Task Pricing Totals		
Upgrade and Expand existing UV system for WWTP and Integrate with SCADA																				Specify Add'l Fees on Setup		
Submitted to: City of North Bend (Attn: Don Deberg P.E.)																				Technology Use Fee (1,292 hrs) = \$3,876		
Contract Type: T&M																				Total Price		
Project Phases / Tasks										Unit Rate City's										Pricing by Resource		
Task	Description	Schedule			Work Days	Work Days	Work Days	Total Labor Hrs	Labor Rate	Subtotal	Labor	Subcontract	Travel	Mater. & Equip.	ODCO	Task Pricing Totals						
		From	To	Months													Unit Rate	Technology Usage	Plant Variable			
TASK 1 - PROJECT MANAGEMENT							75	42	2	2	2	2	2	2	2	11,888						
Subtask 1.1 - Draft Final Design (8 Drawings)							696	32	84	70	54	352	76	0	0	15,359						
Subtask 1.2 - Final Design (17 Drawings)							606	15	48	48	32	216	32	0	0	9,120						
Subtask 1.3 - Construction Quality Assurance Plan (CQAP)							37	12	20	20	20	116	37	0	0	11,714						
TASK 2 - PERMITTING ASSISTANCE							22	4	16	2	2	2	2	0	0	3,216						
Sub-Task 2.1 - Equipment Procurement							402	18	26	16	100	31	68	0	0	5,310						
Sub-Task 2.2 - Contractor Procurement and Negotiation							24	16	2	2	2	2	2	0	0	4,198						
Sub-Task 2.3 - Construction Administration Services							76	24	16	16	16	4	20	0	0	5,128						
Sub-Task 2.4 - Construction Progress Observation							44	12	16	4	8	8	8	0	0	4,828						
Sub-Task 2.5 - SCADA and Windows Programming Services							84	12	12	8	60	8	24	0	0	10,481						
Sub-Task 2.6 - Start Up and Follow-up Services							88	16	16	8	74	6	16	0	0	8,062						
Sub-Task 2.7 - Declaration of Completed Construction							58	4	2	3	6	17	16	0	0	11,713						
<b>Totals</b>							<b>1,292</b>	<b>382</b>	<b>542</b>	<b>118</b>	<b>362</b>	<b>607</b>	<b>168</b>	<b>0</b>	<b>0</b>	<b>180,445</b>						
										Technology Usage										Task Pricing Totals		
										Plant Variable										Specify Add'l Fees on Setup		
										Unit Rate										Technology Use Fee (1,292 hrs) = \$3,876		
										Labor										Total Price		
										Subcontract										Task Pricing Totals		
										Travel										Total Price		
										Mater. & Equip.										Task Pricing Totals		
										ODCO										Task Pricing Totals		





## City Council Agenda Bill

<b>SUBJECT:</b>		<b>Agenda Date: March 15, 2016</b>	<b>AB16-032</b>
<b>A Motion Authorizing the Purchase of Equipment from Ferguson for the Waste Water Treatment Plant Ultraviolet Disinfection System</b>		Department/Committee/Individual	
		Mayor Ken Hearing	
		City Administrator – Londi Lindell	
		City Attorney - Mike Kenyon	
		City Clerk – Susie Oppedal	
		Community & Economic Development – Gina Estep	
		Finance – Dawn Masko	
		Public Works – Mark Rigos, P.E.	X
Cost Impact: \$31,810.13			
Fund Source: Sewer Operating Fund (402)			
Timeline: Immediate			
<b>Attachments: Equipment Quotes</b>			
<b>SUMMARY STATEMENT:</b>			
<p>In January, 2016 City Council authorized the purchase of two replacement ultraviolet disinfection (UV) units and one additional UV unit for the wastewater treatment plant (WWTP) from Aquionics. The equipment included in that purchase consists of the following:</p> <ul style="list-style-type: none"> <li>• Three combined power/control cabinets</li> <li>• One master controller</li> <li>• One new UV vessel including bulbs, quartz sleeves, wipers, etc.</li> <li>• Two existing UV vessel rebuilds including replacing bulbs, quartz sleeves, wipers, etc.</li> <li>• Cabling to run from new power/controller cabinets to new and existing vessels</li> <li>• On-site service for functional testing and training</li> </ul> <p>In order to make the systems fully functional, additional equipment, identified below, is needed. The original intent was that a contractor would be selected to install the system and, upon selection, would order this equipment under the installation contract. It has since come to our attention that these items have very long lead times, on the order of 8 to 20 weeks, due to manufacturers’ new “just-in-time fabrication” practices. In other words, these are not off-the-shelf items that are commonly stocked by multiple suppliers/manufacturers. They will need to be fabricated after the time of order. These items include the following:</p> <ul style="list-style-type: none"> <li>• Two 14” diameter 90-degree elbows</li> <li>• Four 14” diameter hand wheel manually operated butterfly valves</li> <li>• Three 14” diameter butterfly valves with electronic actuators</li> <li>• One 14” diameter chain wheel manually operated butterfly valve</li> </ul> <p>Our WWTP consultant, Tetra Tech, requested quotes from three suppliers of each item. The lowest quote for the above listed equipment was submitted by Ferguson in the amount of \$31,810.13 including tax and a 3% contingency for shipping. All quotes are attached for your review.</p> <p>Staff recommends approving these purchases so the equipment can be installed and functioning this summer when flows through the plant are typically at their lowest.</p>			
<b>COMMITTEE REVIEW AND RECOMMENDATION:</b> This item was reviewed by the Transportation and Public Works Committee at the March 9, 2016 meeting and was recommended for approval and placement on the consent agenda.			
<b>RECOMMENDED ACTION: MOTION to approve AB16-032, authorizing the purchase of equipment from Ferguson for the WWTP Ultraviolet Disinfection System, in the amount of 31,810.13, plus any applicable sales tax and shipping charges.</b>			
<b>RECORD OF COUNCIL ACTION</b>			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	
March 15, 2016			



UV Equipment for WWTP Vendor Quotes

PCE Pacific, Inc.	\$34,828	MZCP Series electric actuator
	\$37,917	TEC2000 Series electric actuator
Bay Valve Service LLC	\$41,196	
GC Systems, Inc	\$28,235	
Ferguson	\$23,715	

14 inch elbow - flanged connection, ductile iron

Company	Source	Detail	Unit Cost	Delivery Dates	Freight Cost	Notes
HD Fowler	Import	14" DI Flange Base 90 Deg. Elbow, C/L, A/C	\$886.45	16-20 weeks	\$ 60. Bellevue yard for pickup	
Ferguson	Import	14" DI Flange 90 Deg. Elbow, C/L, A/C	\$611.60	In stock in California		
	Tyler Union, Domestic	14 DI 125# C110 Flange Base 90 Bend	\$619.65	In stock in Houston	\$261.00	
	Tyler Union, Domestic	14 DI 125# C110 Flange 90 Bend	\$427.50	In stock in Houston		
HD Supply Waterworks	Import	14" FangeerFlange 90 Bend, C110, CL	\$814.00	In stock	Price includes the freight cost	
USA Blue Book		14" FangeerFlange 90 Base Bend, C110, CL	\$1,180.00	16-20 weeks		
		W-10F-1414; 14" Ductile Iron 90 Deg Bend Flange/flange	\$651.95	120 business days	\$600.33	
		W-10F-1414; 14" Ductile Iron Base Bend Flange/flange	\$944.95	120 business days		

Company	Total Cost for Fittings
HD Fowler	\$1,558
Ferguson	\$1,308
HD Supply Waterworks	\$1,994
USA Blue Book	\$2,197

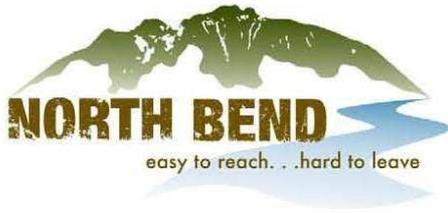
UV Equipment for WWTP Vendor Quotes

Company	Valve Model	Detail	Unit Cost	Delivery Dates	Freight Cost	Notes
PCE Pacific, Inc.	Pratt 2FI	AWWA C504, Flanged or MJ ends, Cast iron body, DI disc w/SS, edge, SS/Buna seat, c/w Handwheel Gear operator	\$3,011	8-10 weeks	\$750 for manual valves, actuator is another \$ 1000	
	GA Industries Series 800	AWWA C504, X-Turn Manual Gear-operator and Hand Wheel	\$2,996	6-8 Weeks	Freight Included	
GC Systems, Inc	VAL-MATIC 2014/1D24A	AWWA C504, Cast Iron Body, Ductile Iron Disc, Stainless Steel Shaft, And Body Seat Ring, Resilient Seat, Plant Service, LSA Travelling Nut Actuator, Hand Wheel	\$2,060	8-10 weeks	\$900 for all valves	
	VAL-MATIC 2014/1D24A	AWWA C504, Cast Iron Body, Ductile Iron Disc, Stainless Steel Shaft And Body Seat Ring, Resilient Seat, Plant Service, LSA Travelling Nut Actuator, Hand Wheel	\$1,693	8-10 weeks	\$674 for all valves from Elmhurst, Ill	Same valves as GC System, Ferguson receive a distributor discount from Val-Matic.

Company	Valve Model	Detail	Unit Cost	Delivery Dates	Freight Cost	Notes
KGS Northwest, LLC	Pratt 2FI	AWWA C504 CI Body, CI Disc, Buna Seat, 304 SS Shaft, Nylonron Bearings, 8 Mills Amercoat, 370 Interior & Exterior Epoxy Coating, Chain Wheel Operated	\$1,915	12-14 Weeks	Freight Included	
	Pratt 2FI	AWWA C504, Flanged or MJ ends, Cast Iron Body, DI disc w/SS, edge, SS/Buna seat, c/w Chainwheel gear operator	\$3,011	8-10 weeks	See above table	
GC Systems, Inc	VAL-MATIC 2014/1D24A	AWWA C504, Cast Iron Body, Ductile Iron Disc, Stainless Steel Shaft And Body Seat Ring, Resilient Seat, Plant Service, LSA Travelling Nut Actuator, Chain Wheel	\$2,915	8-10 weeks	See above table	
	VAL-MATIC 2014/1D24A	AWWA C504, Cast Iron Body, Ductile Iron Disc, Stainless Steel Shaft And Body Seat Ring, Resilient Seat, Plant Service, LSA Travelling Nut Actuator, Chain Wheel	\$1,915	8-10 weeks	See above table	Same valves as GC System, Ferguson receive a distributor discount from Val-Matic.

Company	Valve and Actuator Model	Detail	Unit Cost	Delivery Dates	Freight Cost	Notes
KGS Northwest, LLC	Valve Model: Pratt 2FI Actuator Model: Auma 120 VAC Motor Operator	AWWA C504, CI Body, CI Disc, Buna Seat, 304 SS Shaft, Nylonron Bearings, 8 Mills Amercoat, 370 Interior & Exterior Epoxy Coating, Actuator: Local Controls, Manual Override, NEMA 4X & 6.	\$10,884	12-14 Weeks	Freight Included	Field Startup Service: \$3,500.00. Includes travel time, expenses, and 30 minutes of on-site hands on training
	Valve Model: Pratt 2FI Actuator Model: Emerson EIM M2CP Series electric actuator, Model Q7N2-6	AWWA C504, Flanged or MJ ends, Cast Iron Body, DI disc w/SS, edge, SS/Buna seat, c/w. Actuator: Nema 4/AX enclosure, On/OFF, 120 VAC, 1 phase, 24 second cycle time, with 2 travel limit switches, manual override lever (in accordance with AWWA).	\$7,665	14-16 weeks	See above table	Field Startup Service by PCE: \$800/day + expense
PCE Pacific, Inc.	Valve Model: Pratt Actuator Model: Emerson EIM TEC2D00 Series electric actuator, Model Q7N2-6	AWWA C504, Flanged or MJ ends, Cast Iron Body, DI disc w/SS, edge, SS/Buna seat, c/w. Actuator: Nema 4/AX enclosure, On/OFF, 120 VAC, 1 phase, 24 second cycle time, with 2 travel limit switches, manual override lever (in accordance with AWWA).	\$8,695	14-16 weeks	See above table	Field Startup Service by PCE: \$800/day + expense
	Valve Model: GA Industries Series 800 Actuator Model: Limitorque OX-5-DDC-120VAC	AWWA C504, Actuator: Electric X-Turn Actuator	\$9,236	6-8 Weeks	Freight Included	Field Startup Service: \$4,500.00, One MOV Technician on-site for two 6-hour days (2-hours travel time per day)
Bay Valve Service LLC	Valve Model: VAL-MATIC 2014/EMA Actuator Model: Auma SA10.2/GS80.3/AMD.2.1	AWWA C504, Cast Iron Body, Ductile Iron Disc, Stainless Steel Shaft And Body Seat Ring, Resilient Seat, Plant Service, Actuator: Quarter Turn, 120VAC, Open-Close	\$6,500	8-10 weeks	See above table	Field Startup Service by Auma: \$800/day + expense
	Valve Model: VAL-MATIC 2014/EMA Actuator Model: Auma SA10.2/GS80.3/AMD.2.1	AWWA C504, Cast Iron Body, Ductile Iron Disc, Stainless Steel Shaft And Body Seat Ring, Resilient Seat, Plant Service, Actuator: Quarter Turn, 120VAC, Open-Close	\$5,625	8-10 weeks	See above table	Same valves as GC System, Ferguson receive a distributor discount from Val-Matic. Field Startup Service by Auma: \$866/day including expenses

Company	Notes
KGS Northwest, LLC	Total Cost for Valves \$41,897



## City Council Agenda Bill

<b>SUBJECT:</b>	<b>Agenda Date: March 15, 2016</b>	<b>AB16-033</b>
<b>A Motion Authorizing the Purchase of a Vehicle from Washington State Department of Enterprise Services (DES) &amp; the Mayor to Execute any Related Contracts</b>	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney - Mike Kenyon	
	City Clerk – Susie Oppedal	
	Community & Economic Development – Gina Estep	
	Finance – Dawn Masko	
	Public Works – Mark Rigos, P.E.	X
Cost Impact: Approximately \$28,662.80		
Fund Source: 24% General Fund, 20% Streets Fund, 34% Water Fund, 10% Sewer Fund, 12% Storm Fund		
Timeline: Immediate		
<b>Attachments:</b> DES Quote (3 pages)		

**SUMMARY STATEMENT:**

In September, 2015 City staff requested Council consider a decision card for the purchase of a new 4WD truck in an amount not to exceed \$35,000. This request was approved by Council. To recap and for the benefit of new Councilmembers, the purchase of a new vehicle would benefit the City in the following ways:

1. Currently, our Maintenance Division Streets Group has four maintenance tech employees, but often times there is only one vehicle available for three employees, so they have to “triple” to a vehicle. There would be an **efficiency increase** in the Streets Group, because tripling to one vehicle is not an efficient use of manpower.
2. The Maintenance Division currently has 11 daily fleet vehicles (excluding large dump trucks). During summers, the City typically adds 3 seasonal (temporary) workers so there are 19 total maintenance techs (includes Mark Fogle at WWTP) on any given day. Our seasonal employees “water” downtown flower pots (daily), help mow parks, “water” the street trees, pressure wash park areas, etc. An optimum employee / vehicle ratio is typically between 1.25 - 1.50 employees per vehicle. In the summer, our ratio is 1.73. In the winter, our ratio is approx. 1.50. Adding one vehicle would improve our summer ratio to 1.58, which would result in **increased productivity during the summer months**.
3. The City of North Bend’s fleet is old and continuing to age. The average vehicle was manufactured in the year 2000. Older vehicles are less reliable, which results in more “downtime” and less productivity. A new vehicle would decrease the average vehicle age by several years and overall would **improve dependability and decrease downtime**.
4. An older fleet requires more operations and maintenance. If the City moves toward a slightly more modern fleet, then it would result in a **decrease of material and labor costs for the fleet**.
5. The new truck would have a 3-5 year warranty, so likely there would be **no large expenses** during that term.

City staff recommends moving forward with the purchase of a 2016 Ford F350 1-ton pickup (4WD) regular cab truck for use by the Public Works Department. Attached is the quote for \$28,662.80 from Washington State DES Services through the Contract Automobile Request System (CARS). When

## City Council Agenda Bill

purchasing a vehicle from the CARS, the bid solicitation process is waived, because CARS is a government pricing model, where the vehicles are priced cheaper than would be priced on the open market.

COMMITTEE REVIEW AND RECOMMENDATION: This item was brought forward on the Transportation and Public Works (TPW) Committee agenda on March 9, 2016 and was recommended for approval to be placed on consent agenda.

RECOMMENDED ACTION: **MOTION to approve AB16-033, authorizing the purchase of a vehicle in the amount of \$28,662.80 (plus any applicable sales tax and freight charges) from Washington State DES and the Mayor to sign any applicably related contracts in a form and content acceptable to the City Attorney.**

### RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
March 15, 2016		

Contract Automobile Request System (CARS)



Create Vehicle Quote

Contract & Dealer Information

Contract #: 03813 - Trucks View Contract		
Dealer: Corwin Ford - W53992		Dealer Contact: Marilyn Hansen
		Dealer Phone: (509) 544-8000 Ext: 1436
		Dealer Email: Orders@corwinauto.com
<b>Order Code</b>	<b>Vehicle Description</b>	<b>Base Price</b>
2016-816-001	2016 Ford F350 1 Ton Pickup (4WD), Regular Cab, -(F3B-610A-996-44P-90L-137 WB) -8 ft bed, Includes Class IV hitch except with Box Delete View contract standard specifications	\$23,880 00

Organization Information

Organization:  My org is not listed

Email Address:

Color Options

Color Name	Qty	
Z1-Oxford White	1	Edit
-- Select vehicle color --	<input type="text"/>	Add Color

Tax Exempt:  Yes

Vehicle Options

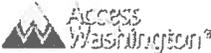
Order Code	Option Description	Unit Price
<input type="checkbox"/> 2016-816-002	Credit for pickup from Dealer (Orders for Eastern Washington) (Deduct)	(\$75.00)
<input type="checkbox"/> 2016-816-003	Credit for pickup from Dealer (Orders for Western Washington) (Deduct)	(\$75.00)
<input type="checkbox"/> 2016-816-004	Air Conditioning Delete (Deduct) (572)	(\$680.00)
<input type="checkbox"/> 2016-816-005	Alternative Engines,: 6.7L V8 Diesel - (99T/44W)	\$7,299.00
<input checked="" type="checkbox"/> 2016-816-006	Alternative Engine Warranty Information,( Diesel Engine Warranty is 100,000 mi. or 60 mo's)-( Gas Engine Warranty is 60,000 mi. or 60 mo's)-(unless Stated Differently - All Prep (98F) Engines are 60,000 mi's Warranty (STD)	\$0.00
<input checked="" type="checkbox"/> 2016-816-007	Alternator, Heavy Duty - (67D)- ( 200 AMP (Maximum) )	\$64.00
<input type="checkbox"/> 2016-816-008	Alternators, Dual Heavy Duty-(67A)-(357 amp Requires:6.7L DSL engine)	\$324.00
<input checked="" type="checkbox"/> 2016-816-009	Seat Cloth- 40/20/40 - (1S) Split bench seat, w/center armrest,cup holder & storage	\$100.00
<input type="checkbox"/> 2016-816-010	Seat Vinyl - 40/mini-console/40 - (High Back Bucket w/t center floor plate w/t cup holders - (LS) (std cab only)	\$355.00
<input type="checkbox"/> 2016-816-011	Seat Cloth- 40/mini-console/40 - (High Back Bucket w/t center floor plate w/t cup holders)-(2S)	\$438.00
<input checked="" type="checkbox"/> 2016-816-012	Bedliner, Spray-In - (85S) - (Factory)	\$422.00
<input type="checkbox"/> 2016-816-013	Bedliner, Vinyl dropin - ( 85L)	\$243.00
<input type="checkbox"/> 2016-816-014	Bed Mat, HD Rubber -(85M) Ford -( N/A w/t Ford spray-in Bedliner) -(must get DLR mat)	\$126.00
<input type="checkbox"/> 2016-816-015	Cab Steps - (18B) - (6 inch angular black molded in color step)	\$273.00
<input type="checkbox"/> 2016-816-016	Clearance Lights, Roof - (592)	\$48.00
<input type="checkbox"/> 2016-816-017	Cruise Control - (525)	\$200.00
<input checked="" type="checkbox"/> 2016-816-018	Daytime Running Lights - (942)	\$38.00
<input checked="" type="checkbox"/> 2016-816-019	Electronic Locking Differential - (X3E)-( 3.73 w/t 6.2L Gas) / (X3H) - (3.31w/t 6.7 DSL) / (X3J) - (3.55 w/t 6.7L DSL - ( Requires: Heavy -Service Front Suspension(67H) or Heavy-Service PKG pickup box delete(63R))	\$333.00
<input type="checkbox"/> 2016-816-020	Electronic Locking Differential - (X4M)-( 4.30 w/t 6.2L Gas) (Spec order only)	\$343.00
<input type="checkbox"/> 2016-816-021	Engine Block Heater - (41H)	\$77.00
<input type="checkbox"/> 2016-816-022	Engine-(Ford Prep with Hardened Valves & Heads) - (98F) -(gas 6.2L only) - ( LPG )	\$295.00
<input type="checkbox"/> 2016-816-023	Engine Idle Shutdown Delete -(63T)- (For Emergency Vehicles ) (Diesel Only)- (N/A w/76R -Reverse sensing system)	\$235.00

<input type="checkbox"/>	2016-816-024 Exterior Backup Alarm - (76C)	\$117.00
<input type="checkbox"/>	2016-816-025 Heavy Duty Front Suspension PKG - (67H)-(Includes:Heavy Service Front springs,May deteriorate ride quality,Ride Height may Decrease)	\$107.00
<input type="checkbox"/>	2016-816-026 Heavy Service Suspension PKG -(Rear for PU Box Delete) - (63R)	\$107.00
<input checked="" type="checkbox"/>	2016-816-027 Mud Flaps - (61S) Ford ( Rear only) -(DLR installed)	\$122.00
<input type="checkbox"/>	2016-816-028 Operator Controlled Regeneration - (98R) - (OCR)( Diesel Only)	\$235.00
<input type="checkbox"/>	2016-816-029 Pickup Box Delete -(66D) - (Cab and Chassis) - (Deletes: Tow pkg,Rec Hitch and Spare Tire ). (Not available with 535 Tow Package)-(8ft Bed only)-(Deduct)	(\$533.00)
<input type="checkbox"/>	2016-816-030 Power Group Delete (Deduct) - (90L)- (std cab)	(\$763.00)
<input type="checkbox"/>	2016-816-031 Paint, Special, Single Color. (School Bus Yellow)-(Spec Odr)-(VSO)- (add additional delivery time 60 to 90 days)	\$670.00
<input type="checkbox"/>	2016-816-032 Paint, Special, Single Color, (Vermillion Red)- (Spec.Odr)-(VSO)-( add additional delivery time 60 to 90 days)	\$520.00
<input type="checkbox"/>	2016-816-033 Paint, Special (Fish & Wildlife ONLY) Pale Adobe (LQ)-(S/O)-(VSO) (add additional 60 to 90 days for delivery)	\$612.00
<input type="checkbox"/>	2016-816-034 Paint, Special, Single Color. (Min of 25 units order)-(CONTACT DLR for additional info) (Spec.Odr)-(VSO) -( Add additional delivery time 60 to 90 days)	\$663.00
<input type="checkbox"/>	2016-816-035 Rearview Camera (76V) -( Requires: 85A Power Group)	\$506.00
<input type="checkbox"/>	2016-816-036 Rearview Camera & Prep Kit (76D)-(Requires:(66D) Bed Delete)- (Requires (90L) Power Group)-(Includes loose camera,wiring bundle & electrochromic mirror w/video display)	\$442.00
<input type="checkbox"/>	2016-816-037 Reverse Sensing System-(76R)-( Not Avail w/t( 66D) Box Delete or (63T) Diesel Idle Shutdown Delete)	\$228.00
<input type="checkbox"/>	2016-816-038 Stereo, AM/FM/CD - (585)	\$258.00
<input type="checkbox"/>	2016-816-039 Shift on the fly – electric 4X4 Shift Dash Mounted – (213)	\$178.00
<input checked="" type="checkbox"/>	2016-816-040 Snow Plow-Prep Package-(Ford )- (473) ( Includes Computer selected springs for Snow Plow application)	\$89.00
<input type="checkbox"/>	2016-816-041 SYNC® w/ MyFord -(91M) (Blue Tooth)-(Requires: AM/FM CD (585),Cruise Control (525) and Steering Wheel Controls (62D) - ( Voice -activated Communications and Entertainment System, Includes 911 Assist®,Vehicle Health Report, (VHR) ,traffic,directions & Info,Service, one (1) USB Port ,Applink™ and compass)	\$278.00
<input type="checkbox"/>	2016-816-042 Steering Wheel Controls - (62D) (Required w/t Sync)	\$66.00
<input type="checkbox"/>	2016-816-043 Strobe, LED Warning - Amber-(87S) - (Requires; (59H) center hi-mounted stop light) - (Includes: center high- mounted stop light bar and (2) two hood mounted lights)	\$657.00
<input checked="" type="checkbox"/>	2016-816-044 Stop Light ,Center High Mounted - (59H)	\$0.00
<input type="checkbox"/>	2016-816-045 Stock vehicle Upcharge, dealer stock vehicle with all contract required equipment, delivery 7 days (Add extra days for DLR added equipment)	\$250.00
<input type="checkbox"/>	2016-816-046 Tire ,(Spare )-( 512) - ( w/t pickup box delete)	\$280.00
<input type="checkbox"/>	2016-816-047 Tires (LT245/75R17E A/T BSW) - (TBM)	\$155.00
<input checked="" type="checkbox"/>	2016-816-048 Tires (LT265/70R17E A/T OWL) - (TCD)	\$428.00
<input checked="" type="checkbox"/>	2016-816-049 Trailer Brake Controller - (52B) (Tow Command Integrated)	\$217.00
<input checked="" type="checkbox"/>	2016-816-050 UpFitter Switches - ( 66S)-( Factory)-( Requires: ( 67D )HD Alternator or (67A )Dual Alternators)	\$100.00
<input type="checkbox"/>	2016-816-052 Window, Sliding Rear - (433)- (fleet only)	\$127.00
<input type="checkbox"/>	2016-816-053 Upgrade -GVWR, Maximum 14000 # (1 Ton DRW) LT245/70R17 AS BSW Tires,Trailer Tow pkg, 3.73 Axle ( F3D/620A)	\$1,288.00
<input type="checkbox"/>	2016-816-054 Warranty, Delayed Start Web Based at WWW.FORDWSD.COM ( Customer Contact)	\$0.00
<input type="checkbox"/>	2016-816-200 Dealer Installed Options:	\$0.00
<input checked="" type="checkbox"/>	2016-816-201 Battery, HD 850 CCA - (DLR)	\$140.00
<input type="checkbox"/>	2016-816-202 Battery, HD 850 CCA - (DLR) - ( Requires 2 batteries for 6.7L DSL Engine)	\$280.00
<input type="checkbox"/>	2016-816-203 Bed Mat, HD Rubber -(85M) Ford -( N/A w/t Ford spray-in Bedliner) -(must get DLR mat)	\$130.00
<input checked="" type="checkbox"/>	2016-816-204 Bedliner, Spray-In - (Line X) (Western Washington)	\$325.00
<input type="checkbox"/>	2016-816-205 Bedliner, Spray-In - (Arma-Coating / Line-X) - (Eastern Washington)	\$399.00
<input type="checkbox"/>	2016-816-206 Brush Gaurd - (Westin Steel) – (DLR)-( 32-2370)	\$745.00
<input type="checkbox"/>	2016-816-207 Cab Guard Alum. -( ProTech- Custom Build) -(DLR)	\$840.00
<input type="checkbox"/>	2016-816-208 Keys - Set of 2 Instead of 4 (Deduct) (DLR)	(\$20.00)
<input type="checkbox"/>	2016-816-209 Key -(1) -Additional Programmed- ( DLR)	\$20.00
<input type="checkbox"/>	2016-816-210 Key - (1) Additional w/t Keyless entry Fob in Head -Programed -(DLR)	\$95.00
<input type="checkbox"/>	2016-816-211 Keyless Entry- (1) Remote Fob only- (DLR)	\$50.00
<input type="checkbox"/>	2016-816-212 Floor Mats , HD Rubber -( Weather Tech) - (DLR)	\$95.00
<input type="checkbox"/>	2016-816-213 Fire Extinguisher -2.5# Dry Chemical ABC Rated w/t mtg brk-uninstalled - (DLR)	\$40.00
<input type="checkbox"/>	2016-816-214 Flare Kit -3 Peice Triangle (Road-Side Safety) - (DLR) - (Loose in vehicle)	\$51.00
<input type="checkbox"/>	2016-816-215 Mud Flaps - ( Rear only) -(DLR )	\$79.00
<input type="checkbox"/>	2016-816-216 Mud Flaps - ( Front only) -(DLR)	\$79.00
<input checked="" type="checkbox"/>	2016-816-217 Manuals, Service ( CD) - (DLR)- (paper N/A)	\$275.00

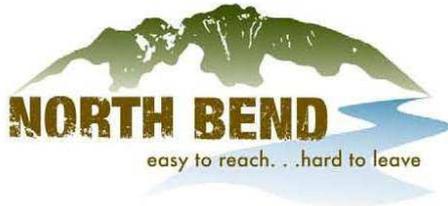
<input type="checkbox"/>	2016-816-218 Push Bumper - (Setina PB400) - (DLR)	\$385.00
<input type="checkbox"/>	2016-816-219 Rack,Ladder/Pipe - (Kargomaster Rack w Tierack straps )-( F250/350 stdcab w/t factory bed SRW-(DLR)-(04-000 and 01-000 on std cab)- (06-000 and 01-040 on Ext Cab and CrewCab)	\$1,214.00
<input type="checkbox"/>	2016-816-220 Spotlight, 6", Clear Lens, Pillar Mounted, Left – (DLR)-(UNITY- UTY184RH and UTY325GM)	\$465.00
<input type="checkbox"/>	2016-816-221 Tool Box - ProTech Gull-Wing Smooth Alum. Cross box -(54-8224) - (DLR)	\$840.00
<input type="checkbox"/>	2016-816-222 Tool Box - ProTech Gull-Wing Smooth Alum. X-deep or X-wide-(54-8024/54-8224-28)	\$976.00
<input type="checkbox"/>	2016-816-223 Tool Box - ProTech Side Rail Box F250/350 factory bed 15Hx12wx48L- (54-8626-28)	\$672.00
<input type="checkbox"/>	2016-816-224 Tool Box - ProTech Side Rail Box F250/350 factory bed 60" L-(54-8626-60)	\$726.00
<input type="checkbox"/>	2016-816-225 Tool Box - ProTech Side Rail Box F250/350 factory bed 72" L-(54-8626-72)	\$767.00
<input checked="" type="checkbox"/>	2016-816-226 Undercoating - (DLR)	\$185.00
<input type="checkbox"/>	2016-816-227 WINCH 8000# -(WARN)- Includes:Mount Kit-(DLR)- (M8000)	\$1,995.00
<input type="checkbox"/>	2016-816-228 ARE DUC- canopy -white, standard specifications for(DES) – (DUC 26',DR Side Tool Box,Solid Ft Window,Shelf#9,Rear Window Lift Door,LED Rope Lighting on left and right sidesand Rear,and install kit.)	\$2,743.00
<input type="checkbox"/>	2016-816-229 Roush - (Ford Ship Thro) – (DLR) -( for Roush Propane System Installs 2016-807-230 and 2016-807-231)	\$0.00
<input type="checkbox"/>	2016-816-230 Dedicated Propane System (Requires: w/t (98F) Ford Prep Engine Kit , 6.2L gas ,38 gal in -Bed PropaneTank - (Roush Installed)-(Ship Thro)	\$10,463.00
<input type="checkbox"/>	2016-816-231 Dedicated Propane System (Requires: w/t (98F) Ford Prep Engine Kit , 6.2L gas ,Under- Bed PropaneTank - (Roush Installed)-(Ship Thro)	\$11,463.00
<input type="checkbox"/>	2016-816-664 CLASS IV HITCH (1000LB TONGUE, 10000LB TOW)	\$494.00
<b>DISPLAY UPFIT OPTIONS</b> <input type="checkbox"/>		

Quote Totals

		Total Vehicles:	1
		Sub Total:	\$26,393.00
		8.6 % Sales Tax:	\$2,269.80
		Quote Total:	\$28,662.80
<input type="button" value="Vehicle Menu"/>	<input type="button" value="Clear Form"/>	<input type="button" value="Create Quote"/>	







## City Council Agenda Bill

<b>SUBJECT:</b>		<b>Agenda Date: March 15, 2016</b>		<b>AB16-034</b>	
<b>A Public Hearing on the Interim Regulations Established Under Ordinance 1578 Relating to Lot Sizes within the Constrained Low Density Residential Zone</b>		Department/Committee/Individual			
		Mayor Ken Hearing			
		City Administrator – Londi Lindell			
		City Attorney - Mike Kenyon			
		City Clerk – Susie Oppedal			
		Community & Economic Development – Gina Estep			X
		Finance – Dawn Masko			
		Public Works Director – Mark Rigos			
Cost Impact: N/A					
Fund Source: N/A					
Timeline: Immediate					
<b>Attachments:</b> Ordinance 1578, Public Comment, Public Hearing Notice					
<p><b>SUMMARY STATEMENT:</b></p> <p>On February 2, 2016, the City Council passed Ordinance 1578 adopting interim regulations amending Sections 18.12.010, 18.12.030, 18.10.020(A) and Tables 18.10.030, 18.10.040, and 18.10.050 of the North Bend Municipal Code relating to lot sizes in the Constrained Low Density Residential (CLDR) Zone (“the CLDR interim regulations”). Ordinance 1578 was adopted as an emergency ordinance in accordance with RCW 36.70A.390, which requires that a public hearing be held on the adopted interim regulations within 60 days of adoption.</p> <p>A public hearing was scheduled for the March 15, 2016, City Council meeting to receive public testimony on the CLDR interim regulations pursuant to RCW 36.70A.390. A SEPA determination of non-significance (DNS) for the CLDR interim regulations was issued on February 24, 2016. The period for public comment on the DNS closed on March 9, 2015.</p> <p>Prior to permanent adoption of these amendments, the regulations will be brought back through the public process, including a public hearing before the Planning Commission followed by Planning Commission review and recommendation, and City Council deliberation on the final amendments recommended by the Planning Commission.</p>					
COMMITTEE REVIEW AND RECOMMENDATION: N/A – Public Hearing Only.					
RECOMMENDED ACTION: <b>No action required. This is a public hearing only.</b>					
<b>RECORD OF COUNCIL ACTION</b>					
<i>Meeting Date</i>		<i>Action</i>		<i>Vote</i>	
March 15, 2016					



## **ORDINANCE 1578**

**AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, ESTABLISHING INTERIM ZONING REGULATIONS AS AUTHORIZED BY THE GROWTH MANAGEMENT ACT; AMENDING SECTIONS 18.12.010 AND 18.12.030, 18.10.020A AND TABLES 18.10.030, 18.10.040, AND 18.10.050, OF THE NORTH BEND MUNICIPAL CODE RELATING TO LOT SIZES IN THE CONSTRAINED LOW-DENSITY RESIDENTIAL (CLDR) ZONE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, on December 8, 2015, the City Council of the City of North Bend adopted Ordinance No. 1574 approving the 2015 amendments to the North Bend Comprehensive Plan (the “Comprehensive Plan Update”); and

**WHEREAS**, the Land Use Element of the Comprehensive Plan Update establishes a new Constrained Low-Density Residential (CLDR) Zone accommodating two dwelling units per acre; and

**WHEREAS**, on January 5, 2016, the City Council adopted Ordinance No. 1576 amending the City zoning code to implement the addition of the CLDR Zone; and

**WHEREAS**, subsequent to the adoption of Ordinance No. 1576, the City Council evaluated the CLDR zoning provisions establishing a two dwelling unit per acre gross density in conjunction with the LDR minimum lot size, and has determined that additional revision is necessary to the CLDR zoning in order to more fully reflect the City Council’s intent; and

**WHEREAS**, the City Council now desires to amend the CLDR zoning provisions to reflect the original intent regarding minimum lot sizes in the CLDR Zone; and

**WHEREAS**, the Growth Management Act (GMA) permits the City Council to adopt interim zoning regulations without a prior public hearing pursuant to RCW 36.70A.390;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Findings of Fact:** The City Council hereby adopts the recitals set forth above as its findings of fact in support of adopting the interim zoning regulations established herein.

**Section 2. NBMC 18.10.020(A) (Purposes – LDR & CLDR Districts), Amended:** North Bend Municipal Code Subsection 18.10.020(A) (Purposes – LDR District) is hereby amended to read as follows:

A. Purposes – LDR and CLDR Districts.

1. Provide for neighborhoods of predominately single-family structures at a gross density of four dwelling units per acre for LDR, and two dwelling units per acre for CLDR, as designated on the zoning map;

2. The CLDR District is recognized for having larger lots or development constraint, such as frequently flooded areas, geologically hazardous areas, river and stream corridors, channel migration areas, wetlands, and native wildlife and fish habitat. Density in this zone shall not exceed two dwelling units per gross acre. Furthermore, large estate size lots, in excess of 18,000 sq. ft. minimum lot size is the intent within the CLDR District;

3. Accommodate other uses compatible with single-family residences and other types of innovative styles of residential units including accessory dwelling units and up to 15 percent of cottage housing with planned neighborhood district (PND) approval;

4. Maintain the integrity and character of existing neighborhood areas, including requiring that all units be held in fee simple ownership status;

5. Create attractive and satisfying neighborhood environments for family life;

6. Ensure that adequate sewer, water, and other utilities and services are provided;

7. Provide for public amenities such as passive and active recreation areas, open space, and trails and promote the opportunity for area-wide coordination and continuity of pedestrian, bicycle, and greenbelt corridors;

8. Assure development gives due consideration to existing development or that which can be reasonably

anticipated on adjacent lands, with respect to common infrastructure requirements and compatibility of uses;

9. Promote a traditional neighborhood development pattern and scale which serves to maintain and enhance existing small-city character and pedestrian orientation; and

10. Implement provisions of the comprehensive plan, including the vision plan, related to residential areas.

**Section 3. NBMC Table 18.10.030 (Permitted and Conditional Land Uses),**

**Amended:** Table 18.10.030 of the North Bend Municipal Code (Permitted and Conditional Land Uses) is hereby amended to read as set forth in Exhibit A attached hereto, which is incorporated by this reference.

**Section 4. NBMC Table 18.10.040 (Bulk and Dimensional Standards), Amended:**

Table 18.10.040 of the North Bend Municipal Code (Bulk and Dimensional Standards) is hereby amended to read as set forth in Exhibit B attached hereto, which is incorporated by this reference.

**Section 5. NBMC Table 18.10.050 (Land Use Performance Standards), Amended:**

Table 18.10.050 of the North Bend Municipal Code (Land Use Performance Standards) is hereby amended to read as set forth in Exhibit C attached hereto, which is incorporated by this reference.

**Section 6. NBMC 18.12.010 (Planned neighborhood district – Established),**

**Amended:** North Bend Municipal Code Section 18.12.010 (Planned neighborhood district – Established) is hereby amended to read as follows:

**18.12.010 Planned neighborhood district –  
Established.**

In addition to the zoning districts established by NBMC 18.10.010, there is hereby established a planned neighborhood district (PND).

A. A PND is required:

1. Within areas designated as low density residential (LDR) when cottage housing is proposed; provided the gross density of four dwelling units per acre for LDR is not exceeded;

2. Within all cottage residential (CR) zones; or

3. In any zone where a mix of residential housing types is proposed.
- B. Notwithstanding anything to the contrary within this Title, cottage housing through a PND is not allowed in the CLDR.

**Section 7. NBMC 18.12.030 (Location, size, and other preliminary considerations), Amended:** North Bend Municipal Code Section 18.12.030 (Location, size, and other preliminary considerations) is hereby amended to read as follows:

**18.12.030 Location, size, and other preliminary considerations.**

PND applications shall also satisfy the following criteria:

A. Location Limitation.

1. In the LDR zone, a PND allows up to 15 percent of the total units to be cottage housing.
2. In the LDR zone, not more than one new PND is permitted within 300 feet of the nearest lot of any other PND in the LDR zone, except that:
  - a. If a PND exists, a second PND may locate within 300 feet of the existing PND when the PNDs include a logical edge or boundaries and combine or join the required common open space, or when common accessory use areas of both PNDs are to be integrated.
3. Proposed cottage housing or other housing types within a PND shall comply with NBMC 18.10.050 and Chapter 18.34 NBMC.

B. Minimum Size. A minimum of 10 dwelling units is required for a PND in the LDR zone. Multiple parcels may be planned as an integrated PND to achieve the 10-dwelling-unit minimum.

1. At the time of application, all parcels included in a PND development shall be under common ownership or control or be the subject of a joint application by owners of all included property.

- C. Common Open Space and Parks. PND developments shall have a core common area and neighborhood focal point, consistent with the following:
1. In the LDR Zone. Cottage housing shall be oriented to and around the common area or park space. The LDR housing element of the PND shall meet the parks and open space requirements as set forth in Chapter 17.25 NBMC. The cottage housing element of the PND shall meet the requirements as set forth in subsection (C)(2) of this section.
  2. Cottage Housing. Cottage housing shall provide, on site, a minimum of 436 square feet of common open space per unit. Cottage housing units shall be oriented to and around common open space or public parks.
  3. Multiple-Family Units. Any multiple-family structure, complex, or development of five or more units shall provide a minimum of 200 square feet of recreational or common open space, per unit, on site for the use of the occupants, subject to the requirements set forth in Chapter 17.25 NBMC.
  4. An applicant shall work with the city to determine the most appropriate location(s), types, and improvements for the open space areas, subject to the following criteria:
    - a. The common area shall not include wet stormwater ponds, wetlands, streams, lakes, critical area buffers, or slopes of 10 percent or more and the land shall be developed and maintained so it is usable for active or passive recreation activities;
    - b. The preferred type of open space is a park or square that complements residential areas and streetscape improvements. The open space shall be held in common and maintained by the owners within the PND, with common improvements available to the PND area; and
    - c. If a PND includes more than 20 residential dwelling units, play equipment shall be provided within the common open space area(s).

If the PND is located within 300 feet of a regional city park (i.e., Tollgate, Torguson, or EJ Roberts Park), and if pedestrian access exists or will be provided by the applicant in a manner approved by the city, then the play equipment or other park improvements may be constructed within said park, in a manner as approved by the city.

d. For developments within the CR zone, the director may require up to a 15-foot buffer for tree retention around the outer perimeter of the site.

D. Uses within PNDs shall relate to each other and shall relate to areas beyond the PND boundaries. Planned neighborhood common open space need not be in the geographic center of a PND, but shall provide ample pedestrian access to residential uses in the PND and to areas outside of the PND.

E. Generally. A pre-application meeting with the applicant is required. The city shall encourage the development of PNDs where conditions are appropriate, criteria can be met, and the stated purposes will be supported. Conversely, the city shall discourage PNDs where criteria or purposes are not met.

**Section 8. Public Hearing:** Pursuant to RCW 36.70A.390, the City Council shall conduct a public hearing on this ordinance within 60 days of its adoption.

**Section 9. Severability:** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

**Section 10. Effective Date/Period:** This ordinance shall be published in the official

//

//

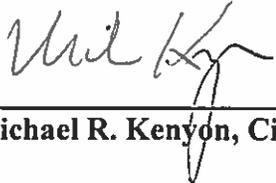
newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication, and shall remain in effect for six months from the effective date.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 2<sup>ND</sup> DAY OF FEBRUARY, 2016.**

**CITY OF NORTH BEND:**

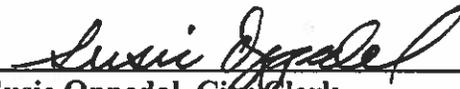
  
\_\_\_\_\_  
Kenneth G. Hearing, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Michael R. Kenyon, City Attorney

**ATTEST/AUTHENTICATED:**

Published: February 10, 2016  
Effective: February 15, 2016

  
\_\_\_\_\_  
Susie Oppedal, City Clerk



**EXHIBIT A**

**Table 18.10.030 – Permitted and Conditional Land Uses**

LAND USES:	RESIDENTIAL		COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD		EP-1	EP-2	ENB-MPOD and LCOD
P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required													
<b>1.00 RESIDENTIAL:</b>													
1.10 Single-Family Dwellings													
* 1.11 Single-Family Detached Dwellings	P	P	PND (2)	P	P	P			P (LDR & CLDR)				
* 1.12 Designated Manufactured Homes	P	P	PND (2)	P	P	P			P (LDR & CLDR)				
* 1.13 Manufactured Home Parks					P								
* 1.14 Mobile Homes					P								

\*See NBMC 18.10.025 for All Permitted Uses

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL										COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES		OVERLAY DISTRICT	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD							
<b>LAND USES:</b>																					
* 1.15 Mobile Home Parks					P																
* 1.16 Cottages	PND	P	PND	PND	P	P		P	P (6 DU/Acre Max)												
1.20 Multifamily Structures																					
* 1.21 Duplexes			PND	P	P	P		P												P	
* 1.22 Triplexes				PND	P	P		P												P	
* 1.23 Fourplexes				PND	P	P		P												P	
1.24 Cohousing	P			P	P															P	
* 1.25 Other Multifamily Dwellings over Four Units					P	P		P												P	
1.26 Mixed Housing Types	PND		PND	PND	PND	PND			PND	PND											
1.30 Special Service Housing																					
* 1.31 Adult Family Homes	P		PND	P	P	P		P	P											P	
* 1.32 Childcare																					

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1		EP-2	ENB-MPOD and LCOD
<b>LAND USES:</b>													
* 1.32a Family Day Care Provider	P	P	P	P	P	P			P				P
* 1.32b Child Day Care Center	P	P	P	P	P	P			P				P
* 1.33 Homes for the Elderly and Related	P		PND	P	P	P			P				P
1.34 Secure Community Transition Facilities										CUP			
<b>1.00 RESIDENTIAL: (continued)</b>													
1.40 Miscellaneous Rooms for Rent													
* 1.41 Bed and Breakfast Establishments	P	P	P	P	P	P			P				P
* 1.42 Boarding Houses	P		P	P	P	P			P				P
1.50 Other Residential													
* 1.51 Accessory Residential Uses	P	P	P	P	P	P			P				P
* 1.52 Accessory Dwelling Units	P	P	P	P	P	P			P				P

\*See NBMC 18.10.025 for All Permitted Uses

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1		EP-2	POSPF	ENB-MPOD and LCOD
<b>LAND USES:</b>														
* 1.53 Home Occupations	P	P	P	P	P	P					P			P
* 1.54 Upper Floor Dwelling Units				P	P	P					P			P
* 1.55 Interim Housing Facilities	P		P	P	P	P						P		
1.60 Unlisted Residential Use	See Procedure for Unlisted Uses													
<b>2.00 COMMERCIAL:</b>														
* 2.01 Adult Entertainment Facilities						CUP								
2.02 Art Gallery				P	P	P					P			P
* 2.03 Automotive/Vehicular														
* 2.03a Boat and Watercraft Sales and Service						P								
* 2.03b Car Wash					P	P								
* 2.03c Electric Vehicle Charging Station – Restricted, Accessory to a Principal Use	P	P	P	P	P	P					P	P		P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL						INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2		POSPF	ENB-MPOD and LCOD	TL-MPOD
<b>LAND USES:</b>															
<b>2.00 COMMERCIAL: (continued)</b>															
* 2.03d Electric Vehicle Charging Station – Public, Accessory to a Principal Use					P	P	P	P	P	P	P	P			P
* 2.03e Electric Vehicle Charging Station as a Stand-Alone Use							P								
* 2.03f Electric Vehicle Battery Exchange Station							P								
* 2.03g Gasoline Sales/Service Stations							P								
* 2.03h Motorcycle Sales/Service					P	P	P								
* 2.03i Paint and Body Shop					P							P			
* 2.03j Parts Store					P	P	P	P							
* 2.03k Auto Rentals and Leasing							P	P							P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	LAND USES:	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
		LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1		EP-2	POSPF	ENB-MPOD and LCOD
*	2.03i Repair and Service Shop					P					P				
*	2.03m RV/Commercial Truck Sales/Repair and Maintenance Service						P							See NBMC 18.10.025	
*	2.03n Sales (New and Used Auto/Passenger Truck)						P								
*	2.03o Snowmobile Sales/Service					P									
*	2.03p Tire Shop (Sales/Service)					P						P			
*	2.03q Towing and Impound Yard														
*	2.03r Towing and Impound Yard Associated with Repair and Service Shop, Use 2.03i										P				
*	2.04 Banks and Financial Institutions					P	P	P							P
	2.04a Check Cashing/Quick								P						

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL						INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2		POSPF	ENB-MPOD and LCOD	TL-MPOD
<b>LAND USES:</b>															
Loans															
<b>2.00 COMMERCIAL: (continued)</b>															
* 2.05 Bars and Taverns (Including Microbreweries)					P	P									P
* 2.06 Business & Professional Offices					P	P	P	P	P	P	P				P
2.07 Business Services					P	P	P	P	P	P	P				P
2.08 Conference Centers and Event Venues					P	P	P	P	P	P	P				P
2.09 Convenience Store – Open 24 Hours						P									
2.10 Convenience Store – Open 16 Hours or Less					P	P	P	P	P						P
2.11 Equipment Rental (Not Including Recreational Equipment Such As Bikes, Kayaks, Etc.)					P	P		P		P	P				
2.12 Farmer's Market –					P	P	P	P	P	P	P				P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1		EP-2	POSPF	ENB-MPOD and LCOD
Produce/Other														
2.13 Funeral Home/Mortuary				P				P		P				
2.14 Grocery/Supermarket				P	P	P		P						
2.15 Hardware Store				P	P	P								
2.16 Health Club (Including Dance, Exercise Studio)				P	P	P		P	P	P				P
* 2.17 Hotel and Motel														
2.17a Hotel				P	P	P		P	P				See NBMC 18.10.025	P
2.17b Motel				P	P	P							P	
* 2.18 Lumber and Associated Sales				P					P	P				
2.19 Miniature Golf Course										P		P		P
* 2.20 Nursery, Garden, and Landscape Supplies				P	P	P		P	P	P				P
2.21 Personal Services (Beauty Shop,					P	P		P	P					P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1		EP-2	POSPF	ENB-MPOD and LCOD
<b>LAND USES:</b>														
Dry Cleaner, Shoe Repair, Etc.)														
<b>2.00 COMMERCIAL: (continued)</b>														
* 2.22 Recreational Vehicle Park										P	P			P
2.23 Indoor Commercial Recreation Facilities					P	P	P	P	P	P	P			
* 2.23a Indoor Shooting Range (Gun and Archery)							P			P	P			
2.24 Restaurant														
2.24a Drive-Thru									P					
* 2.24b Non-Drive-Thru					P	P	P	P	P					P
2.24c Coffee Stands – Freestanding or Accessory					P	P	P	P	P	P	P			P
2.25 Research and Development Facilities														P
2.26 Retail					P	P	P	P	P					P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	LDR	RESIDENTIAL			COMMERCIAL						INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
		CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF		ENB-MPOD and LCOD	TL-MPOD	
<b>LAND USES:</b>																
2.27 Wholesale Sales																
* 2.27a w/ Ancillary Associated Retail											P	P				
2.27b w/o Associated Retail											P	P				
2.28 Social and Fraternal Club, Lodge					P	P										P
2.29 Storage Facilities																
2.29a Mini-Storage (Enclosed)										P						
2.29b Indoor (General)											P	P				
2.29c Outdoor (Boats, Cars, Campers, Etc.)												P				
2.30 Studio (Art, Music, Pottery, Etc.)					P	P										P
2.31 Theater, Auditorium, Performance Center, Etc.					P	P										P
* 2.32 Veterinary Clinic					P	P										P
<b>2.00 COMMERCIAL: (continued)</b>																

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES		OVERLAY DISTRICT	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD	
<b>LAND USES:</b>															
2.33 Commercial Truck Travel Center							See NBMC 18.10.025						See NBMC 18.10.025		
* 2.34 Mixed Use Horizontal (Commercial/Residential)					P	P		P							P
2.35 Pawn Shop										P					
2.37 Tattoo Parlor and/or Body Piercing Studio (1)						P (1)	P	P (1)							
2.38 Hospital										P	P				
2.39 Medical/Dental						P				P					P
2.40 Unlisted Commercial Uses	See Procedure for Unlisted Uses														
2.41 Marijuana Related Uses (Producer, Processor, Retail and Other)	See Chapter 18.60 NBMC														
<b>3.00 INDUSTRIAL:</b>															
3.10 Manufacturing															
* 3.11 Apparel, Fabric, Accessories and										P	P				P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1		EP-2	POSPF	ENB-MPOD and LCOD
<b>LAND USES:</b>														
Leather Goods														
3.12 Chemical and Related Products										CUP				
3.13 Computers, Office Machines, and Equipment										P	P			
3.14 Electrical Equipment (Appliances, Lighting, Radio, TV, Communications)										P	P			
3.15 Fabricated Small Components and Products (Containers, Hand Tools, Screw Products, Coatings)					P				P	P	P			P
* 3.16 Food and Beverage Products					P	P				P	P			
* 3.17 Furniture and Fixtures					P	P				P	P			P
* 3.18 Handcrafted Products					P	P			P	P	P			P
<b>3.00 INDUSTRIAL: (continued)</b>														
3.19 Heavy Equipment and Vehicles-										P	P			

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL				COMMERCIAL				INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1		EP-2	POSPF	ENB-MPOD and LCOD
<b>LAND USES:</b>														
Indoor														
* 3.21 Measuring and Controlling Instruments (Medical/Optical, Watches, Computer Software)				P						P	P			P
3.23 Plastic Products										P	P			
<b>3.00 INDUSTRIAL: (continued)</b>														
3.24 Prepared Materials – Assembly, Processing, and Packaging- Indoor					P					P	P			
3.25 Printing, Publishing, and Allied Industries					P					P	P			
* 3.26 Recycling Center											P			
* 3.26a Recycling Plant											P			
3.27 Rubber Products											P			
* 3.28 Sign and Advertising Display (Manufacture)					P					P	P			

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD
<b>LAND USES:</b>														
* 3.29 Stone, Clay, Pottery and China					P					P	P			
3.30 Textile Products										P	P			
* 3.31 Construction Company/Storage Yard										P	P			
* 3.32 Industrial and Related Equipment - Sales										P	P			
* 3.33 On-Site Hazardous Waste Treatment										P	P			
3.34 Multi-Tenant Industrial Park										P	P			
* 3.35 Warehousing and Distribution										P	P			
* 3.36 Welding Shop										P	P			
3.38 Temporary Industrial Buildings and Uses										P	P			
3.40 Unlisted Industrial Uses	See Procedure for Unlisted Uses													
3.41 Accessory Industrial Uses														

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL			COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1		EP-2	POSPF	ENB-MPOD and LCOD
<b>LAND USES:</b>														
<b>4.00 PUBLIC AND QUASI-PUBLIC:</b>														
* 4.10 Open Space, Park, Trail, and Recreation	P		P	P	P	P	P	P	P	P	P	P		P
* 4.11 Golf – Course (9 – 18 Hole)								P	P	P		P		P
* 4.12 Golf – Driving Range					P				P	P		P		
* 4.13 Athletic Field/Sports Facilities	P	P	P	P	P	P	P	P	P	P	P	P		P
4.20 Government Office					P				P	P		P		
4.21 Library					P	P	P					P		
4.22 Post Office					P	P	P					P		
4.23 Police and Fire Station					P	P	P		P			P		
4.24 City Hall and/or Public Works						P						P		
4.30 School									P					
4.31 Montessori/Preschool, Kindergarten, Elementary, Middle, High School	P	P	P	P	P	P	P	P	P	P	P	P		P

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL										COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES		OVERLAY DISTRICT	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	ENB-MPOD and LCOD	TL-MPOD							
<b>LAND USES:</b>																					
4.32 Other Educational Institution	P	P	P	P	P		P	P	P	P	P							P			
4.40 Churches and Religious Institutions	P	P	P	P	P		P	P	P	P											
* 4.50 Museums/Interpretive Centers/Community Centers and Associated Activities					P	P	P		P	P								P			
4.60 Mass Transit Facilities Including Park-and-Ride Lots					P	P	P		P	P											
4.70 Temporary Public or Quasi-Public Buildings or Uses	P	P	P	P	P	P	P	P	P	P	P							P			
4.75 Unlisted Public and Quasi-Public Uses	See Procedure for Unlisted Uses																				
<b>5.00 UTILITIES:</b>																					
* 5.10 Public and Private Utilities – Minor	P	P	P	P	P	P	P	P	P	P	P							P			
* 5.20 Public and Private Utilities – Major	P	P	P	P	P	P	P	P	P	P	P							P			
5.21 Municipal WWTP					P																

P = Permitted use PND = Planned neighborhood development review required, see Chapter 18.12 NBMC CUP = Conditional use permit required	RESIDENTIAL		COMMERCIAL					INDUSTRIAL		PUBLIC FACILITIES	OVERLAY DISTRICT		
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD		EP-1	EP-2	ENB-MPOD and LCOD
<b>LAND USES:</b>													
<b>6.00 RESOURCE:</b>													
* 6.10 Christmas Tree Farm	P	P			P				P	P			P
* 6.20 Commercial Farm – Produce and Related					P				P	P			P
* 6.30 Commercial Greenhouse – Wholesale					P				P	P			P
* 6.40 Farmland – Pasture, Crop Uses	P	P	P		P				P	P			P
* 6.60 Public Garden	P	P	P	P	P	P		P	P	P			P
* 6.65 Temporary Resource Buildings or Uses	P	P	P		P					P			P
<b>6.00 RESOURCE: (continued)</b>													
* 6.70 Unlisted Resource Land Uses	See Procedure for Unlisted Uses												

NOTES:

**NOTES:**

- \* Indicates a specific performance standard(s) is required by the zoning code per Table 18.10.050. Note that standards and/or regulations additional to the zoning code often apply. Environmental quality performance standards apply to all uses in all zoning districts.
- (1) Tattoo parlors and/or body piercing studios are allowed in the IMU zoning districts only in those areas north of I-90 at Exit 31 and within the DC zoning district only in buildings abutting and fronting North Bend Way and/or Bendigo Blvd. and areas located south of North Bend Way.
- (2) Standard size single-family homes are allowed on a limited basis within the cottage residential district, subject to compliance with the applicable performance standards per Table 18.10.050.

**LIST OF PROHIBITED USES (the following uses are specifically prohibited in all zoning districts):**

1. Outdoor gun, archery, "paintball" and similar ranges.
2. Permanent carnivals, circuses, amusement parks, and live animal rides, animal exhibitions, and similar type commercial amusements.
3. Manufacturing and related uses as follows: concrete batch plants; asphalt plants; primary metal industries such as foundries/forge shops, smelters, blast furnaces, boiler works, and rolling mills; manufacture of flammable, hazardous, or explosive materials; creosote and related products; coal tar and related products; yeast manufacturing; and manufacture of plastic products from raw materials.
4. Hazardous waste off-site treatment and storage.
5. Landfills, junkyards, wrecking and salvage yards, garbage dumps, scrap yards, and incinerators (recycling facilities are regulated per 3.26 and 3.26a).
6. On-site quarries and other mineral extraction operations that extract soil, logs – storing and processing, paper product manufacturing, stone, sand, gravel, or other minerals from the ground strictly for purpose of sale; provided, that clearing and grading operations, per city regulations, and sand and gravel extraction from waterways, per necessary approvals, are exempt. Retail or wholesale sale of materials quarried or extracted off-site is permitted with performance criteria (see Nursery, Garden, and Landscape Supplies – 2.20).
7. Slaughterhouses and rendering plants devoted to the rendering or refining of animal parts, fats, and oils.
8. Tanning of animal hides or skins.
9. Poultry farms for the keeping of poultry for commercial purposes.
10. Conducting business on a public street, sidewalk, or right-of-way without proper authorization from the city.

**LIST OF PROHIBITED USES (the following uses are specifically prohibited in all zoning districts):**

- 11. Commercial dog kennels. Only kennels associated with a veterinary clinic are permitted (see 2.32).
- 12. Pipeline facilities and the transportation of hazardous liquid associated with those facilities. This prohibition does not include:
  - a. Transportation of a hazardous liquid that is transported in a gaseous state;
  - b. Transportation of a hazardous liquid:
    - i. By vessel, aircraft, tank truck, tank car, or other nonpipeline mode of transportation; or
    - ii. Through facilities located on the grounds of a materials transportation terminal that are used exclusively to transfer hazardous liquid between nonpipeline modes of transportation or between a nonpipeline mode and a pipeline, not including any device and associated piping that is necessary to control pressure in the pipeline.

**Procedure for Unlisted Uses:** For any use(s) of land not listed in Table 18.10.030, and excluding those in the list of prohibited uses, an administrative interpretation shall be made by the director of community services, per NBMC 18.04.030, upon inquiry by an applicant.

**EXHIBIT B**

**Table 18.10.040 – Bulk and Dimensional Standards**

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:		
	LDR 4 DU/Acre Gross Density	CLDR 2 DU/Acre Gross Density	CR Gross Density	HDR Net Density	NB Net Density	DC Net Density	IC	IMU Net Density	USOD		EP-1 Net Density	EP-2
1. Minimum Lot Size (*):												

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:		COMMERCIAL DISTRICTS:				EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:
	Density							
a. Single-Family Dwellings (includes manufactured/mobile homes) (2)	Average lot size: 8,000 sf; minimum lot size: 7,500 sf (2)	Minimum Lot size 18,000 sq. ft. 6 - 10 DU/acre	4,000 sf	4,000 sf	4,000 sf	Per underlying zone.		
b. Mobile/Manufactured Home Parks				Ch. 16.12NBMC				
c. Cottages (lot area per dwelling unit)	6 - 10 DU/acre See Chapter 18.12 NBMC	6 - 10 DU/acre	6 - 10 DU/gross acre	6 - 10 DU/gross acre	6 - 10 DU/gross acre	6 DU/gross acre		
d. Duplexes (lot area per dwelling unit) (4)		3,000 sf	3,000 sf	3,000 sf	2,000 sf	2,000 sf		
e. Triplexes (lot area per dwelling unit) (4)		2,500 sf	2,500 sf	2,000 sf	2,000 sf	2,000 sf		
f. Fourplexes (lot area per dwelling unit) (4)		2,000 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf		
g. Other Multifamily			2,000 sf	2,000 sf	2,000 sf	2,000 sf		

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:						EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2			
Structures (lot area per dwelling unit required) (4)				10,000 sf	10,000 sf	10,000 sf	10,000 sf							
h. Elderly Homes and Related (5)					10,000 sf	10,000 sf	10,000 sf							
i. Upper Floor Dwelling Units (in mixed use buildings; lot area per dwelling unit)					1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	
j. Commercial Uses (see Table 18.10.030 – 2.00)										See NBMC 18.10.025(B)(3)				
k. Industrial Uses (see Table 18.10.030 – 3.00)										See NBMC 18.10.025(B)(3)				
l. Public and Quasi-Public Uses (see Table 18.10.030 – 4.00)										See NBMC 18.10.025(B)(3)				
m. Utilities (see Table 18.10.030 – 5.00)														
n. Resource Uses (see Table 18.10.030 – 6.00)														
<b>2. Maximum Lot Size:</b>	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF		
a. Single-Family Dwellings			6	9,000 sf	9,000 sf	9,000 sf								
									Per underlying					

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:						EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:			
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD			EP-1	EP-2	
(includes manufactured/mobile homes) – (Short plats are exempt)			DU/acre gross							zoning.				
b. Cottages (lot area per dwelling unit)	10,000 sf		6 DU/acre gross							6 DU/acre gross				
<b>2. Maximum Lot Size: (continued)</b>	<b>LDR</b>	<b>CLDR</b>	<b>CR</b>	<b>HDR</b>	<b>NB</b>	<b>DC</b>	<b>IC</b>	<b>IMU</b>	<b>USOD</b>		<b>EP-1</b>	<b>EP-2</b>	<b>POSPF</b>	<b>POSPF DIST.:</b>
c. Duplexes (lot area per dwelling unit)				5,000 sf	5,000 sf	5,000 sf								
d. Triplexes (lot area per dwelling unit)				4,500 sf	4,500 sf	4,500 sf								
e. Fourplexes (lot area per dwelling unit)				4,000 sf	4,000 sf	4,000 sf								
f. Multifamily Structures (lot area per dwelling unit)				4,000 sf	4,000 sf	4,000 sf								
g. Other (manufactured/mobile home parks, elderly homes, commercial, industrial, public/quasi-public, utility,														

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:					COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF	
and resource uses (b, h, j, k, l, m, n from No. 1))													
<b>3. Minimum Lot Width:</b>													
a. Single-Family Dwellings (includes manufactured/mobile homes)	60'	90'	30'	40'	40'	40'							
b. Mobile/Manufactured Home Parks					Ch. 16.12NBMC				Ch. 16.12NBMC				
c. Cottages	30'		30'	30'	30'	30'		30'	30'				
d. Duplex (per dwelling unit)			30'	30'	30'	30'		30'					
e. Triplex, Fourplex and Other Multifamily Structures			50'	50'	50'	50'		50'					
f. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1))	50'		50'	50'	50'	50'		50'	50'	50'	50'	50'	50'
<b>4. Minimum Front Yard Setback: (6)</b>													
a. Single-Family Dwellings (includes manufactured	20'	30'	10'	10'	10'	10'							

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:					COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF		
homes) (3) (7) (18)														
b. Mobile/Manufactured Home Parks					Ch. 16.12NBMC					Ch. 16.12NBMC				
c. Cottages (7) 1) Setback may be reduced to 5 feet when fronting a common open space	10'		8'	10'	10'	10'	10'	10'		10'				
d. Duplexes (7) 1) Setback may be reduced to 5 feet when fronting a common open space			10'	10'	10'	10'	10'	10'						
4. Minimum Front Yard Setback: (6) (continued)	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF		
e. Triplex, Fourplex and Other Multifamily Structures (7) 1) Setback may be reduced to 5 feet when fronting a common open space			10'	10'	10'	10'								
f. Elderly Homes and Related (5)				10'	10'								10'	
g. Residential Front Entry	g.1) 20'		g.1) 20'	g.1) 20'	g.1) 20'	g.1) 20'							g.1) 20'	

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:					COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:			
	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'		g.2) 5'		
Garage																
g.1) Minimum setback	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'	g.2) 5'
g.2) Minimum setback from main front building facade (3)																
h. Accessory Dwelling Units, Structures Uses	See NBMC18.10.0 41	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041	See NBMC18.10.041				
i. Commercial Uses																
j. Industrial Uses																
k. Public and Quasi-Public Uses	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
l. Utilities (8)	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
m. Resource Uses																
s. Maximum Front Yard Setback: (6, 7)	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF				
a. Single-Family Dwellings (includes manufactured homes)	30'		30'	30'	25'											
b. Mobile/Manufactured Home Parks					Ch. 16.12NBMC											

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:					COMMERCIAL DISTRICTS:							EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:		
c. Cottages	30'		30'	30'	30'	30'	30'	30'	30'	30'							
d. Duplexes			25'	25'	25'	25'	25'	25'	25'								
e. Triplex, Fourplex and Other Multifamily Structures (including elderly homes and related)			25'	25'	25'												
f. Commercial Uses					15'									15'			
g. Industrial Uses																	
h. Other (public/quasi-public, utility, and resource areas (l, m, n from No. 1))																	
<b>6. Minimum Side Yard Setback: (9, 10)</b>	<b>LDR</b>	<b>CLDR</b>	<b>CR</b>	<b>HDR</b>	<b>NB</b>	<b>DC</b>	<b>IC</b>	<b>IMU</b>	<b>USOD</b>	<b>EP-1</b>	<b>EP-2</b>	<b>POSPF</b>					
a. Single-Family Dwellings (includes manufactured/mobile homes)	5' one side; 15' total	10' one side; 20' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total	5' one side; 10' total	Per underlying zone.								
b. Mobile/Manufactured Home Parks					Ch. 16.12NBMC												
c. Cottages (11)	5'		5' one side; 10' side; 10'	5'	5'	5'		5'									

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:	COMMERCIAL DISTRICTS:						EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:					
		total	5' one side; 15' total	10'	5' one side; 15' total	10'	5' one side; 15' total			25'	25'	25'		
d. Duplexes (at exterior side walls) (11)														
e. Triplex, Fourplex, and Other Multifamily Structures (11)														
f. Commercial Uses														
g. Industrial Uses														
h. Public and Quasi-Public Uses	10'													10'
i. Utility Uses	20'													20'
j. Resource Uses														25'
<b>7. Minimum Rear Yard Setback: (12)</b>														
a. Single-Family Dwellings (includes manufactured/mobile homes)	25'	25'	10'	25'	10'	25'	10'							
b. Mobile/Manufactured Home Parks														

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:						EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1			EP-2
c. Cottages	10'		10'	10'	10'	10'	10'	10'	10'	10'			
d. Duplexes			25'	25'	25'	10'	25'	25'					
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			30'	30'	30'	10'	30'	30'					
f. Other (commercial, industrial, public/quasi-public, utility, and resource uses (j, k, l, m, n from No. 1))	20'		20'	20'	20'		20'			20'			20'
<b>8. Maximum Building Height: (13)</b>	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2		POSPF
a. Single-Family Dwellings (includes manufactured/mobile homes)	35'	35'	29'	35'	35'	35'			29'				
b. Single-Family Dwellings (includes manufactured/mobile homes) within the floodplain and on lots of widths 50 feet wide or less, measured at	29'		29'	NA	29'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'				

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:				COMMERCIAL DISTRICTS:						EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:			
the front property line															
c. Mobile/Manufactured Home Parks	35'	29'	35'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'			29'						
d. Cottages	35'	29'	35'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'	30'		29'						
e. Duplexes		29'	35'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'	30'								
f. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)		29'	35'	35'	35'	Flood Zone: AE: 29' A01, A02 or A03: 31'	30'								
g. Commercial Uses					35'	35' - 45' (13.c)	35'	35' (13.c)	30'			35'			
h. Industrial Uses					35'	35'						35'			
i. Public and Quasi-Public Uses	35'	35'	35'	35'	35'	35'	35'	35'	30'			35'		35'	
j. Utility Uses	30'	30'	30'	30'	30'	30'	35'	30'	30'			35'		35'	30'

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:					COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:	
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	35'		35'
k. Resource Uses												35'	35'	35'
9. Maximum Building Cover: (percent of lot area or project depending on the zone) (14)														
a. Single-Family Dwellings (includes manufactured/mobile homes)	LDR-4 35%/40% sfd/sfd w/ADU	35%/40% sfd/sfd w/ADU	60%	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU	35%/45% sfd/sfd w/ADU								
b. Mobile/Manufactured Home Parks					Ch. 16.12NBMC									
c. Cottages	45%		60%	45%	45%	45%		45%		45%				
d. Duplexes			45%	45%	45%	45%		45%		45%				
e. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			50%	60%	60%	60%		60%		60%				
f. Commercial, Industrial, Public/Quasi-Public, Utility, Warehousing, Distribution and Resource Uses (j, k, l, m, n from No. 1)														80%

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:			COMMERCIAL DISTRICTS:						EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:
	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	
10. Maximum Impervious Surface Coverage: (percent of lot area or project depending on the zone) (14) For lots within the floodplain, see NBMC14.12.020 for additional regulations.												
a. Single-Family, Cottage, and Duplex (includes manufactured/mobile homes outside of parks)	65%	55%	65%	65%	65%	65%		65%	Per underlying zone.			
b. Triplex, Fourplex, and Other Multifamily Structures (including elderly homes and related)			75%	75%	75%	75%		75%				
c. Commercial Uses									55% with 10% bonus possible; see Ch. 18.34NBMC			
10. Maximum Impervious Surface Coverage:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:					COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:		POSPF DIST.:				
(percent of lot area or project depending on the zone) (14) (continued)																	
d. Industrial Uses																	
e. Other Uses (public and quasi-public, utilities, and resource uses (l, m, n from No. 1))	75%																
11. Multifamily Maximum Building Size:	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF					
a. Multifamily Structures (excluding elderly homes, related assisted living, and mixed-use building containing a retail/office component)				Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.	Not more than 10 units per MF bldg.					
12. Maximum Ground Floor Commercial Tenant Space	LDR		CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2	POSPF					

BULK AND DIMENSIONAL STANDARDS:	RESIDENTIAL DISTRICTS:	COMMERCIAL DISTRICTS:					EMPLOYMENT PARK DISTRICTS:	POSPF DIST.:					
		LDR	CLDR	CR	HDR	NB			DC	IC	IMU	USOD	EP-1
In all nonresidential zones, development shall comply with the standards set forth in Ch. 18.34 NBMC.													
13. Floor Area Ratio (16): In all zones, development shall comply with the standards set forth in Ch. 18.34 NBMC.	LDR	CLDR	CR	HDR	NB	DC	IC	IMU	USOD	EP-1	EP-2		POSPF

ACRONYMS/SYMBOLS

- FAR floor area ratio
- gfa gross floor area
- p.d.u. per dwelling unit
- sf square feet
- ' feet
- zero (0')
- blank cell Use(s) are not allowed in zoning district or there is no standard

GENERAL NOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:

A. Relation to Table 18.10.030. Uses listed in the table of bulk and dimensional standards parallel, in sequential order, the uses listed in Table 18.10.030, except that uses in the table of bulk and dimensional standards are often aggregated. Design guidelines (Chapter 18.34 NBMC) and performance standards (NBMC 18.10.050) must also be consulted.

B. Application. Bulk and dimensional standards from Table 18.10.040 shall apply to principal and accessory structures. Additional standards for accessory uses and structures on residential sites are addressed in NBMC 18.10.041.

**FOOTNOTES – TABLE OF BULK AND DIMENSIONAL STANDARDS:**

- (1) Minimum lot size is a measure of the total horizontal area within the boundary lines of a lot (gross lot area) including the area of an easement, any critical areas and their buffers. If there is a conflict between the minimum lot size and the permitted number of dwelling units per acre, the minimum lot size controls. Minimum lot size refers to the smallest legally established single parcel of land that is required to construct a structure in that zone. The minimum lot size does not correlate to the density.
- (2) The average lot size shall be 8,000 square feet, with a minimum lot size of 7,500 square feet. Chapter 17.25 NBMC, Residential Recreation and Common Space Requirements, shall be met.
- (3) For LDR and CLDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided. All garages within the cottage housing zone shall be set back a minimum of five feet from the front wall of the home.
- (4) There is no minimum lot size for multifamily residential structures. The lot area per dwelling unit provision controls minimum and maximum lot sizes.
- (5) Elderly Homes and Related Uses. Minimum lot area per dwelling unit required for complexes without individually self-sufficient living quarters is 700 square feet per unit. Minimum lot area per dwelling unit required for homes with individually self-sufficient living quarters is 1,000 square feet per unit.
- (6) Front yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into front yard areas not more than 30 inches. Porches may project into front yard areas not more than five feet, except in cottage residential where porches may project not more than three feet. For corner lots fronting arterial or collector streets, front yard building facades shall be set back from the street per line-of-sight requirements for fences as set forth in Table 18.18.175 within the clear view triangle area for traffic safety.
- (7) For single-family detached dwellings in the LDR zoning district, cottages, duplexes, triplexes and fourplexes, garages or carports shall be set back a minimum of 20 feet from the property line to the face of the garage. Rear yard and alley access garages and/or carports are preferred. Garages or carports that gain access

- from an alley may be set back five feet from the alley property line to the face of the garage. See design guidelines, Chapter 18.34 NBMC. For other multifamily dwellings, parking areas, including but not limited to garages or carports, shall be located in rear yard areas; provided, that understory parking may be provided below units.
- (8) The 20-foot standard is for major utilities; there is no front yard setback requirement for minor utilities.
  - (9) Side yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into side yards not more than 24 inches. Porches may project into side yard areas not more than two feet. For corner lots, side yard building facades shall be set back 10 feet from the street, or per line-of-sight requirements in Table 18.18.175, to provide the clear view triangle area for traffic safety as necessary.
  - (10) Side yard setbacks for cottages may be reduced to zero feet on one side lot line if the side yard on the opposite side is a minimum of 10 feet.
  - (11) Where more than one multifamily building sits on a lot, interior side yards shall be a minimum of 20 feet between two multifamily buildings.
  - (12) Rear yard building projections including but not limited to awnings, cornices, eaves, bay windows, and other architectural features may project into rear yards not more than 30 inches. Porches and decks may project into rear yard areas not more than 15 feet.
  - (13) Building Height.
    - a. Building height within 25 feet of a district having a lower height limit shall not exceed the median difference of the allowable height limits of the two districts.
    - b. Chimneys may extend approximately six feet above the maximum height measurement; bell/clock towers or similar architectural design features may extend not more than 10 feet above the 35-foot maximum height requirement in the DC and IC zones; and in no case shall exceed 45 feet; church steeples are permitted up to 45 feet in applicable zoning districts. Rooftop mechanical equipment may extend six feet over the height limit on commercial and industrial buildings if it is set back at least 15 feet from the edge of a roof and covers not more than 10 percent of a roof area.
    - c. DC Zone. Maximum building height from Sydney Avenue North to Downing Avenue North, south of West Second Street (excluding the historic district) shall be 45 feet. Maximum building height, all other areas, shall be 35 feet.
  - (14) Maximum building coverage applies to principal and accessory structures on a site, including garages. It does not apply to driveways, parking lots/parking areas, decks/patios, or other nonstructural elements. For cottage residential or other multifamily development, the maximum building coverage and maximum impervious surface coverage applies to the project as a whole when areas held in common are proposed.
  - (15) Mixed Building Provision. In the case of mixed-use buildings (e.g., first floor commercial/second floor residential), standards of the first floor use shall apply except that the minimum lot size shall meet the requirements for upper floor dwellings.
  - (16) Floor area ratio is equal to the gross building floor area, divided by net on-site land area (square feet). For example, an FAR of 0.25 means a 2,500-square-foot building could be constructed on a lot with 10,000 square feet of net buildable area.
  - (17) Transfer of development rights (TDR) is defined and regulated by Chapter 18.36 NBMC.

(18) LDR Zone. Up to 25 percent of lots within a development may have a front setback of 10 feet for homes with side-entry garages.

**EXHIBIT C**

**Table 18.10.050 – Land Use Performance Standards**

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p><b>1.00 RESIDENTIAL:</b></p>	<ul style="list-style-type: none"> <li>a. All permitted business uses must obtain a North Bend business license.</li> <li>b. All residential development shall comply with Chapter <u>17.25</u> NBMC, Residential Recreation and Common Space Requirements.</li> <li>c. New first floor residential is prohibited in the DC zone along the entire length of North Bend Way and along Bendigo Boulevard North from West Park Street to West Third Street.</li> <li>d. New first floor residential is prohibited in the NB zone at the intersection of North Bend Way and Mount Si Road.</li> <li>e. To minimize driveway cuts and provide for less congestion along North Bend Way, residential uses and subdivisions shall be accessed by existing or future streets, not driveways, and/or take primary access off Cedar Falls Way or other secondary street.</li> <li>f. Street layout and plat design shall create efficient, well-connected streets and neighborhoods. The alignment of neighborhood streets shall provide for continuation and connectivity to adjacent parcels and neighborhoods.</li> <li>g. Residential plats adjacent to the Burlington Northern right-of-way, future Tanner Trail extension, shall provide pedestrian/trail access to and from the future Tanner Trail.</li> <li>h. For LDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided. All garages within the cottage housing zone shall be set back a minimum of five feet from the front wall of the home.</li> <li>i. Residential zoning districts within the transitional landscape area (TLA) shall require the following:</li> </ul>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> <li>i. Landscaping. Requires the transitional landscape area and landscaping as shown on Figure 1-5 of the North Bend Comprehensive Plan, Land Use Chapter.</li> <li>ii. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA. No fences shall be constructed within the landscape transition zone, except along Interstate 90 (I-90).</li> <li>iii. Regional trail linkages are allowed within the TLA.</li> </ul>
<p><b>1.00 RESIDENTIAL: (continued)</b></p> <p>1.11 Single-Family Detached Dwellings (SFDD)</p>	<ul style="list-style-type: none"> <li>a. All dwelling units in the LDR, CLDR and CR zones shall be held in fee simple ownership.</li> <li>b. All new developments of 10 or more in the LDR zones may choose to apply for PND approval through Chapter <u>18.12</u> NBMC. Developments within the LDR zones that propose single-family cottage require PND approval.</li> <li>c. All eaves shall be a minimum of 18 inches.</li> <li>d. For developments containing 50 units/lots or less, a minimum of four floor plans and three elevations per floor plan, totaling 12 elevations, shall be made available.</li> <li>e. For developments containing more than 50 units/lots, a minimum of four floor plans and a total of 16 elevations shall be provided. This can be achieved by providing four floor plans and four elevations per floor plan or by providing additional floor plans and associated elevations resulting in 16 elevations.</li> <li>f. For LDR zoning districts, a minimum of 50 percent of the units within any subdivision or BSIP shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than six feet in depth by 10 feet in width is provided. All garages within the cottage housing zone shall be set back a minimum of five feet from the front wall of the home.</li> </ul>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p>1.12 Designated Manufactured Homes</p>	<p>g. Compliance with Chapter <u>18.34</u> NBMC.</p> <p>a. Manufactured home must be a new manufactured home;</p> <p>b. The manufactured home must be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative;</p> <p>c. The manufactured home must comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;</p> <p>d. The home must be thermally equivalent to the State Energy Code;</p> <p>e. The manufactured home must otherwise meet all other requirements for a designated manufactured home as defined in RCW <u>35.63.160</u>; and</p> <p>f. Must also meet requirements of SFDD (see 1.11(a) and (b) above).</p>
<p>1.13 Manufactured Home Parks</p>	<p>a. Must meet applicable standards of North Bend Municipal Code (NBMC Title <u>16</u>).</p> <p>b. Shall also meet designated manufactured home standards (see 1.12 above), except that homes can be single-wide.</p> <p>c. Must meet requirements of SFDD 1.11(e) and (f).</p>
<p>1.14 Mobile Homes</p>	<p>a. Must meet applicable standards of NBMC Title <u>16</u>.</p>
<p><b>1.00 RESIDENTIAL: (continued)</b></p>	
<p>1.15 Mobile Home Parks</p>	<p>a. Must meet applicable standards of NBMC Title <u>16</u>.</p> <p>b. Must meet requirements of SFDD 1.11(e) and (f).</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p>1.16 Cottages</p>	<p>a. A mix of housing sizes shall be provided. A mix is considered a square footage variation of 500 square feet or more, excluding the garage.</p> <p>b. Except as cited in (c) below, a maximum of 10 percent of the total number of units may exceed 1,700 square feet in size, but not more than 2,500 square feet, excluding the garage. The minimum lot size for homes over 1,700 square feet shall be 5,000 square feet or larger. For development sites of two to nine homes, a total of one standard size home may be constructed in conjunction with the cottage homes. When only one home is constructed, it shall be a cottage, unless it is an adult family home. Multifamily and attached homes shall not count towards the ratio allowing standard sized homes in the cottage residential zone.</p> <p>c. For every home 1,300 square feet or less, excluding the garage, the development is allowed to construct one additional home 1,700 square feet or larger, excluding the garage, up to not more than 30 percent of the total lots, including the 10 percent allowed in (b) above.</p> <p>Example: 50-lot subdivision          10 percent of the homes may exceed 1,700 = five homes          10 homes 1,300 square feet or less yields 10 additional homes 1,700 or larger.</p> <p>*15 homes sized 1,700 sq. ft. or larger          *10 homes sized 1,300 sq. ft. or smaller          *Remaining 25 homes may be sized between 1,300 and 1,700 or multifamily.</p> <p>If no homes are built less than 1,300 sq. ft., then 5 homes may exceed 1,700, with the remaining yielding a mix of sizes under 1,700.</p> <p>d. Homes larger than 1,700 square feet in size are considered a standard sized single-family structure and shall pay impact fees per the single-family rate.</p> <p>e. Adult family homes may be a stand-alone use, are considered a single-family home, shall not exceed 4,500</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>square feet and shall be placed on lots no less than approximately 8,000 square feet in size.</p> <p>f. The second floor of approximately 30 percent of the total number of homes shall not exceed 1.5 times the area of the main floor.</p> <p>g. For cottage housing, floor area shall be measured from the interior sides of the exterior walls. The area of internal stairways may be allocated between floors served.</p>
<b>1.00 RESIDENTIAL: (continued)</b>	
1.16 Cottages (continued)	<p>Cottage areas that do not count towards the total floor area calculation:</p> <ul style="list-style-type: none"> <li>i. Architectural projections, such as bay windows, fireplaces not greater than 24 inches in depth or six feet in width, measured from interior walls.</li> <li>ii. Attached roofed porches.</li> <li>iii. Spaces with a ceiling height of seven feet or less measured to the interior walls, such as in a second floor area under the slope of the roof.</li> <li>iv. Breezeway.</li> <li>v. Detached garages and ADUs, subject to the applicable performance standards of these uses. Detached garages shall be built to the rear of the lot.</li> <li>h. Cottages shall front a public street or shared common open space area.</li> <li>i. Garages shall be sized for one or two vehicles. Garages and/or other on-site parking may be clustered, provided such clustered parking areas are accessed by an alley or located to the side or rear of the cottage housing associated with said parking. Clustered garage structures shall not exceed more than four single vehicular bays in width. A minimum roof pitch of 4:12 shall be provided for garages or other parking structures. Flat roofs shall not be permitted, unless in conjunction with a green roof.</li> </ul>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<ul style="list-style-type: none"> <li>j. All parts of the primary roof above 18 feet shall be pitched at a minimum of 6:12.</li> <li>k. Eaves of at least 18 inches shall be provided on all cottage structures.</li> <li>l. Each unit shall include an attached front porch not less than 80 square feet minimum with a minimum depth of six feet.</li> <li>m. For developments containing 50 units/lots or less, a minimum of four floor plans and three elevations per floor plan, totaling 12 elevations, shall be made available.</li> <li>n. For developments containing more than 50 units/lots, a minimum of four floor plans and a total of 16 elevations shall be provided. This can be achieved by providing four floor plans and four elevations per floor plan or by providing additional floor plans and associated elevations resulting in 16 elevations.</li> <li>o. Must be reviewed through the PND overlay zoning process if project occurs in the cottage residential zone (CR) or will result in construction of cottages in the LDR zone.</li> <li>p. Cottage homes in the LDR, or CR zones shall be held in fee simple ownership. Units may be located on platted lots or as units in a condominium and may share use of common facilities such as a community gathering room, tool shed, garden, workshop, or parking areas.</li> <li>q. Subject to PND, in the cottage zone, not more than 30 percent of the total dwelling units shall be multifamily attached dwelling units such as duplex, triplex, or fourplex and within the LDR zone not more than 15 percent.</li> </ul>
<b>1.00 RESIDENTIAL: (continued)</b>	
1.16 Cottages (continued)	<ul style="list-style-type: none"> <li>r. Pursuant to Chapter <u>18.12</u> NBMC, Planned Neighborhood District.</li> <li>s. For development sites located adjacent to the Burlington Northern right-of-way (ROW), the developer may purchase the Burlington Northern ROW and dedicate no less than 40 feet for Tanner Trail and open spaces purposes to the city. Any remaining Burlington Northern ROW area in excess of the minimum 40 feet may be</li> </ul>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>incorporated into the development. If the developer opts for this, the following shall apply:</p> <ul style="list-style-type: none"> <li>i. A 15-foot type II landscape buffer shall be provided along the rear property line, owned and maintained by the homeowners association of the development.</li> <li>ii. The applicant shall construct a trail within the Tanner Trail corridor consistent with the trail standards in <u>NBMC 19.05.020(L)</u>, together with street trees provided consistent with <u>NBMC 19.05.020(D)</u>.</li> <li>iii. The applicant may receive credit for up to 50 percent of the on-site open space requirement provided in <u>NBMC 18.12.030(C)</u> if the on-site open space is designed integral with the Tanner Trail open space such that the two open spaces function as one.</li> <li>t. All cottage developments shall provide a pedestrian connection to the Tanner Trail corridor when located adjacent to the trail corridor.</li> <li>u. Within the Cedar Falls Way ROW, existing significant trees shall be retained to the extent feasible. The required sidewalk and planter strip street improvement may meander within the Cedar Falls ROW allowing for the maximum amount of significant tree preservation.</li> <li>v. If sides or rears of structures are oriented to Cedar Falls Way, a 10-foot Type II landscape buffer shall be provided; this buffer may be provided within the Cedar Falls ROW subject to accommodating the necessary sidewalk and planter strip. If the ROW cannot accommodate the necessary street improvements and the 10-foot Type II buffer, the development site shall provide the landscape buffer on site.</li> <li>w. Cottages built outside the cottage residential zone shall pay impact fees applicable to cottage homes.</li> <li>x. In the event another code provision conflicts with the performance standards set forth herein, these performance standards shall govern.</li> </ul>
<p>1.21, Duplexes, Triplexes or 1.22</p>	<p>a. In the CR zone must be reviewed as PND and shall not constitute more than 15 percent of any new development.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
1.23 Fourplexes in the Cottage Residential (CR) District	b. Duplexes, triplexes or fourplexes permitted in the CR district shall be held in fee simple ownership.
<b>1.00 RESIDENTIAL: (continued)</b>	
1.31 Adult Family Homes	<ul style="list-style-type: none"> <li>a. A North Bend business license is required.</li> <li>b. Up to six adults maximum are allowed.</li> <li>c. Must comply with applicable local, county and state standards related to building, fire, safety, health, and operations, including but not limited to those in Chapter <a href="#">388-76 WAC</a>.</li> <li>d. Must be a single-family detached dwelling.</li> </ul>
1.32 Childcare 1.32a Family Day Care Provider 1.32b Childcare Center	<ul style="list-style-type: none"> <li>a. A North Bend business license is required.</li> <li>b. Childcare facilities must comply with all applicable building, fire, safety, health, and business licensing requirements, including a license from the Department of Early Learning.</li> <li>c. Childcare/day care facilities shall have hours of operation where there are no drop-off/pick-ups of children, or deliveries, between the hours of 10:00 p.m. and 5:00 a.m., unless the facility is located on a collector or arterial street.</li> <li>d. In approving, conditioning, or denying an application for a childcare center or family day care business license, the city may consider, in addition to respective criteria for each use, the following:               <ul style="list-style-type: none"> <li>i. The location of the proposed facility in relation to traffic impacts and safety concerns to the adjacent neighborhood.</li> <li>ii. The impacts the proposed facility may have on the residential character of the neighborhood.</li> </ul> </li> </ul>
<b>1.00 RESIDENTIAL: (continued)</b>	

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p>1.32 Childcare                      1.32a Family Day Care Provider                      1.32b Childcare Center (continued)</p>	<p>iii. The cumulative impacts of the proposed facility in relation to similar city-approved facilities in the immediate vicinity.</p> <p>iv. The imposition of a condition under which the city reserves the right to impose conditions or to reconsider the facility within a certain timeframe from approval date, based on complaints filed with the city on violation of childcare/day care or home occupation facility standards.</p>
<p>1.33 Homes for the Elderly and Related</p>	<p>a. Must comply with all applicable guidelines and standards of the Washington State Department of Social and Health Services or its successor agency.</p>
<p>1.42 Boarding Houses</p>	<p>a. A North Bend business license is required.</p> <p>b. May not exceed two boarding rooms; must be owner-occupied.</p> <p>c. Must meet any applicable county and/or state standards and regulations, in addition to local codes, including but not limited to building, fire, safety, and health codes.</p> <p>d. Must be in a single-family detached dwelling or related ADU.</p>
<p>1.51 Accessory Residential Uses</p>	<p>a. In residential districts, may include but are not limited to carports and garages, fences, decks, patios, swimming pools, sports courts, hot tubs, storage buildings, other outbuildings, accessory dwelling units (ADUs), and recreation and social clubhouses associated with multifamily developments. An accessory use may be attached (i.e., located within or sharing one full wall in common with a residence) or detached (i.e., in a separate structure or outbuilding to the dwelling).</p> <p>b. Detached accessory uses on lots smaller than three-fourths acre in size shall not be higher than 25 feet to the highest point of the structure.</p> <p>c. Detached accessory uses on lots smaller than three-fourths acre in size shall cumulatively not have a building footprint more than 75 percent of the building floor area of the principal structure; provided any single-family home shall be allowed to have up to 500 square feet of detached garage or carport and any cottage or</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p><b>1.00 RESIDENTIAL: (continued)</b></p> <p>1.52 Accessory Dwelling Units (ADUs)</p>	<p>multifamily unit shall be allowed to have up to 250 square feet of detached garage or carport per dwelling, and ADU guidelines (below) must be met. For multifamily housing units, the 75 percent standard shall be measured against the largest principal structure on site. Uses that do not require a building permit (buildings less than 200 square feet), as well as swimming pools, sports courts, and other nonstructural site elements, are excluded from the footprint calculations.</p> <p>d. Detached accessory uses on lots of three-fourths acre in size or larger may be larger than the height and size limitations established in (b) and (c) above, if set back a minimum of 20 feet behind the front wall of the principal residential structure, and a minimum of 10 feet from side or rear lot lines.</p> <p>e. Structures containing an accessory use shall meet the setback requirements of the primary residential structure if the structures are attached. Fences, and decks not over 30 inches in height, are excluded from this provision.</p> <p>f. Must comply with standards in NBMC <u>18.10.041</u> unless otherwise superseded by the standards in this section.</p>
	<p>a. Single-family detached dwellings, including designated manufactured homes, are permitted to have one ADU. ADUs shall not be permitted in conjunction with any other principal residential use, including but not limited to manufactured homes or mobile homes.</p> <p>b. An ADU may be attached (i.e., located within or attached to an SFDD) or detached (i.e., incorporated in a garage or other outbuilding to the single-family dwelling).</p> <p>c. ADUs shall not be permitted on lots less than 4,000 square feet.</p> <p>d. ADUs shall not be larger than 10 percent the lot area or 800 square feet, whichever is smaller, and contain a maximum of one bedroom. Studios are allowed on lots less than 5,000 square feet and ADUs shall meet the height requirements of 1.51(b).</p> <p>e. ADUs cannot be separated or subdivided in ownership from the principal dwelling.</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>f. The primary dwelling unit shall be owner-occupied. Permission for an ADU can only be applied for and granted to the property owner.</p> <p>g. The ADU shall conform to lot coverage and setback requirements for the LDR district.</p> <p>h. ADUs shall meet all building, electrical, fire, plumbing, and other applicable code requirements.</p>
<p><b>1.00 RESIDENTIAL: (continued)</b></p>	
<p>1.53 Home Occupations</p>	<p>a. A North Bend business license is required, and a home occupation may only be undertaken in a residential dwelling unit in which the operator of the home occupation actually resides. A home occupation business license shall be issued under and subject to Chapter 5.04 NBMC, and shall further be subject to the following provisions.</p> <p>b. A home occupation business license shall not be granted in any case for automobile-related services, direct sale of merchandise on the premises, warehousing of materials, manufacturing that involves the conversion of raw materials, medical marijuana collective gardens or any other use involving legal sales or exchanges of marijuana, the provision of tattoos, or the provision of body piercings. Interior, incidental storage not to exceed 500 and 300 cubic feet of materials, respectively, for single-family and multifamily housing units is permitted. Exterior storage is prohibited, except for the growing or storing of plants in rear or side yards of SFDDs that are associated with the home occupation.</p> <p>c. Not more than 25 percent or 500 square feet, whichever is less, of the total floor area of a dwelling unit shall be devoted to the home occupation, excluding attached garages and other accessory structures.</p> <p>d. No more than one person who is not a resident of the dwelling can participate in the home occupation.</p> <p>e. No use of electrical or mechanical equipment which would change the fire rating of the structure or which would create audible or visible interference in radio or television receivers or which would cause fluctuations in line voltage outside the dwelling is allowed. If deemed necessary, the business shall be inspected by the fire</p>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
	<p>marshal, and the applicant must commit to implement all required fire safety measures within a stated time period.</p> <p>f. In addition to parking required for the residents and one permitted nonresident employee, there can be no more than two vehicles parked on or in the vicinity of the property as a result of the business at any one time.</p> <p>g. There can be no more than two deliveries per day either to or from the residence by a private delivery service, and no other use of a commercial vehicle other than that normally used by the applicant or an employee is allowed.</p>
<p><b>1.00 RESIDENTIAL: (continued)</b></p> <p>1.53 Home Occupations (continued)</p>	<p>h. In approving, conditioning, or denying an application for a home occupation business license, the city may consider, in addition to respective criteria for each use, the following:</p> <ul style="list-style-type: none"> <li>i. The location of the proposed facility in relation to traffic impacts and safety concerns to the adjacent neighborhood.</li> <li>ii. The impacts the proposed facility may have on the residential character of the neighborhood.</li> <li>iii. The cumulative impacts of the proposed facility in relation to similar city-approved facilities in the immediate vicinity.</li> <li>iv. The imposition of a condition under which the city reserves the right to impose conditions or to reconsider the facility within a certain timeframe from approval date, based on complaints filed with the city for violation of family day care or home occupation business license standards.</li> <li>i. Within all commercial zones, no home occupation business license will be issued for a use that is otherwise prohibited in the underlying zone.</li> <li>j. Signs for home occupations shall be mounted on or adjacent to a front door and may not exceed two square</li> </ul>

TYPE OF LAND USE:	PERFORMANCE STANDARD(S):
<p>1.54 Upper Floor Dwelling Units and Mixed Use Horizontal</p> <p>2.34 (Commercial/Residential)</p>	<p>feet in cumulative area.</p> <p>a. In a PND overlay, where applicable, and in the HDR district, the maximum permitted size is 10 units (i.e., 10 units per individual structure).</p> <p>b. Individual buildings with three or more units in a PND overlay shall be located strictly along collector or higher level roadways, and at corner locations whenever possible.</p> <p>c. New multifamily dwellings constructed on North Bend Way or Bendigo Boulevard shall be second story or above in the DC zoning district.</p>
<p>1.55 Interim Housing</p>	<p>a. Interim housing uses are temporary and must comply with procedures and standards outlined in Chapter 18.25 NBMC.</p>



**Susie Oppedal**

---

**From:** btouchette@centurytel.net  
**Sent:** Thursday, February 25, 2016 11:54 AM  
**To:** Susie Oppedal  
**Subject:** Re: Ordinance #1578

As a long time resident of North Bend living on Tanner Road I am definitely supportive of ordinance #1578 which would limit new housing starts to 2 homes per acre instead of the 4 homes per acre now allowed - as I understand this ordinance. Hopefully the Segale project on Tanner Road would consider scaling down its' density to the 2 homes per acre instead of the high density project already approved. We want to keep North Bend from looking like another Snoqualmie Ridge or Issaquah Highlands.

Barbara Touchette  
45512 SE Tanner Road  
North Bend, WA 98045  
425-831-6221





**LEGAL NOTICE  
CITY OF NORTH BEND  
King County, Washington**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the North Bend City Council has scheduled a hearing to solicit public input and comments on Ordinance 1578 - Establishing Interim Zoning Regulations as Authorized by the Growth Management Act and Amending North Bend Municipal Code Sections 18.10 and 18.12 Relating to the Constrained Low-Density Residential Zone. The public hearing will take place during the Council Meeting on Tuesday, March 15, 2016, at 7:00 PM at the Mt. Si Senior Center, 411 Main Ave. S., North Bend, WA.

Comments may be presented orally at the public hearing or submitted in writing to the City Clerk at P.O. Box 896, North Bend, WA, 98045, or by e-mail to: [soppedal@northbendwa.gov](mailto:soppedal@northbendwa.gov) prior to 5:00 PM, Monday, March 14, 2016. For additional information please contact Gina Estep, Community & Economic Development Director at (425) 888-7640.

Posted: February 24, 2016

Published in the Snoqualmie Valley Record: February 24, 2016





## City Council Agenda Bill

<b>SUBJECT:</b>	<b>Agenda Date: March 15, 2016</b>		<b>AB16-035</b>
<b>Public Hearing and Ordinance Extending Interim Zoning Regulations Prohibiting Truck Travel Centers and Parking</b>	Department/Committee/Individual		
	Mayor Ken Hearing		
	City Administrator – Londi Lindell		
	City Attorney - Mike Kenyon		
	City Clerk – Susie Oppedal		
	Community & Economic Development – Gina Estep		X
	Finance – Dawn Masko		
	Public Works – Mark Rigos		
	Cost Impact: N/A		
Fund Source: N/A			
Timeline: Immediate			

**Attachments:** Ordinance, Public Hearing Notice, Public Comment

**SUMMARY STATEMENT:**

An existing commercial truck travel center, commonly known as Truck Town, is located on approximately 15.5 acres in the City’s Interchange Commercial zone. Due to the potential adverse impacts to air quality, noise, traffic, city streets and infrastructure, the City Council previously adopted a section of Chapter 18.10 of the North Bend Municipal Code (NBMC) providing that the addition of commercial truck travel centers or truck parking, or the expansion of the existing Truck Town, is not in the best interest of North Bend without a regional freight mobility plan to mitigate such adverse impacts.

On August 29, 2013, the City Council considered the current regulations of the existing Truck Town and expansion of truck uses in the City. At this work study session, Council provided direction to staff to prepare additional amendments to the Code because truck stops provide little economic benefit to the City and continue to have significant adverse impacts to traffic, air quality and City infrastructure. Before those amendments could be prepared, the Public Works Director resigned and the vacancy was advertised. It was deemed imperative that the future Public Works Director participate in any analysis of the truck regulations in order to adequately address traffic circulation and infrastructure impacts. In order to allow for this vital input, Council passed Ordinance 1523 on April 14, 2014, establishing interim development regulations prohibiting new commercial truck centers and parking within the City (the “Interim Truck Regulations”). The Interim Truck Regulations were extended under Ordinance 1552 and 1563 in accordance with RCW 36.70A.390.

Since the adoption of the Interim Truck Regulations, the Public Works Director position has been filled, but until December 2015, City staff and Planning Commission have been involved in the Comprehensive Plan update process and have not had sufficient time to analyze the truck travel center land use and its impacts.

In January 2016, the Planning Commission considered the truck regulations and held a public hearing to receive public comment on proposed permanent amendments to the truck regulations.

In February 2016, the Planning Commission completed their evaluation and consideration of the interim regulations as proposed permanent changes. The recommendation from the Planning Commission is to adopt the interim regulations as permanent changes to the City Code.

On January 27, 2016, the proposed permanent amendments were submitted to the state Department of Commerce for review as required under the GMA and on February 9, 2016 a request to expedite the Department of Commerce review was sent, however not granted. The Department requires sixty (60) days for review before final action can be taken on the permanent regulations. Therefore, the Planning Commission’s recommendation will be presented to the City Council on April 5, 2016.

The interim regulations are being extended to allow time for Department of Commerce review and for the City Council to consider the Planning Commission’s recommendation of February 11, 2016.

## City Council Agenda Bill

COMMITTEE REVIEW AND RECOMMENDATION: The Community and Economic Development Committee was briefed by phone regarding this agenda item.

RECOMMENDED ACTION: **MOTION to approve AB16-035, an ordinance extending interim zoning regulations prohibiting new commercial truck travel centers and parking, as a first and final reading.**

### RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
March 15, 2016		

## ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, RENEWING THE INTERIM ZONING REGULATIONS ADOPTED IN ORDINANCE 1523, AS AUTHORIZED BY THE GROWTH MANAGEMENT ACT, PROHIBITING COMMERCIAL TRUCK CENTERS AND PARKING; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt moratoria and other interim development regulations; and

**WHEREAS**, due to the potential adverse impacts to air quality, noise, traffic and city streets, economics and infrastructure, the City of North Bend has determined additional commercial truck travel centers, truck parking or expansion of the existing truck travel center, beyond the current site, is not in the best interest of North Bend without additional in-depth analysis, if at all; and

**WHEREAS**, the North Bend Planning Commission has been particularly busy for the past two years working on the comprehensive update of the City's Comprehensive Plan required by the Growth Management Act; and

**WHEREAS**, due to the City's work on its Comprehensive Plan update, the Planning Commission has not had sufficient time to analyze the truck travel center land use and its impacts, and the Community and Economic Development Department has therefore not been able to bring forth proposed permanent regulations for Planning Commission and City Council consideration; and

**WHEREAS**, on April 15, 2014, the City Council adopted Ordinance 1523, which adopted interim development regulations prohibiting the addition or expansion of commercial truck centers and parking in the East North Bend Master Plan Overlay District (the "Interim Truck Regulations"); and

**WHEREAS**, on April 21, 2015, the City Council adopted Ordinance 1552, extending the Interim Truck Regulations pursuant to RCW 36.70A.390; and

**WHEREAS**, on October 6, 2015, the City Council adopted Ordinance 1563, again extending the Interim Truck Regulations pursuant to RCW 36.70A.390; and

**WHEREAS**, on January 28, 2016, the Planning Commission held a public hearing and received voluminous public comment regarding proposed permanent amendments to the truck regulations contained in Chapter 18.10 NBMC; and

**WHEREAS**, on February 11, 2016, the Planning Commission deliberated and issued its recommendation to the City Council regarding the proposed permanent truck regulations; and

**WHEREAS**, on January 27, 2016, the City submitted the proposed permanent truck regulations to the Washington State Department of Commerce for review pursuant to RCW 36.70A.106(3)(a), and the Department requires sixty (60) days for review of proposed changes to development regulations; and

**WHEREAS**, on March 11, 2016, the City issued a SEPA Determination of Non-Significance (“DNS”) for the extension of the Interim Truck Regulations, and the public comment period for the DNS closes on March 29, 2016;

**WHEREAS**, the City has determined it is necessary to extend the Interim Truck Regulations, which will expire on April 5, 2016, before the Department of Commerce has completed its review of the proposed permanent truck regulations; and

**WHEREAS**, on March 15, 2016, the City Council held a public hearing pursuant to RCW 36.70A.390 to take public testimony and further consider the Interim Truck Regulations and the extension of those interim regulations for another six (6) months;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Findings of Fact:** The City Council hereby adopts the “Whereas” clauses set forth above as its findings of fact in support of extending the City’s interim zoning regulations adopted in Ordinance 1523.

**Section 2. Renewal of Adopted Interim Zoning Regulations:** The City Council hereby extends for six months, as interim zoning regulations, the following definition of “commercial truck center/service area” set forth in North Bend Municipal Code (“NBMC”) Section 18.06.030, and the following subsections of NBMC Section 18.10.025.C.d. (Special District, East North Bend Master Plan Overlay District (ENB-MPOD)):

**18.06.030 Definitions**

“Commercial truck center/service area” means a commercial facility which provides refueling, rest area, day or overnight truck parking, food, truck maintenance services and other services for the commercial freight and truck industry and associated drivers.

**18.10.025.C.3.d.ii(F)**

(F) Commercial truck center/service area is prohibited.

**18.10.025.C.3.d.iv**

iv. Commercial Truck Center/Service Areas. The ENB-MPOD includes an existing commercial truck travel center, commonly known as Truck Town, which is located on approximately 15.5 acres in the Interchange Commercial zone. Due to its location at the base of Snoqualmie Pass and at the gateway to the Puget Sound area, commercial truck traffic and overnight truck parking is often an issue, creating unmitigated adverse impacts to the city's streets and air quality. This facility is currently the only commercial truck center in King County. The city has determined a new commercial truck center/service area or expansion of the existing use, beyond the current site, is not in the best interest of North Bend and therefore prohibited. The existing commercial truck center/service area may continue to operate and improve the facility, at its current site, subject to the provisions below. As used in this section, "substantial improvements" means improvements worth more than 50 percent of the assessed value of the original building(s).

(A) Substantial improvement to existing commercial truck travel center facilities shall make available truck stop electrification capabilities, or other means for each truck to utilize to eliminate idling.

(B) Substantial improvement to existing commercial truck travel center facilities shall require full compliance with the North Bend Municipal Code.

(C) Any redevelopment of the existing 15.5-acre commercial truck travel center located in the Interchange Commercial zone shall locate all retail, restaurants and commercial buildings along 468th Avenue SE and North Bend Way (see Figure 18.10.025-2, commercial building priority area). Truck and vehicular parking and truck service areas shall be placed to the rear and internal areas of the site. Truck parking is prohibited adjacent to North Bend Way or 468th Avenue SE.

(D) Commercial truck parking areas shall not be located adjacent to public streets, unless a 30-foot, Type 2 landscape buffer is provided.

(E) Performance Standards. Commercial truck travel centers and related uses shall comply with the performance standards as set forth in NBMC 18.10.050.

(F) Permitted Uses. For Interchange Commercial zoned property within the ENB-MPOD, all uses permitted in the IC zone as identified in NBMC Table 18.10.030, Permitted and Conditional Land Uses, are permitted including commercial truck travel center.

**Section 3. Effective Duration of Interim Development Regulations:** The interim zoning regulations set forth in Ordinance 1523 and repeated above shall be in effect for a period of six months from the effective date of this Ordinance and shall automatically expire at the conclusion of that six month period unless sooner renewed or repealed.

**Section 4. Public Hearing:** The City Council held a public hearing at the City Council’s regular meeting on March 15, 2016, to take public testimony and to consider adopting further findings of fact.

**Section 5. Severability:** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 6. Effective Date:** This Ordinance, as a public emergency ordinance necessary for the protection of the public health, public safety, public property, and public peace, shall take effect and be in full force on March 30, 2016. Pursuant to Matson v. Clark County Board of Commissioners, 79 Wn. App. 641, 904 P.2d 317 (1995), non-exhaustive underlying facts necessary to support this emergency declaration are included in the “WHEREAS” clauses, above, all of which are adopted by reference as findings of fact as if fully set forth herein.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15<sup>TH</sup> DAY OF MARCH, 2016.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Kenneth G. Hearing, Mayor**

\_\_\_\_\_  
**Michael R. Kenyon, City Attorney**

**ATTEST/AUTHENTICATED:**

Published:  
Effective:

\_\_\_\_\_  
**Susie Oppedal, City Clerk**



**LEGAL NOTICE  
CITY OF NORTH BEND  
King County, Washington**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the North Bend City Council has scheduled a public hearing to solicit input and comments on extending interim development regulations related to prohibition of commercial truck centers and parking as adopted by Ordinance 1523 and subsequently extended by Ordinance 1552 and 1563. The public hearing will take place during the Council Meeting on Tuesday, March 15, 2016, at 7:00 PM at the Mt. Si Senior Center, 411 Main Ave. S., North Bend, WA.

Comments may be presented orally at the public hearing or submitted in writing to the City Clerk at P.O. Box 896, North Bend, WA, 98045, or by e-mail to: [soppedal@northbendwa.gov](mailto:soppedal@northbendwa.gov) prior to 4:00 PM, Monday, March 14, 2016. For additional information please contact Gina Estep, Community & Economic Development Director at (425) 888-7640.

Posted: March 2, 2016

Published in the Snoqualmie Valley Record: March 2, 2016



**From:** Bob Morrell <[Robert.Morrell@netapp.com](mailto:Robert.Morrell@netapp.com)>  
**Date:** Tuesday, February 16, 2016 at 11:37 AM  
**To:** "[Ishaw@northbendwa.gov](mailto:Ishaw@northbendwa.gov)" <[Ishaw@northbendwa.gov](mailto:Ishaw@northbendwa.gov)>  
**Cc:** Diane Morrell <[dcmorrell@comcast.net](mailto:dcmorrell@comcast.net)>  
**Subject:** Street Maintenance

Larry,

I hope you are the right person to reach out to regarding my question. If not, will you please point me in the right direction.

I am trying to understand who is responsible for the street maintenance on 468th Ave SE by the truck stop. There is a trucking outfit operating just north of the fuel stations. The roadway in front of their place is littered with gravel, mud, silt and standing water. It is extremely dangerous and even more during heavy rains causing rushing and standing water over the roadway. There are no caution or hazard signs to alert drivers of this condition. I live just around the corner from this location and have dealt with these dangerous conditions for a long time now. The ditch drainage does not seem adequate and was only made worse when the sewers were installed in that area. I also believe this poor drainage has contributed to the pot holes on the shoulder of the roadway. I think the trucks leaving this location are responsible for the increased loose gravel and mud being drug out into the roadway when they pullout from their parking area.

I had a very close call on my motorcycle recently in this location because I was unaware of the huge increase of loose gravel on the road. Again, no signs alerting drivers of the immediate hazard on the roadway. I am concerned with all the additional traffic in this area someone is going to get seriously hurt.

Who is responsible for the maintenance of this roadway? If it is the city, why is nothing being done to address this?

Thanks,  
Bob Morrell  
425-577-0124  
13912 463rd Ave SE



**Susie Oppedal**

---

**From:** Edward Slaght <edwaslo@hotmail.com>  
**Sent:** Wednesday, March 02, 2016 11:57 AM  
**To:** Susie Oppedal  
**Subject:** Ordinance 1523

Hello,

As a community member I appreciate both sides of this issue, but I would rather not see semi-truck parking on our residential streets. With the recent pass closures I had the opportunity to drive on North Bend way while there were semi-trucks parked on both sides of the street, and had to cross over the center line because there inadequate shoulder space for the trucks to get completely off of the road. With out major work to widen our streets it makes no sense to me to allow semi-truck parking on the residential streets. I do however believe that the existing parking lot at Truck Town should expanded to allow for more parking.

Thank you,  
Edward Slaght  
45800 SE North Bend Way



**Susie Oppedal**

---

**From:** Liz and Skip <phranersl@comcast.net>  
**Sent:** Wednesday, March 02, 2016 11:47 AM  
**To:** Susie Oppedal  
**Subject:** truck parking

I would like to publicly comment on the truck parking issue. I believe that exit #34 is the natural place to expand truck parking and add services for truck drivers and travelers. It is already an industrial area, and it is at the bottom of Snoqualmie Pass. I think it is irresponsible and dangerous to expect trucks to park out on the freeway night after night. These people deliver the goods we all need, and they are going to increase with population growth, not decrease. It's not a matter of if we want them or not, they are here and they are a necessary reality. Their driving hours and times of delivery are regulated and it seems logical to add parking and services between the pass and the big cities. I for one don't want my family sharing the road with a tired, hungry driver. I think adding parking, restaurants and services at exit #34 will bring revenue to the city, not cost. I don't think we should let a small number of citizens, who purchased houses next to a truck stop, control the future of this area. Common sense should rule on this issue, not a special interest, not in my back yard group. There is plenty of room between the Snoqualmie exit and exit #34 for the quaint village that some seem to envision. Exit #34 is far enough away from downtown, I don't see it having any impact, if that area is ever improved.



**Susie Oppedal**

---

**From:** Joyce Hibma <joyce.bulldog@yahoo.com>  
**Sent:** Monday, March 07, 2016 11:10 AM  
**To:** Susie Oppedal  
**Cc:** CouncilMember Rosen; CouncilMember Elwood; agotelf@northbendwa.gov;  
CouncilMember Pettersen; CouncilMember Kostanich; CouncilMember Volken;  
CouncilMember Loudenback  
**Subject:** Public Comment - extending interim development regulations Ordinance 1523

Please consider this my public statement regarding extending interim development regulations related to prohibition of commercial truck centers and parking.

In light of new communication with WSDOT and representative Jay Rodne, I ask that the city council extend, or better yet allow the restrictions to expire without adopting the ordinance. I feel that there has not been nearly enough conversation, research or effort put forward regarding the *benefits* of allowing a secondary Travel Center and/or the expansion of the existing Travel Center. Yes, time has certainly passed but really, what effort has been put forward? In 3 weeks I have successfully corresponded with the FHWA and located federal funds for Truck Parking, WSDOT and our state representatives. I am no one, just a concerned citizen. I find it hard to believe that any *real effort* to resolve this issue by the City has been done since I alone have made it this far and at least got the conversation going. I feel that all efforts thus far have been focused on the negative, resulting in an unjustified condemnation of the freight industry in order to persuade and satisfy the vision of few.

I have been to many travel centers from Washington to Minnesota and as far South as Texas and Arizona and all of the West Coast states in between. All of them consist of a mix of travelers bustling through the travel center in harmony. Semi Tractors and Trailers on one side and the general public on the other. Once inside the facility regardless of how they got there no one is complaining of the other, no one cares, *they are all just people*. I feel like that is what is being forgotten. Inside those Trucks that are being left to sit on the side of I-90 are men and women trying to make an honest living. *Who are we to say who can or cannot be served by our community especially in times of need when safety is of concern?* Our geographic location has put us in this predicament. The trucks are never going to go away. Why not embrace it? The hikers and campers will still come, just like the trucks. I am asking that you take the moral ground and let them *all* in. I ask that you take time to research thoroughly how the freight industry can benefit our community and how the City can partner with WSDOT to resolve this issue.

Respectfully,

Joyce Hibma



**Susie Oppedal**

---

**From:** Bill Sharpe <billsharpe@gmail.com>  
**Sent:** Tuesday, March 08, 2016 5:15 PM  
**To:** Susie Oppedal  
**Subject:** I SUPPORT truckers who enter North Bend Wa...

To whom it may concern:

It's quite obvious to me that the cities along the west coast part of I-90 wish NOT to be bothered by truckers who need to pull off the highway for various reasons. In my view, I believe the area in & around exit 34 is the optimal spot for trucks to get services & safely rest etc.

I've noticed North Bend has a plethora of signage making parking nearly impossible for truckers. Communities like ours need to step UP & accommodate the 21st century truck travel industry. Let's let the trucks have a safe place to rest other than the sides of our highways. Plus, the pass closes much more now days & exit 34 is nearly their only choice to safely wait for the pass to open.

As an individual who resides in Snoqualmie & Cle Elum, its quite evident to me that we need to make life easier for truckers.

I've worked at the Snoqualmie Valley food bank for over four years now. There's been countless times that the drivers have donated large quantities of food to the food bank.

If this is a public record, THANK-YOU truckers for ALL the quality food you have donated. Thanks to for nearly all the goods you bring us, I appreciate it...

A diverse / smart community supports all its interests like hikers, skiers, river sports peeps, travelers, of course truckers & so on...

THANKS.

Bill

William S Sharpe  
35225 SE Terrace  
Snoqualmie, Wa 98065  
509-999-8333

#biLL



**Susie Oppedal**

---

**From:** Tom Meagher  
**Sent:** Thursday, March 10, 2016 9:47 AM  
**To:** Ellen Torchia  
**Cc:** Susie Oppedal  
**Subject:** RE: FW: Truck Stop Issue

Hello, Ms. Torchia –

I have received your comment and I am forwarding it to our City Clerk, Susie Oppedal. This issue is no longer under review by the Planning Commission, and has moved to review by the City Council. Ms. Oppedal is contact person to make comment to the Council.

Thank you, Ms. Torchia, for taking the time to express your comment to the City of North Bend. We greatly appreciate hearing your opinion.

*Tom Meagher, Office/Permit Coordinator*  
Phone: 425-888-7641  
City of North Bend Community & Economic Development Department  
P. O. Box 896  
126 East Fourth Street  
North Bend, WA 98045  
Fax: 425-888-5636



\*\*\*This email may be considered a record subject to public review\*\*\*

**From:** Ellen Torchia [<mailto:airafair@gmail.com>]  
**Sent:** Thursday, March 10, 2016 9:39 AM  
**To:** Tom Meagher  
**Subject:** Re: FW: Truck Stop Issue

I would like to know what the biggest issue is as to why the council/committee does not want to allow this expansion.  
I do not seem to clear as to their reason why.  
I plan to attend the next meeting and would like to be able to speak as to their objections of the expansion. Also, you council members might want to be careful when discussing this issue in public as they have been overheard just not wanting trucks in North Bend. I would like to know why. These men and women do not want to drive into down town NB They want on an off the hwy to get services, rest and get right back on the road.

On Wed, Feb 3, 2016 at 3:57 PM, Tom Meagher <[TMEAGHER@northbendwa.gov](mailto:TMEAGHER@northbendwa.gov)> wrote:

Dear Ms. Torchia –

The City has received your comments in association with the proposed amendments to the North Bend Municipal Code Sections 18.06.030 and 18.10.025, pertaining to commercial truck center/service areas. Your comments have been provided to our Planning Commission for their consideration.

Thank you for taking the time to provide your thoughts to the city. We very much appreciate your input.

*Tom Meagher, Office/Permit Coordinator*

Phone: [425-888-7641](tel:425-888-7641)

City of North Bend Community & Economic Development Department

P. O. Box 896

126 East Fourth Street

North Bend, WA 98045

Fax: [425-888-5636](tel:425-888-5636)



\*\*\*This email may be considered a record subject to public review\*\*\*

**From:** Ellen Torchia [<mailto:airafair@gmail.com>]

**Sent:** Tuesday, January 26, 2016 4:03 PM

**To:** Gina Estep

**Subject:** Truck Stop Issue

Hi Gina,

I would like to go on record about the issue of the truck stop expansion.

I have been a resident here for over 30 years. I originally moved to North Bend to a home on Edgewick Road near the truck stop. I also have experience with over the road trucking.

I am concerned that the city is totally neglecting the needs of this industry and the strategic location of the only remaining truck stop in King County.

This truck stop is vital to the trucking community that services the Puget Sound area and has far surpassed it's ability to accommodate the number of trucks necessary to provide the goods to the ever growing area including North Bend.

With that said, what about the responsibility of the city to help create a more safe place for the trucks to park when the pass is closed? These men and women need restrooms, showers, laundry facilities, food, fuel and more. They are revenue to this city. Without them bringing products and food around the country, we all would be in a world of hurt.

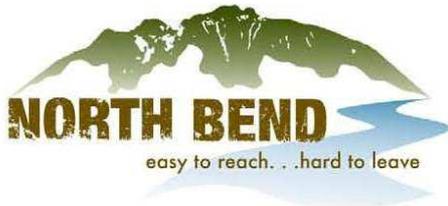
We need to embrace this industry and the advice the truck stop experts have provided the city and listen. We don't need more housing in an industrial area. We need the industry. Isn't the city suppose to grow both residential and commercial? There has been a great plan proposed for the expansion of the truck stop by Mr. Gary Hall of Truck Stop Consultants. It is needed and the council and committees need to listen.

A few complaining residents should not prevent the city from stopping this project when many more agree we need it.

Ellen Torchia

Concerned City Resident.





## City Council Agenda Bill

<b>SUBJECT:</b>	<b>Agenda Date: March 15, 2016</b>	<b>AB16-036</b>
<b>An Ordinance Amending North Bend Municipal Code Chapter 18.10.025, Special Districts, as it Pertains to the Tanner Junction Master Plan Overlay District</b>	Department/Committee/Individual	
	Mayor Ken Hearing	
	City Administrator – Londi Lindell	
	City Attorney - Mike Kenyon	
	City Clerk – Susie Oppedal	
	CED Senior Planner – Jamie Burrell	X
	Finance – Dawn Masko	
	Public Works – Mark Rigos	
Cost Impact: N/A		
Fund Source: N/A		
Timeline: Immediate		
<b>Attachments:</b> Ordinance, Exhibit A - Proposed amendments to 18.10.025 C.4 including revised Figure 18.10.025-3, Public Comment		
<b>SUMMARY STATEMENT:</b>		
<p>On September 2, 2015 Robert E. Hibbs, on behalf of Rexford R. Hibbs Irrevocable Trust, submitted an overlay request to the City. The proposed overlay is on three parcels (consisting of 5.93 acres) currently zoned EP-1 that are located south of SE North Bend Way, at the northeast corner of SE 136th Street to the south and 436th Avenue SE to the west. The overlay district enables residential development that would not otherwise be permitted in the current EP-1 zone, and will provide a transition of uses to the existing single-family residential properties that surround these properties.</p> <p>City staff worked with the applicant/property owner to highlight the important elements of the gateway and preservation at the corner of 436<sup>th</sup> Avenue SE and SE 136<sup>th</sup> Street. The setback area will save the bulk of existing trees on this portion of the site and provide a natural gateway to the City. The meandering sidewalks will connect the frontage with the development.</p> <p>The Planning Commission held a public hearing on November 12, 2015 and recommended the attached NBMC changes on December 10, 2015.</p> <p>The City Council held a Workstudy on February 23, 2016, to further consider the property owners proposal and the Planning Commission’s recommendation. During that Workstudy the Council expressed a concern with locating High Density Residential development so far from the downtown core. They expressed a preference to have this style of development located in or within walking distance of the downtown core.</p> <p>The applicant originally requested an amendment to allow 12 units per building (rather than 10 which is currently allowed in the code) for buildings in this overlay that do not front 136<sup>th</sup> Street, but since this was taken up by Council the applicant pulled that request to simplify their proposal.</p>		
<b>COMMITTEE REVIEW AND RECOMMENDATION:</b> The Community and Economic Development Committee reviewed the proposed amendments at the January 19, 2016 CED Committee meeting and recommended approval with the amendment to not allow 12 units per building, and the Committee desired additional Council discussion.		
<b>RECOMMENDED ACTION:</b> <b>MOTION to approve AB16-036, an ordinance amending North Bend Municipal Code Chapter 18.10.025, Special Districts, as it pertains to the Tanner Junction Master Plan Overlay District, as a first and final reading.</b>		
<b>RECORD OF COUNCIL ACTION</b>		
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
February 2, 2016	AB16-011 Postponed to 02-23-16 Council Workstudy	6-0
March 15, 2016		



## ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, ADOPTING AMENDMENTS TO NORTH BEND MUNICIPAL CODE CHAPTER 18.10.025, SPECIAL DISTRICTS, C. MASTER PLAN OVERLAY DISTRICTS, SPECIFICALLY BY AMENDING 4. TANNER JUNCTION MASTER PLAN OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, RCW 36.70A.040 requires the City of North Bend to prepare a Comprehensive Land Use Plan under Growth Management Act (GMA) and to implement such plan with development regulations, including the zoning code, which are to be consistent with the plan; and

**WHEREAS**, RCW 36.70A.130(4)(a) requires that the City of North Bend Comprehensive Land Use Plan and development regulations, including the zoning code, shall be subject to continuing review and evaluation by the City; and

**WHEREAS**, the City of North Bend Comprehensive Land Use Plan Goal LU-1 calls to preserve North Bend's small town qualities and its natural environment, while allowing for growth and development; and

**WHEREAS**, Robert E. Hibbs of Rexford R. Hibbs Irrevocable Trust, et al., submitted a complete application for the proposed amendments to the Tanner Junction Master Plan Overlay District, NBMC 18.10.025 C. 4, attached hereto as Exhibit A (Proposed Amendments); and

**WHEREAS**, the Proposed Amendments are intended to highlight the important elements of the gateway and tree preservation at the corner of 436<sup>th</sup> Avenue SE and SE 136<sup>th</sup> Street; and

**WHEREAS**, the Planning Commission heard public comment at their November 12, 2015 meeting and reviewed one comment letter received on November 5, 2015; and

**WHEREAS**, the Planning Commission recommended approval of the Proposed Amendments after further deliberation and edits at their December 10, 2015 meeting; and

**WHEREAS**, the Community and Economic Development Council Committee reviewed the Proposed Amendments and requested that they be brought forward for City Council consideration; and

**WHEREAS**, the Proposed Amendments were submitted to the Washington Department of Commerce for review on December 3, 2015; and

**WHEREAS**, the City issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) for the non-project amendment to NBMC 18.10.025 on October 28, 2015, and received no comments on the SEPA DNS; and

**WHEREAS**, pursuant to the procedures established in NBMC 20.08, notice of the public hearing and SEPA DNS was provided by publication of a legal notice in the Snoqualmie Valley Record, posting at the City's four official posting locations, and posting of the hearing, SEPA DNS, and the Proposed Amendments on the City's website, updated frequently; and

**WHEREAS**, the Council finds that the Proposed Amendments address and are consistent with the requirements of the Growth Management Act; and

**WHEREAS**, the Council finds that the City followed procedural requirements of NBMC Chapter 20.08 to notify and advertise the Proposed Amendments to the public and interested agencies and pursuant to this, the Planning Commission and subsequently the City Council considered all written and verbal comments received during their respective processes;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** The City Council adopts the Proposed Amendments to the Tanner Junction Master Plan Overlay District Chapter 18.10.025 C 4. of the North Bend Municipal Code, hereto attached as Exhibit A.

**Section 2.** The Community and Economic Development Director is hereby authorized and directed to make necessary edits to the City of North Bend Official Zoning Map to depict the additional areas subject to the Master Plan Overlay District.

**Section 3. Severability:** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

**Section 4. Effective Date:** This ordinance shall be published in the official newspaper

//

of the City, and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 15<sup>TH</sup> DAY OF MARCH, 2016.**

**CITY OF NORTH BEND:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Kenneth G. Hearing, Mayor**

\_\_\_\_\_  
**Michael R. Kenyon, City Attorney**

Published:  
Effective:

**ATTEST/AUTHENTICATED:**

\_\_\_\_\_  
**Susie Oppedal, City Clerk**



**18.10.025 Special districts.**

C. Master Plan Overlay Districts.

1. Process. A master plan overlay district (MPOD) provides a process by which a specific planned mix of uses and layout may be provided through a master plan to address unique site specific opportunities and constraints.

a. The MPOD layout map shows the approximate location of future land uses, open spaces, public streets and access points.

b. All short plats, subdivisions, binding site plans, site plans or all other development approvals, including construction approvals, shall be generally consistent with the MPOD layout map, and shall conform to specific standards established under the MPOD, and the provisions of this chapter. The road location shown on the MPOD layout map may change in the final development plan, but shall be generally consistent with the layout map.

c. The first and initial land use development application for any parcel within the MPOD shall show the approximate location of all applicable land uses, open spaces, public streets and access points for the entire parcel or application site, allowing for the comprehensive planning intended by the MPOD.

4. Tanner Junction Master Plan Overlay District (Tanner Junction MPOD). The Tanner Junction MPOD includes ~~seven~~ ten commonly owned properties zoned EP-1 that are located between North Bend Way to the north and SE 136th Street and I-90 to the south, and as further depicted on Figure 18.10.025-3.

a. Purpose. ~~Due to the proximity of the single-family low density residential zones immediately to the south and west and the nearby Snoqualmie Valley Trail, the~~ Due to the proximity of the Snoqualmie Valley Trail that passes through the site and the single family low density residential neighborhood immediately across SE 136th Street to the south of the site, certain light industrial and manufacturing uses permitted by the underlying EP-1 zone could be inconsistent with the recreational uses and residential character of the immediate area. A master plan overlay district establishes a site plan and mix of uses more compatible with these adjacencies. Should an applicant wish to propose a site layout or mix of uses alternative to that provided by the MPOD, the applicant may apply for a development agreement pursuant to Chapter 18.27 NBMC. Such development agreement shall not preclude other parcels within the MPOD from achieving conformance to the provisions of the MPOD.

b. Site Circulation. Frontage and Trails. Streets and access locations to be constructed shall at a minimum include the following:

i. Public and private access locations shall include minimum five-foot-wide sidewalks and minimum five-foot-wide planter strips at the public street intersections, and may transition from there to alternative standards within the private development.

ii. There shall be a maximum of two access locations ~~into the primary parcel~~ from North Bend Way, including the collector street described below. The separate triangular shaped eastern parcel ending in 9188 may have shared access with the adjoining parcel to the east onto SE North Bend Way, to allow for adequate separation from Tanner Road. An additional access point may be considered only for emergency access purposes or if warranted by a traffic study.

iii. A public north-south through street shall bisect the site in the western half of the parcel to connect SE 136th Street with North Bend Way, in the location identified on Figure 18.10.025-3.

(A) The north-south through street shall be constructed and dedicated to the city of North Bend with the recording of the final plat, final binding site plan approval (if applicable), prior to final building permit, or other associated permit for a development proposal on the affected property.

(B) The north-south through street shall be constructed according to the standard for collector streets in Chapter 19.05 NBMC, Design and Construction Standards for Streets, or as otherwise determined necessary by the city engineer.

(C) An additional street may be warranted depending on the type of development proposed to bisect the remaining parcel as shown dotted on Figure 18.10.025-3 and aligning with the proposed access points.

iv. The three most westerly parcels shall share one access point, to the extent feasible as determined by the City, from SE 136th Street to line up with 437<sup>th</sup> Pl. SE. An additional access point may be considered only for emergency access purposes, or if warranted by a traffic study approved by the City. An exit only may be allowed onto 436th Avenue SE at the City discretion.

iv. In order to preserve existing significant trees along the SE 136<sup>th</sup> Street and 436<sup>th</sup> Ave SE, the public sidewalk shall meander through the retained significant trees, to the extent feasible as determined by the City. The CED Director may allow flexible building setbacks to accommodate retention of the significant trees along the frontage and within the front yards.

vi. A public trail, constructed per the trail construction standards in NBMC 17.25.065, shall be constructed along the southern boundary ~~of the site~~, and within the TLA, to connect SE 136th Street to the Snoqualmie Valley Trail. A public access trail easement containing the trail corridor shall be provided to the city, prior to final building permit approval for development on the affected parcel.

viii. A 10-foot-wide paved public trail (Tanner Trail) with 10-foot planter strip area containing street trees and associated turf and/or native shrubs and ground cover plantings, constructed per the trail construction standards in NBMC 17.25.065, built to match existing Tanner Trail section located within downtown North Bend, shall be constructed along the SE North Bend Way frontage to connect with the King County Snoqualmie Valley Trail as shown on Figure 18.10.025-3. Existing significant trees shall be retained in this area unless there is conflict with an access point.

c. Any land use permit associated with properties fronting North Bend Way within this overlay zone shall install a pedestrian crossing across North Bend Way providing a connection to Tanner Trail and Snoqualmie Valley Trail. The pedestrian crossing shall include at a minimum: a perpendicular crosswalk at SE North Bend Way with reflective bumps and/or lights. Further safety measures may be determined necessary by the city through the development review process.

i. The applicant shall coordinate with King County Parks and city of North Bend for a safe and efficient at-grade crossing of the Snoqualmie Valley Trail with SE North Bend Way and Tanner Trail.

ii. Trail parking of not less than three spaces shall be provided as part of any development application and shall be constructed in conjunction with the development. A bike rack is also encouraged.

d. Allowable Uses and Bulk and Dimensional Standards.

i. Uses within the Tanner Junction MPOD are as established in NBMC 18.10.030 based on the corresponding zones identified in Figure 18.10.025-3. Approximately 350 feet of the southern half of the Parcels No. 1423089183, 1423089185 and 1423089073 and the entire Parcels No. 1423089184, 1423089132, 1423089136 and 1423089135 may be comprised of HDR uses and/or EP-1 uses, except single-family detached, and cottage housing over 1,300 sq. ft. and senior housing is not allowed within this overlay. Any EP-1 uses shall provide a 20-foot type I landscape transition area, pursuant to Chapter 18.18 NBMC Table 1, when located adjacent to HDR use within the site.

ii. Bulk and dimensional standards applicable to residential uses shall be as established for the HDR zone per NBMC Table 18.10.040, Bulk and Dimensional Standards, except that for Tanner Junction MPOD 12 units per building are allowed for buildings that do not front 136<sup>th</sup> Street.

iii. Bulk and dimensional standards applicable to commercial and industrial uses shall be as established for the EP-1 zone per NBMC Table 18.10.040, Bulk and Dimensional Standards.

e. Building Size and Orientation. In addition to the provisions of the applicable design standards in Chapter 18.34 NBMC, the following standards shall apply to the layout and orientation of buildings within the Tanner Junction MPOD:

i. Commercial and industrial buildings constructed within the Tanner Junction MPOD shall provide primary frontage to either North Bend Way, SE Tanner Road or to the north-south internal through street, but shall not be oriented to SE 136th Street. The back of buildings shall not be oriented to North Bend Way, SE Tanner Road or the north-south internal through street.

ii. Buffering to LDR. If any area immediately bordering SE 136th Street is used for commercial or industrial buildings rather than residential buildings, the property of the commercial or industrial building shall provide a 30-foot Type 1 landscape buffer along the frontage of SE 136th Street.

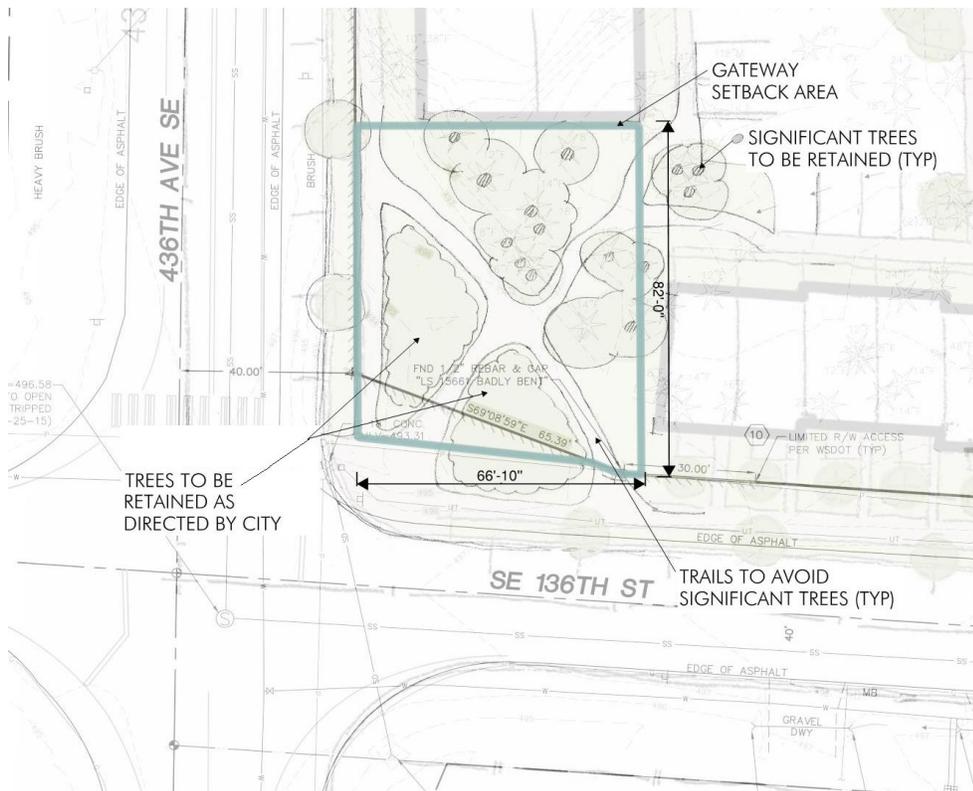
iii. All loading docks shall be located behind the buildings and not be visible from North Bend Way.

f. Gateway Frontage at 436<sup>th</sup> Avenue SE and SE 136<sup>th</sup> Street. The intent of the open space tract at the corner is to retain the forested character, serving as a City gateway. Trees and native vegetation will be retained to the greatest extent possible, with clearing limited to removal of hazard trees and as necessary to accommodate trails and gateway features. The Director may approve deviations to the setback or frontage improvements in order to retain trees. Additional elements for this gateway area shall include

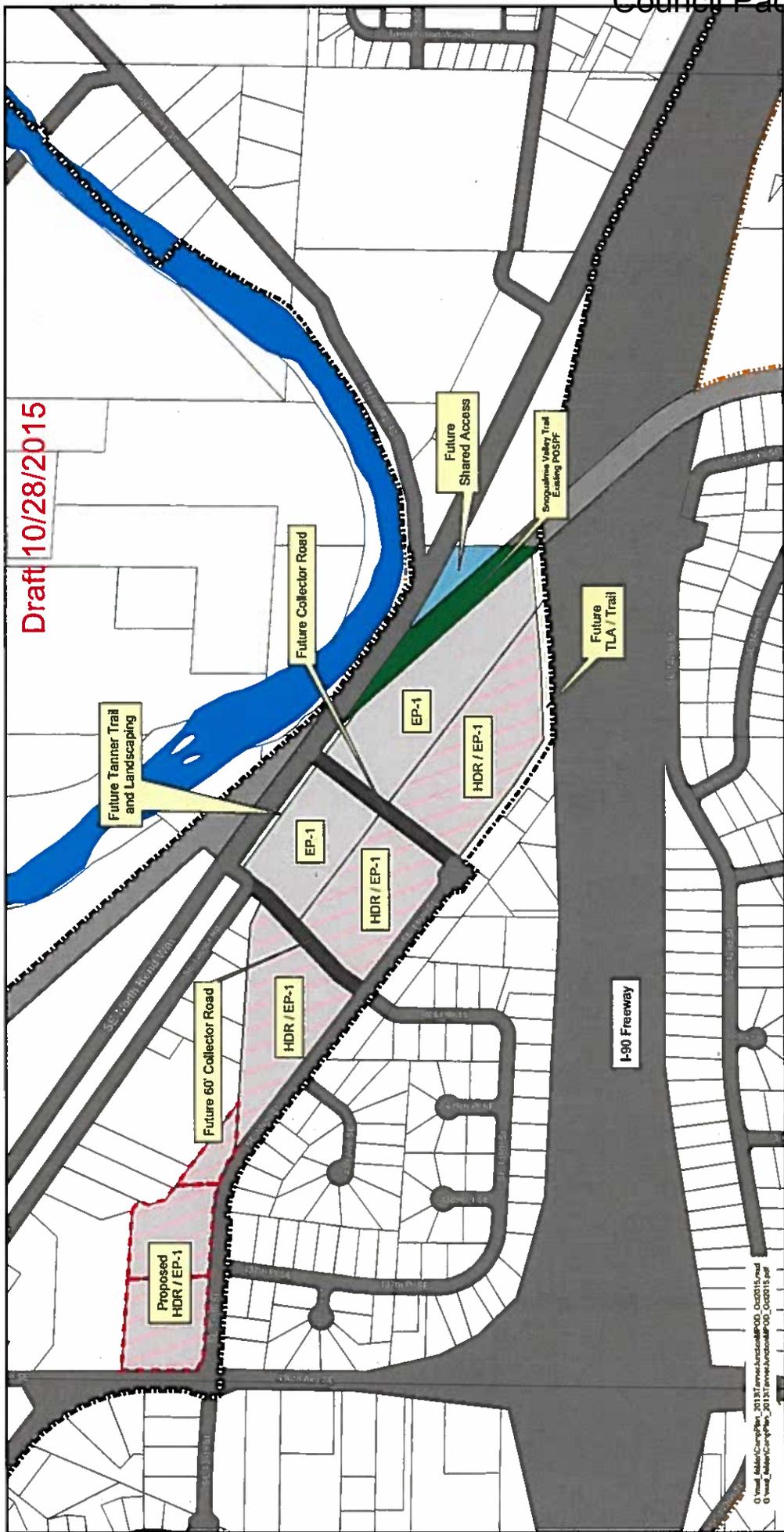
i. The minimum area shall be 66' along SE 136<sup>th</sup> and 82' along 436<sup>th</sup> Avenue SE.

ii. Meandering sidewalks, with pedestrian level lighting, through preserved and enhanced native vegetation as depicted below.

iii. This area shall include small signage providing interpretation of natural flora or North Bend historic attributes.







Draft 10/28/2015

**City of North Bend**  
**Tanner Junction Master Planning Overlay District (MPOD)**  
**Figure 18.10.025-3**

Map Updated October 28, 2015  
 Map Produced July 16, 2013

**Legend**

- Proposed HDR / EP-1 Overlay Addition
- Tanner Junction MPOD
  - EP-1
  - HDR / EP-1
  - HDR
  - Future 60' Collector Road
  - Future Tanner Trail
  - TLA / Trail
  - Snoqualmie Valley Trail POSPF
  - Future Shared Access
- North Bend City Limits
- North Bend Urban Growth Area Boundary
- Streams
- Rivers or Lakes
- Parcels

Scale: 0, 250, 500, 1,000 Feet

GIS



February 2016

North Bend City Council  
City of North Bend  
211 Main Avenue North  
North Bend, WA 98045

Dear City Council Members,

I am writing regarding an application that has been made for an overlay zone for high density residential, on a property close to the 436<sup>th</sup> exit off I-90. As a resident and property owner in North Bend, I am in support of this idea.

Not only is it a great location for access to the freeway, but the area is largely residential so it seems to be a great fit for the area. It also works well as a transition from the housing to the businesses along North Bend Way. The gateway and tree preservation area that the property owner is offering to the city is a great benefit, and I would hate to see that go away if this application is not approved.

North Bend desperately needs more affordable housing. There are very few options for housing in North Bend; most of it is single family homes which are too expensive. In addition, as our children grow up, there aren't options for them to find housing here in North Bend. Please approve the rezone for this property so the project can move ahead.

Sincerely,



Gavin YOST



BROOKWATER *fund*, LLC

March 8, 2016

North Bend City Council  
City of North Bend  
211 Main Avenue North  
North Bend, WA 98045

RE: Tanner Junction MPOD

Dear City Council Members,

I am writing this letter to encourage the Council to approve the proposed Tanner Junction MPOD multi-family housing project. More than any other building form, we need more rental apartments in North Bend and in the Upper Snoqualmie Valley.

US Census reported in 2010 that almost 10,000 jobs are located in the Upper Snoqualmie Valley. But that does not mean that 10,000 people live and work in the Upper Snoqualmie Valley. We estimate that more than half of those employees commute into the valley each day for one reason: they cannot find a place to live here.

Not everyone can afford or wants a four bedroom single family residence, but that is all that is being built. Renters live among us every day. They teach our children, draw our blood, and build and repair the things we need, and they include our children. I cannot think of anyone who has not been a renter at some point in our lives.

As the Developer of the Borgen Plaza (Bartell Drug), Chinook Lumber and Snoqualmie Mill and a 15 year valley resident, I am very concerned about our ability to attract or retain employers if we cannot offer a place for their employees to live. The current housing stock is not adequate, and it is hugely out of balance.

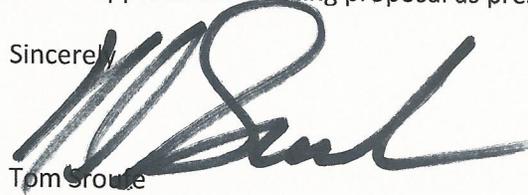
The proposed project calls for approximately 125 units, which is what is allowed under HDR zoning. This site could handle a much larger project with grace and scale because of its proximity to the freeway and tall trees. But the proposal is substantial enough to avoid low density sprawl.

Thomas A. Sroufe, *Managing Partner* E / tasco@comcast.net T / 425.444.0822  
8306 428th Avenue SE, Snoqualmie, WA 98065

Today we function more like a resort community than a balanced, sustainable community, at least in terms of housing. That needs to change. We must provide a place for all of our people to live, work and play. This project is one small step toward curing that problem.

Please approve this existing proposal as presented without reduction.

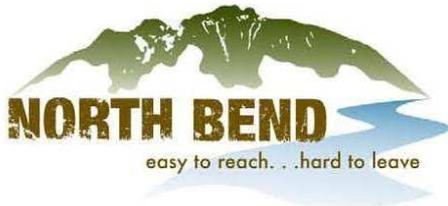
Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Strout', written over the word 'Sincerely,'.

Tom Strout

Managing Partner

BrookWater Fund, LLC



## City Council Agenda Bill

<b>SUBJECT:</b>		<b>Agenda Date: March 15, 2016</b>	<b>AB16-037</b>
<b>A Motion Authorizing an On-Call Professional Services Contract with Zipper Geo Associates, LLC for Geotechnical Engineering and Environmental Consulting Services</b>		Department/Committee/Individual	
		Mayor Ken Hearing	
		City Administrator – Londi Lindell	
		City Attorney - Mike Kenyon	
		City Clerk – Susie Oppedal	
		Community & Economic Development – Gina Estep	
		Finance – Dawn Masko	
		Public Works – Mark Rigos, P.E.	
Cost Impact: N/A			
Fund Source: Varies			
Timeline: March 15, 2016-December 31, 2017			
<b>Attachments:</b> Scope of Services and Fee Summary (Exhibit A)			
<p><b>SUMMARY STATEMENT:</b></p> <p>From time to time certain capital projects require the assistance of outside professional services experts. To expedite the use of these experts every time City staff needs assistance, consultants can be placed under contract for on-call services. Their services would be called upon only when their assistance is needed. No expense is incurred unless a specific task and associated fee is negotiated with the relevant consultant.</p> <p>The City of North Bend uses MRSC's Architect &amp; Engineer list and the MRSC advertises annually to update this list. The Public Works department is requesting a consultant from this list, Zipper Geo Associates, LLC, be offered an On Call Services Agreement. If approved, the professional services contract with Zipper Geo could provide services for any work based upon a specific project budget. Historically, Work Orders would be generated and taken to the City Council (exceeding \$7,500) approving the dollar amount of the task.</p> <p>Zipper Geo Associates area of expertise and services to be rendered for the City include geotechnical engineering services including design phase evaluations of road and utility infrastructure, pavement design, retaining wall design, ground improvement, and stormwater infiltration. With the large number of upcoming capital projects underway, the City will need to have a Geotechnical Engineer available. Zipper Geo has recently done work for the City as a sub-consultant for Blueline. The City was pleased with their work and found it to be of high quality.</p>			
<p><b>COMMITTEE REVIEW AND RECOMMENDATION:</b> This item was sent via email to the Transportation &amp; Public Works Committee on March 10, 2016 for review.</p>			
<p><b>RECOMMENDED ACTION: MOTION to approve AB16-037, authorizing an on-call professional services contract with Zipper Geo Associates, LLC.</b></p>			
<b>RECORD OF COUNCIL ACTION</b>			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	
March 15, 2016			



**Zipper Geo Associates, LLC**  
**Geotechnical and Environmental Consulting**

Proposal No. P16159  
8 March 2016

City of North Bend  
Department of Public Works  
1155 East North Bend Way  
North Bend, Washington 98045

Attention: Mr. Tom Mohr

Subject: Scope of Services and Fee Summary  
On-call Geotechnical Engineering and Environmental Consulting Services  
North Bend, Washington

Dear Tom:

As per your request, Zipper Geo Associates, LLC (ZGA) has prepared a scope of services and fee summary for providing on-call geotechnical engineering and environmental consulting services. This proposal is based upon our staff history of providing consulting services to the City of North Bend and other local agencies.

**GEOTECHNICAL SERVICES**

ZGA provides local agencies with a variety of geotechnical services, including design phase evaluations of road and utility infrastructure, landslide characterization and mitigation design, and third party peer review. Our staff is available to assist in these areas, as well as the following:

- Shallow and deep foundations
- Liquefaction mitigation
- LRFD geotechnical design
- Laterally loaded pile analysis
- Slope stability analysis
- Pavement design
- Construction observation & testing
- Displacement-based seismic design of retaining walls and slopes
- Pre-load design
- Ground improvement
- Failure causation studies
- Soil nail wall design
- MSE wall design
- Stormwater infiltration
- Geotechnical laboratory testing

**Zipper Geo Associates, LLC**

Proposal No. P16159

8 March 2014

**ENVIRONMENTAL CONSULTING SERVICES**

ZGA staff members have completed numerous Phase I Environmental Site Assessments, site characterizations, and cleanups throughout Washington. We provide environmental expertise in the following areas:

- Phase I/II environmental site assessments
- Third party peer review
- Remedial investigations
- Feasibility studies
- Remedial design
- Hydrogeologic investigations
- Environmental contingency plans
- Vapor intrusion assessments
- Risk-based cleanup evaluations
- UST assessments
- Monitored natural attenuation
- Regulatory agency negotiation
- Indoor air quality assessments
- Asbestos and lead-based paint assessments

**FEES**

On-call services provided to the City of North Bend would be completed on a specific task order basis with not-to-exceed budgets negotiated with City staff. Our services will be invoiced on a time and expenses basis in accordance with our *2015 Fee Schedule* presented below.

**2015 Fee Schedule**

Clerical	\$ 60/hour	Senior Engineer/Geologist	\$130/hour	Mileage	Federal rate
Lab or Field Technician	\$ 65/hour	Associate	\$145/hour	Equipment Rental	Cost + 10%
Drafter	\$ 75/hour	Principal	\$160/hour	Outside Copies	Cost + 10%
Field Engineer/Geologist	\$ 85/hour	Expert Witness (4-hr min)	Rate x1.75	Transportation by Public Carrier	Cost + 10%
Staff Engineer/Geologist	\$ 95/hour			Outside Services or Subcontractors	Cost + 10%
Project Engineer/Geologist	\$115/hour			Materials and Supplies	Cost + 10%

**Zipper Geo Associates, LLC**

Proposal No. P16159

8 March 2014

**CLOSURE**

We appreciate the opportunity to submit this proposal, and we hope that it meets your current needs. Our staff members have enjoyed working with City staff over the years, and we look forward to the opportunity to be of continued service. Please do not hesitate to contact us should you have any questions.

Respectfully submitted,  
Zipper Geo Associates, LLC



David C. Williams, LG, LEG  
Principal Engineering Geologist

Distribution: Addressee (1)