

**REPORT TO THE HEARINGS EXAMINER
FOR L.I.D. HEARING JANUARY 12, 2015- 5:00 P.M.**

L.I.D. NO. 8662 Placing a 20-foot pervious asphalt concrete paving with a structural section and reservoir course, 2-foot concrete edging along both sides of the pervious pavement and city sidewalks along the proposed meandering street surface or other green infrastructure options, modifying the existing storm drain lines, and storm water catch basins, as necessary on:

Bennett Street from North 35th Street to North 37th Street.

Notices: The Tacoma City Council on December 9, 2014 adopted Resolution No. 39067 setting the Formation Hearing date for LID 8662 on January 12, 2015. The Resolution was published December 11 and 15, 2014.

Notices of the Public Hearing were mailed to owners of record on December 12, 2014

Status: Property owners representing 60% of the assessments have indicated their support by signing Advisory Survey No. 8463 circulated within the neighborhood. A Public Hearing is scheduled for consideration of the formation of LID 8662.

Background:

Estimated rate per A.U.F:	\$160.00
Estimated Property Owner Assessment:	\$182,891.70
Environmental Services – Surface Water	<u>\$300,000.00</u>
Estimated project cost:	\$482,891.70

To our knowledge the proceedings are all proper and in conformance with L.I.D. statutes.

Protest: 0.00%

This is a 15-year Assessment Roll.

Recommendation: Considering the amount of protest, we recommend the L.I.D. be created.

File: LID8662
Attachments

Exhibit No. 1

ORIGINAL

RECEIVED

DEC 02 2013

Petition for Road Maintenance to Cease

CITY CLERK'S OFFICE

We the residents of North 35th & 36th streets on Bennett, do hereby petition for road improvements to be stopped. We ask that the street be maintained, as it currently is, with exceptions of the implementation of aprons on North 35th to Both Bennett and the alley, to the West of Bennett to deter water erosion. The said improvements would only increase the amount of traffic and turn-around since Bennett dead ends on North 37th Street. Currently, only a portion of this street is currently scheduled for improvement which would be of no real value. Since the We the residents were not notified of these improvements, until the stakes had been placed, we ask that the schedule work be reversed or delayed until further action may be allowed.

Sincerely,

Printed Name	Signed Name	Address
DEANNIA L. KIRKEVOLD	<i>Deanna L. Kirkevold</i>	3511 N. Bennett 98407
JOSHUA M. CASEY	<i>Joshua M. Casey</i>	3515 N. BENNETT 98407
Peggy SWALANDER	<i>Peggy Swalander</i>	5315 N. 35 th ST 98407
KEN SWALANDER	<i>Ken Swalander</i>	5315 N. 35 th ST 98407
TERRY TAYLOR	<i>Terry Taylor</i>	5401 N. 35 th ST 98407
Kerry Taylor	<i>Kerry Taylor</i>	5401 N 35 th ST 98407
Jeff Allen	<i>Jeff Allen</i>	3518 N Bennett St 98407
Thomas C Boyle	<i>Thomas C Boyle</i>	3524 N Bennett
Lorelei E. Boyle	<i>Lorelei E. Boyle</i>	3524 N Bennett
Linda Garcia	<i>Linda Garcia</i>	3519 N Bennett
Uma D Garcia	<i>Uma D Garcia</i>	3519 N. Bennett
TIM LIZBERG	<i>Tim Lizberg</i>	3508 N. BENNETT
ARTS MILLER	<i>Arts Miller</i>	3511 N. Bennett
Charles Bruce Stell	<i>Charles Bruce Stell</i>	3512 N. Bennett
Jamie D. Casey	<i>Jamie D. Casey</i>	3515 N. Bennett St.
Harry Ness	Harry Ness	
LARRY NESS	<i>Larry Ness</i>	3534 N Bennett
Ron Kirkevold	<i>Ron Kirkevold</i>	3511 N. BENNETT ST.

PW-Admin

cc: Legal
CMO
City Council

North Bennett Street at 35th Ave. Northward Towards 37th Ave.

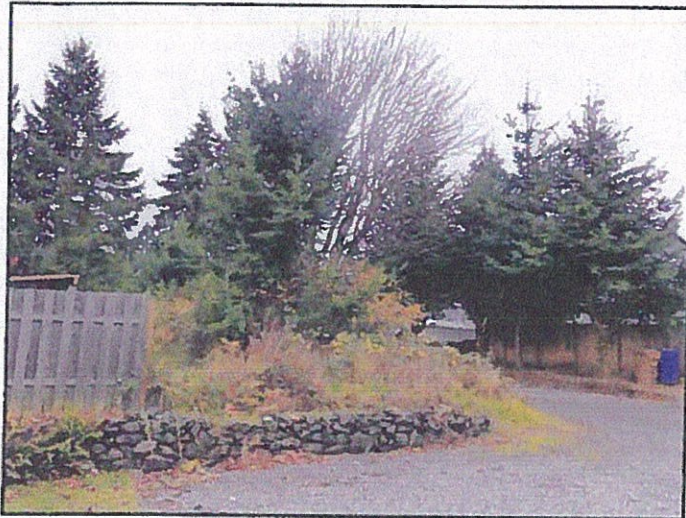


Current street view

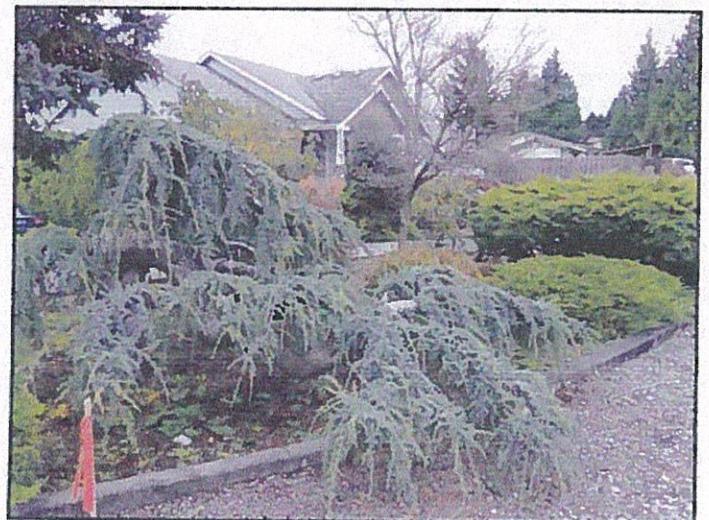


More than adequate right-of-way space for vehicles

North Bennett Street Between 35th and 37th Ave.



Valued Urban Neighborhood Green Spaces



Mature Landscaping Maintained For Over 51 Years

Bennett St. Between 35th and 37th Ave.

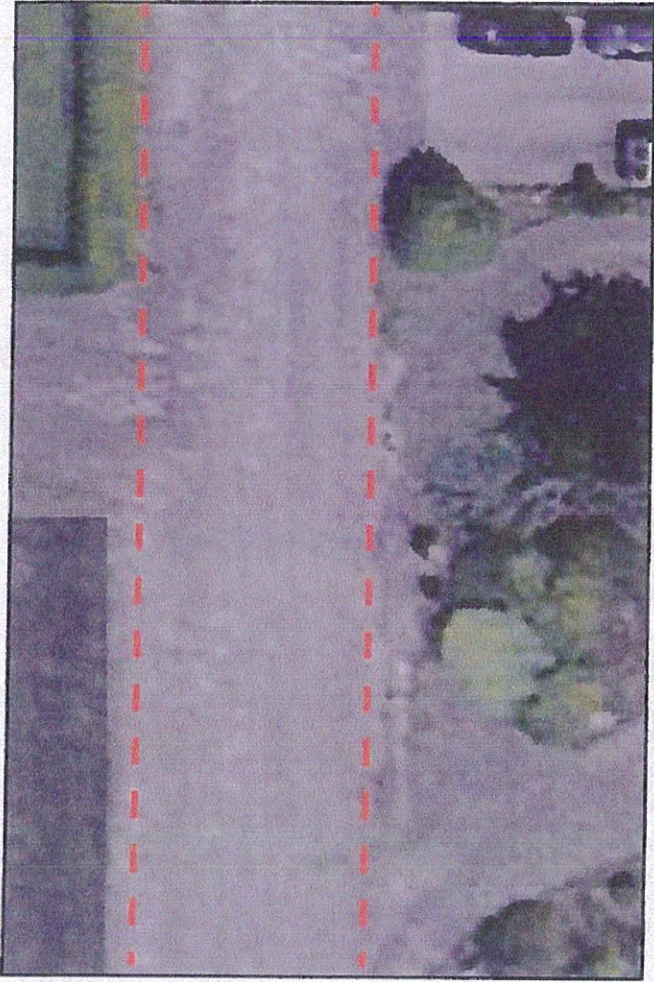


Current street view



Planned Clearing Limits

**Section of North Bennett Street
Between 35th and 37th Ave.**



**Current North Bennett Street
Right-of-Way**



Abrupt End to City Planned Clearing Limits

November 30, 2013

Jim Harteau
Tacoma Municipal Building
Fourth Floor
747 Market Street
Tacoma, WA 98402

Mr. Harteau,

We are writing in opposition to the road improvements scheduled for North Bennett Street between North 35th and 37th streets.

The residents affected by these improvements were never notified and were not allowed any input as to what could or should be done. The "improvement" which only involves widening and graveling only half way down the street has no real value. These improvements came about when two new houses were built however, as we mentioned, we were never asked if we wanted those improvements. It was mentioned that the need for widening the street was due to emergency vehicles however, since the street is not being widened the complete length of said street and dead-ends on 37th this improvement would be ineffective since the vehicles would still need to back out.

The residents on this street enjoy the privacy of this area. By widening, it would increase traffic and cause the need for more cars to turn around at the dead end to return to 35th. We are happy with the road the way it is and would rather see the money used to create better aprons on 35th and the alley to the west. By doing so the runoff from rains should be dispersed in a different manner to avoid flooding in the homes below. We would also like to see the street graveled and grated, in its present state, once a year.

Please reconsider per our petition of all the residents and leave North 35th - 37th of Bennett as it is.

Thank you,

Ronald and Deannia Kirkevold
Arthur V. Miller
3511 N Bennett St
Tacoma, WA 98407

December 1, 2013

City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: N. 35th and Bennett street "improvements"

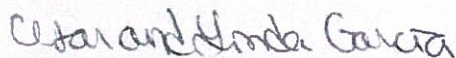
To Whom It May Concern:

We the residents/homeowners of 3519 N. Bennett are opposed to the suggested road improvements on N. Bennett between N. 35th and N. 37th. We are surprised to learn of the intended widening of a portion of our dead end street. We were not notified of these changes by anyone other than a neighbor, which makes me question whether proper procedures have been followed in initiating these "improvements". When we built our home around the year 2000, our builder was in regular communication with city planners. Then the homeowners on our street were included in a conversation that led to the signing of an agreement with the city, stating we were waiving road improvements at that time. We were told that the agreement would be binding until we requested changes in writing.

From what I am being told, the current road widening would only be for ½ of our dead end street, which is completely illogical, dangerous and confusing to drivers. There will be increased potential for drainage hazards for the properties below the intended "improvements" since the properties will not line up and will not be equally equipped. There will most likely be a new safety hazard for my property in particular, as cars driving too quickly will suddenly come upon the ending of a partially widened road, only to crash into my vehicles or hit my children if they are in the driveway.

After this, there are no additional empty lots to be built on in this area, and I have heard that the land at the end of our dead end is protected from being built on. If that is accurate, this section of Bennett will never be made a through road. Currently the road is functioning as it should. The city officials and the affected homeowners should come together to discuss what kinds of improvements would be practical given the unique circumstances that exist here. Please delay any action until that conversation can take place.

Sincerely,



Cesar and Linda Garcia

3519 N. Bennett
Tacoma, WA 98407
253-752-9727

December 1, 2013

City of Tacoma
747 Market Street
Tacoma, WA 98402

RE: North Bennett Street, Tacoma

To all parties concerned,

I have been a resident at 3515 North Bennett Street in Tacoma for over 10 years. It has come to my attention that the City of Tacoma is planning a street excavation and widening on Bennett Street from 35th Avenue northward half way down the block towards 37th. Neither I nor my neighbors have been officially notified of this plan. No signs or any other forms of notification have been presented to the residents of this block.

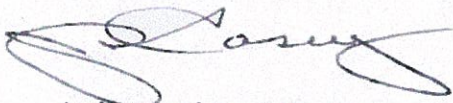
North Bennett Street between 35th and 37th is a dead end. The planned widening of Bennett would abruptly end without any apparent reason or functionality, creating a visual blind spot in the street and potentially hazardous traffic situation. Widening Bennett Street would also encourage additional traffic from motorists mistaking North Bennett as a thoroughfare northward.

In addition and perhaps saddest, this planned street widening would destroy some very valued neighborhood green spaces and mature trees we all cherish. The area in front of my property has been lovingly maintained by myself and former residents of my home for over 51 years. The destruction of this green space and the others would be very detrimental to our neighborhood's aesthetic quality. These green spaces also encourage slower traffic speeds and give my children and several other neighborhood children a safe place to play.

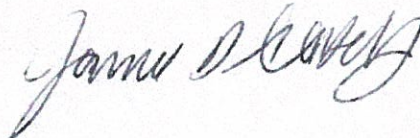
In my opinion, the current width and right-of-way area of Bennett Street between 35th and 37th Avenues is more than sufficient as a two-lane street. The City of Tacoma can make far more efficient improvements at the corner of 35th and Bennett Street without widening our street. The City of Tacoma could also make far more meaningful road improvements elsewhere in the city.

The residents along Bennett Street deserve an open dialogue with city planners to recommend alternative types of street improvements.

Respectfully,



Joshua and Jamie Casey



3515 North Bennett Street
Tacoma, WA 98407
(253) 278-2103

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Country Outfitter - Arist Boots for a Year Giveaway - Sponsored

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- Drafts (5)
- Sent
- Spam (6)
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- Notepad
- Yahoo Mail for Mobile
- Send Feedback

Navigation icons: back, forward, delete, move, more, collapse all, close

Immeidate need of help on North 35th and Bennett

Me Today at 1:54 PM
To kenkings@harbornet.com

Greetings,

I would like to make you aware of an issue that has arisen on North 35th and Bennett.

Recently we had two new houses built on our street which make us a total of 12 homes now between 35th and 37th. The road on Bennett dead ends at 37th and we the residents like it this way. We built our homes on this little deadend gravelled road for the peace and quite it affords us. With the building of the two new homes. The city, without posting or advising us has decided that we need "improvements" so early last week came in an staked from North 35th to just the middle of the block. When we saw the stakes we started asking questions to find out their plan was to widen from 35th to just the north property line of the 2nd new house built and then to allow the road to be narrowed again and gravel. REDICULOUS!!!! We we found out, we made calls to the city. I spoke with Josh Diekmann who forwarded me to Sam Lawrence who sent me back to Josh Diekmann. Josh indicated that he would be out to check on the issue. This past Wednesday I was returning home around 1:30 to find a truck from the city. I approached the gentlemen and asked of one of them was Josh. One of them replied that they were not. As I spoke with them I found out that the road "improvements" were scheduled to being this coming Wednesday, December 4th. and that I had not been talking to the right person at all. The person I should have been talking to is Sam Harteau. I tried to reach Mr. Harteau but by 2:30 he had left for the day and of course the rest of the week was the holiday.

We began a petition of the neighbors to stop this project. It had been mentioned that the widening was so emergency vehicles could turn around but if they have to answer a call at the end of the street, which is a dead end, the will have to back out since it is not to be "improved" and even with said "improvements" they would need ot back out. Every resident has signed the petition. WE DO NOT WANT THESE "IMPROVEMENTS". What we would rather see are improvements made to the aprons at 35th and the alley to the west so that rain runoff wll not flood the street, alley and homes on the down side. We would also like the city to grade and gravel our road once a year.

We have petition and letters in hand and will be delivering them in person to Mr. Harteau's office on Monday morning along with copies to the City Manager and Mayor. If there is anything or anybody that can help us in this matter we would very much appreciate their efforts.

I'm sure it is not often that people are asking for "improvements" to be stopped but this is one community that is.

I may be reached at: 381-4102 - cell or 571-1030 - work

Sincerely,

Deannia Kirkevold
3511 N Bennett St.

[Reply](#), [Reply All](#) or [Forward](#) | [More](#)

12-1-13

To whom it may concern with City of Tacoma

This letter is being written in regards to the changes that we have only been told by neighbors that I will effect the alley that runs along our property line.

Our address.

5315 No 35th

Tacoma, WA 98407

We have lived here for 38 years.

The changes we have been told is to change our alley from a 1 way to a 2 way alley. If this is so we ask that you reconsider this action for the reason below.

1. we were never given any notice offically that this is going to happen. No letter from city given us notice.

2. Our environment and property would be effected. Trees and shrubs that have been with us would be taken away. These trees and shrubs have provided us with a

buffer of dust and noise).

3. The speed of cars going up and down the alley would change making the safety for people and pets more hazardous.

4. Will the city be giving us more maintenance on the alley than they have before, if this takes place. With the budget and other streets needing more attention than our alley we doubt that this would happen.

For the above reasons and many others we ask that our alley stay a one way alley. If it is to be changed we ask that we have a meeting with the city and our neighbors so that we all can be informed. The thought of us going to work in the morning and coming home in the evening finding major changes to our property line would be devastating to us.

Ken and Peggy Swadlow (Sincerely),

5315 No 35th
Tacoma WA 98407

Ken and Peggy Swadlow

Hello,

I'm Linda Casey and I'm 9 years old. My sister Lydia is 5. We like to play in the round about and on the Big white rock.

We've lived here all our life. And it's sad to know that your going to cut Down all these trees were me and my sister play.

Please Don't cut Down these trees. They mean a lot to me and my family.

Sincerely,

Linda Casey

My little sister: ~~LYIA~~ LYDIA

Proposed Option No. 1

Comply with Work Order Requirements



Construct 250 LF of gravel roadway 28 ft. wide over the right-of-way centerline of North Bennett Street from North 35th Street.

Benefits

- This meets City standards and the developer can move forward today.
- Provides some fire and emergency access.
- Full cost of improvements to be paid by developer.

Impacts

- Loss of private landscaping and structures in ROW

Note: To reduce the impacts, the 250 linear foot gravel roadway could be offset to the West of the Bennett Street Center line.

Risks

- Does not provide access for emergency vehicles through N. 37th Street.
- Redevelopment may trigger future roadway improvements

Proposed Option No. 2

Reduce Roadway Width Requirements



Install a 20 ft wide gravel road and extend that road from North 35th Street to North 37th Street.

Benefits

- Reduced landscape impacts to the residents.
- Improves fire and emergency access.

Impacts

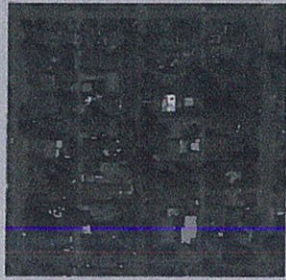
- Loss of private landscaping and structures in ROW at Bennett and North 37th St.
- Connects Bennett St. through to North 37th Street

Risks

- Does not meet City design standards.
 - Increased maintenance costs
 - Inadequate storm drainage
 - Limited ADA accessibility
- Redevelopment may trigger future roadway improvements

Proposed Option No. 3

Green Infrastructure Solution



Example of Street with LID



Existing Street - 35th & Bennett

Form a Local Improvement District (LID) to design and construct a low impact development green infrastructure preserving the feel of a country lane on Bennett Street from North 35th to North 37th Street. This proposal would be dependent on the feasibility of incorporating porous pavement and street trees.

Benefits

- Reduced landscape impacts to the residents.
- Provides fire and emergency access.
- Provides ADA accessibility
- Provides stormwater conveyance system to site.
- Financial payment mechanism under Local Improvement District.
- Country lane aesthetic minimizes hardscape.

Impacts

- Minimal loss of private landscaping and structures in ROW
- Connects Bennett St. through to North 37th Street

Risks

- Existing soils may not make Green Infrastructure feasible
- Additional cost to residents

Proposed Option No. 4

Vacation of Right of Way



Homeowners would purchase roadway from the City of Tacoma. Existing public gravel road would become a private road.

Benefits

- Current landscaping and trees could remain
- Maintains existing limited fire and emergency access.
- Gates may be installed to prevent through-traffic (with fire access)

Impacts

- Homeowners will be responsible for purchase of road/Right of Way from City
- Gravel road may need to be extended from 35th to 37th
- Private ownership will be responsible for roadway
- Road Use Agreement between all homeowners will be necessary for cross-access
- Any cost for upkeep or future improvements would be paid by homeowners
- Coordination of Maintenance
- Initial cost of improvement of roadway to homeowners

Risks

- Poor maintenance may result in lack of accessibility to properties
- Potential accessibility challenges resulting due to gated entrance



The Environmental Services Department is holding a community meeting to obtain feedback on proposed roadway options for North 35th and Bennett Street.

BENNETT STREET COMMUNITY MEETING

Wednesday, September 17th, 2014 6:00 pm Truman
Middle School 5801 North 35th Street, Library



CITY OF TACOMA
SITE DEVELOPMENT GROUP
747 MARKET STREET - ROOM 1032
TACOMA, WA 98402
(253) 591 - 5760
SITEDEVELOPMENT@CITYOFTACOMA.ORG

WHAT IS BEING CONSIDERED?

Proposed roadway options for Bennett Street between North 35th & North 37th, which meet the needs of the community while addressing and mitigating the vehicular and pedestrian needs along Bennett Street between 35th and 37th Streets. In addition, public health, safety, and general welfare of the public with regard to emergency vehicle access have been taken into account.

The following four scenarios will be discussed:

Proposed Option No. 1: Comply with Work Order Requirements

Proposed Option No. 2: Reduce Roadway Width Requirements

Proposed Option No. 3: Green Infrastructure Solution

Proposed Option No. 4: Vacation of Right of Way

Proposed Option No. 1

Comply with Work Order Requirements



Construct 250 LF of gravel roadway 28 ft. wide over the right-of-way centerline of North Bennett Street from North 35th Street.

Benefits

- This meets City standards and the developer can move forward today
- Provides some fire and emergency access
- Full cost of improvements to be paid by developers

Impacts

- Loss of private landscaping and structures in ROW

Note: *To reduce the impacts, the 250 linear foot gravel roadway could be offset to the West of the Bennett Street Center line.*

Risks

- Does not provide access for emergency vehicles through N. 37th Street
- Redevelopment will trigger future roadway improvements

Approximate Costs

\$21,717.00 Total Project Cost to be paid by the Developer

*does not include improvements triggered by future redevelopment

Proposed Option No. 2
Reduce Roadway Width Requirements



Install a 20 ft wide gravel road and extend that road from North 35th Street to North 37th Street.

Benefits

- Reduced landscape impacts to the residents
- Improves fire and emergency access

Impacts

- Loss of private landscaping and structures in ROW at Bennett and North 37th St
- Connects Bennett St. through to North 37th Street

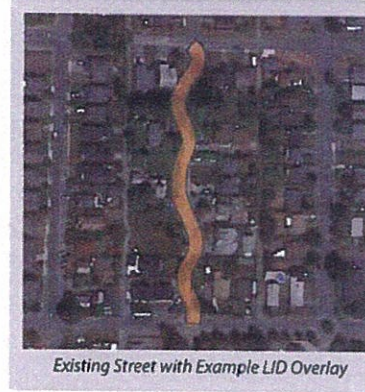
Risks

- Does not meet City design standards
 - Increased maintenance costs
 - Inadequate storm drainage
 - Limited ADA accessibility
- Redevelopment may trigger future roadway improvements

Approximate Costs

\$86,000.00 Total Project Cost to be paid by City of Tacoma

Proposed Option No. 3
Green Infrastructure Solution



Existing Street with Example LID Overlay

Form a Local Improvement District (LID) to design and construct a low impact development green infrastructure preserving the feel of a country lane on Bennett Street from North 35th to North 37th Street.

Benefits

- Reduced landscape impacts to the residents
- Provides fire and emergency access
- Provides ADA accessibility
- Provides stormwater conveyance system to site
- Financial payment mechanism under Local Improvement District
- Country lane aesthetic minimizes hardscape

Impacts

- Minimal loss of private landscaping and structures in ROW
- Connects Bennett St. through to North 37th Street

Risks

- Additional cost to property owners

Approximate Costs

\$483,000.00 Total Project Cost
 \$300,000.00 Contribution from City of Tacoma, Environmental Serv.
 \$183,000.00 To be Paid by Neighborhood Property Owners*

*LID would determine portion each property owner would need to pay

Proposed Option No. 4

Vacation of Right of Way



Homeowners would purchase roadway from the City of Tacoma. Existing public gravel road would become a private road.

Benefits

- Current landscaping and trees could remain
 - Maintains current fire and emergency access
 - Gates may be installed to prevent through-traffic
-

Impacts

- Homeowners will be responsible for purchase of road from City
 - Gravel road may need to be extended from 35th to 37th
 - Private owners will be responsible for roadway
 - Road Use Agreement between all homeowners will be necessary for cross-access
 - All upkeep and improvement costs responsibility of homeowners
 - Coordination of Maintenance
-

Risks

- Poor maintenance may result in lack of accessibility to properties
 - Potential accessibility challenges resulting due to gated entrance
-

Approximate Costs

\$ 300,500.00 Vacation Value



PUBLIC COMMENT SHEET
NORTH BENNETT STREET ROADWAY OPTIONS
 You can provide written comments using the return address below or by facsimile at (253) 594-7966 or via email at sitedevelopment@cityoftacoma.org

Please print your name, address and zip code clearly. This will allow us to contact you with any additional questions.

Name: _____

Address: _____

Email Address: _____

Comments (extra sheets may be attached):

SEND COMMENTS TO:
 Bennett St. Feedback
 City of Tacoma, Site Development Group
 747 Market Street, Room 1032
 Tacoma, WA 98402-3769

ALL COMMENTS MUST BE RECEIVED IN OUR OFFICE
 BY: Wednesday, October 4th, 2014 by 5:00 P.M.



City of Tacoma
Public Works Department

September 17, 2014

Steven Standley, P.E.
747 Market Street Suite 620
Tacoma, Washington 98402

Subject: Local Improvement District Advisory Survey for
Twenty-foot wide meandering pervious asphaltic concrete pavement with 2-foot concrete bands on either side in Bennett Street between North 35th Street and North 37th Street, with sidewalks along both sides.

Mr. Standley;

Accompanying this letter, please find Advisory Survey Number 8463, to improve Bennett Street between North 35th Street and North 37th Street, with pervious asphalt concrete paving with a structural section, concrete banding along both sides of the pervious pavement and city sidewalks along the proposed meandering street surface. The assessment rates have been established to reflect benefits to properties resulting from the proposed improvement.

Property owners may elect to have additional work performed during construction, i.e. additional parking areas, replacement of side sewer laterals, etc, and have those costs added to their paving assessment. The final costs for the additional work will be based on the actual cost of construction.

To assist you in your survey efforts we have provided a list of property owners, addresses and estimated parcel assessments. The costs reflect the benefit to each parcel, and will expire on March 17, 2014. Final assessments will be based on actual completed project costs.

If property owners representing 50% of the \$182,891.70 estimated assessments associated with your street improvement sign the advisory survey, the City will request the City Council to schedule a formation hearing for the neighborhoods consideration.

If you have any questions or need additional information, please contact me at 591-5522, or e-mail rodrig1@cityoftacoma.org. We look forward to working with you in the formation of your L.I.D.

Sincerely,



Ralph K. Rodriguez
LID Administrator

Attachments

cc: Chris Larson, P.E. – Public Works/Engineering Division
Dan Seabands, P.E. – Public Works / Engineering Division

PROPERTY OWNER LIST

FOR:

Twenty-foot wide meandering pervious asphaltic concrete pavement with a structural section, 2-foot concrete bands on either side of the asphalt and sidewalks along Bennett Street from North 35th Street to North 37th Street.

The ownership information was taken from the Pierce County Assessor's Rolls to assist you in the petition process. We recommend you share the petition information with all of your neighbors listed. Successful L.I.D. formations begin with everyone involved early in the process

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>	<u>LEGAL DESCRIPTION</u>	<u>Estimated Assessment</u>
Rhonda Fowler	5314 N 37th St Tacoma, WA 98407	219-6096	The W 1/2 of Lots 1 thru 4, Block 6 AKA Parcel 'A', DBLR 98-09-10-5-002 GLENNS 2ND ADDITION	\$10,779.70
Agnes A. Beeson C/O Judith Streate	1210 Palm Dr Fircrest, WA 98466 Duplicate to: 3529 N Bennett St Tacoma, WA 98407	759-7948	Lots 5 thru 10, Block 6, DEFIANCE PARK ADDITION	\$24,139.90
Federal National Mortgage Assn.	PO Box 650043 Dallas, Tx 75265 Site Address: 3523 N Bennett St Tacoma WA 98407	-----	Lots 11 & 12, Block 6, DEFIANCE PARK ADDITION	\$8,139.55
Cesar & Linda Garcia	3519 N Bennett St Tacoma WA 98407	752-9727	Lots 13 & 14, Block 6, DEFIANCE PARK ADDITION	\$8,139.55
Joshua & Jamie Casey	3515 N Bennett St Tacoma WA 98407	278-2103	Lots 15 thru 17, Block 6, DEFIANCE PARK ADDITION	\$12,139.40
Ronald & Deannia Kirkevold	3511 N Bennett St Tacoma WA 98407	-----	Lots 18 thru 20, Block 6, DEFIANCE PARK ADDITION	\$12,139.40
Kenneth & Peggy Swalander	5315 N 35 th St Tacoma WA 98407	752-9441	The W 1/2 of Lots 21 thru 24, Block 6, DEFIANCE PARK ADDITION	\$15,301.60
David M Lechich	5402 N 37 th St Tacoma WA 98407	-----	PARCEL "B" DBLR 92-04-27-0465 desc as foll com at SW Cor of Lot 5, Block 7, DEFIANCE PARK ADDITION the alg S li sd Lot 5, 60 ft to	\$13,579.55

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 Bennett St, th S alg sd
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 60 ft to POB

Larry Ness	3534 N Bennett St Tacoma WA 98407	752-4670	Lots 6 thru 10, Block 7, DEFIANCE PARK ADDITION	\$20,139.05
Thomas C. Boyle	3524 N Bennett St Tacoma WA 98407	759-0957	Lots 11 & 12, Block 7, DEFIANCE PARK ADDITION	\$8,139.55
Thomas C. Boyle	3524 N Bennett St Tacoma WA 98407	759-0957	Lots 13 thru 16, Block 7, DEFIANCE PARK ADDITION	\$16,139.20
David & Denise Allen	1452 N Highland St. Tacoma WA 98406 Site Address: 3514 N Bennett St Tacoma, WA 98406	759-2399	Lots 17 & 18, Block 7, DEFIANCE PARK ADDITION	\$8,139.55
Rebeca & Matthew Tichy	3514 N Bennett St Tacoma, WA 98406	-----	Lots 19 & 20, Block 7, DEFIANCE PARK ADDITION	\$8,139.55
Karen S Lizberg	PO Box 753 Lyons, CO 80541 Site Address: 3508 N Bennett St Tacoma WA 98407	(720) 331-0137	Lots 21 & 22, Block 7, DEFIANCE PARK ADDITION	\$8,139.55
Terry & Kerry Taylor	5401 N 35 th St Tacoma WA 98407	448-2925	PARCEL "B" BLA 2011-09-14-5002 desc as E 60 ft of Lots 23 & 24, Block 7, DEFIANCE PARK ADDITION tog/w por of N 35th St Vac per Ord 12268	\$9,697.60
TOTAL ESTIMATED ASSESSMENT				\$182,891.70

READ CAREFULLY

Signatures to advisory survey must be written with ink.

Signatures of agents must be accompanied by evidence of the agent's authority to sign the principal's name to the petition.

Signatures of officers of corporations must be accompanied by evidence of the officer's authority to sign for the corporation.

Alterations or erasures herein will not be permitted.

ADVISORY SURVEY NUMBER 8463

RECEIVED
OCT 06 2014

CITY OF TACOMA
PUBLIC WORKS DEPT.
ENGINEERING DIV.

Advisory Survey for Local Improvement

TO THE HONORABLE CITY COUNCIL OF THE CITY OF TACOMA:

We, the undersigned, being the owners, according to the records of the County Auditor of Pierce County, Washington, of the property hereinafter set opposite our names, abutting upon or adjacent to the proposed improvement herein petitioned for, do respectfully submit this advisory survey your honorable body to improve

from Bennett Street
North 35th Street to North 37th Street
said improvement to consist of 20-foot wide meandering pervious asphaltic concrete pavement with a structural section 2-foot concrete bands on either side of the pavement and sidewalk

(Insert 2" Asphalt Surface Treatment, Sidewalk, Paving, Sewer Construction, Underground Wiring, or Street Beautification)

said improvement to be made within said limits and to be paid for as follows: 15 Years

The improvement shall be constructed in accordance with plans and specifications to be prepared by either the City Engineer and/or the Director of Public Utilities and the special assessment, as set forth, to pay for said improvement shall be assessed against the property benefited by this improvement in the manner provided by the laws of the State of Washington, and the ordinances and resolutions of the City of Tacoma.

ESTIMATED COST PER ASSESSIBLE UNITS OF FRONTAGE: \$160.00 Dated at Tacoma. September 17, 2014

NOTE: Off street parking will be restricted except on approved paved surfaces.

This Advisory Survey expires in 6- months. The prices quoted are estimates ONLY completed project costs will determine FINAL project assessments. The prices quoted will not be honored after the expiration date. Before your L.I.D. is created, a hearing will be held and owners of property benefited will be notified by mail of the time, date, and location of the hearing.

OWNER <i>(Signature, print name & telephone number)</i>	ESTIMATED ASSESSMENT
1) <i>(Signature)</i> <i>(Print)</i> <u>The W 1/2 of Lots 1 thru 4, Block 6 - Rhonda Fowler</u>	<u>\$10,779.70</u>
2) <i>(Signature)</i> <i>(Print)</i> <u>Lots 5 thru 10, Block 6 - Agnes Beeson</u>	<u>\$24,138.90</u>
3) <i>(Signature)</i> <i>(Print)</i> <u>Lots 11 & 12, Block 6 - Federal National Mortgage Assn.</u>	<u>\$8,139.55</u>
4) <i>(Signature)</i> <u>Cesar and Linda Garcia</u> <i>(Print)</i> <u>Cesar and Linda Garcia</u>	<u>\$8,139.55</u>
5) <i>(Signature)</i> <u>Joshua & Jamie Casey</u> <i>(Print)</i> <u>JOSHUA & JAMIE CASEY</u>	<u>\$12,139.40</u>
6) <i>(Signature)</i> <u>Ronald & Deanna Kirkevold</u> <i>(Print)</i> <u>Ronald Kirkevold</u>	<u>\$12,139.40</u>
7) <i>(Signature)</i> <i>(Print)</i> <u>The W 1/2 of Lots 21 thru 24, Block 6 - Kenneth & Peggy Swalander</u>	<u>\$15,301.60</u>

RECEIVED
OCT 06 2014
CITY OF TACOMA
PUBLIC WORKS DEPT.
ENGINEERING DIV.

OWNER	(Signature, print name & telephone number)	ESTIMATED ASSESSMENT
8)	David Lechich Parcel "B", DBLR 92-04-27-0465 - David M. Lechich	\$13,579.55
9)		\$20,139.05
10)	Thomas & Lorelei Boyle Lots 6 thru 10, Block 7 - Larry Ness	\$8,139.55
11)	Thomas & Lorelei Boyle Lots 11 & 12, Block 7 - Thomas C Boyle	\$16,139.20
12)	Dave Allen Lots 13 thru 16, Block 7 - Thomas C Boyle	\$8,139.55
13)	M. Tichy Lots 17 & 18, Block 7 - David & Denise Allen	\$8,139.55
14)		\$8,139.55
15)	Karen Libberg Lots 19 & 20, Block 7 - Rebecca & Matthew Tichy	\$9,697.60
	Terry & Kerry Taylor Parcel "B", DBLR 2011-09-14-5002 - Terry & Kerry Taylor	



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E, Public Works Director/City Engineer / *KDK*
Chris E. Larson, P.E., Division Manager, Public Works Engineering Division
Ralph K. Rodriguez, LID Administrator, Public Works Engineering Division
COPY: City Council and City Clerk
SUBJECT: Resolution: Setting a Hearing Date for LID 8662 – December 9, 2014
DATE: November 17, 2014

SUMMARY:

Setting Monday, January 12, 2015, at 5:00 p.m., as the date and time for a hearing by the Hearing Examiner for consideration of Local Improvement District (LID) 8662 to improve Bennett Street from North 35th Street to North 37th Street. The improvement may consist of pervious asphalt concrete paving with a structural section and reservoir course, concrete banding along both sides of the pervious pavement and city sidewalks along the proposed meandering street surface or other green infrastructure options.

STRATEGIC POLICY PRIORITY:

- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

The existing street surface is gravel, approximately 20 feet wide and offset to the westerly side of the right-of-way and dead ends approximately 120 feet south of North 37th Street. Due to the narrow width of the existing street surface, owners have landscaped into the right-of-way. The proposed improvement would construct sidewalks along both sides of the street and a 20-foot meandering pervious asphalt street with two-foot concrete bands along either side of the asphalt allowing much of the landscaping to remain intact. This LID project would partner with Environmental Services and the citizens of the neighborhood to construct the street surface using pervious asphalt.

BACKGROUND:

With the installation of a wastewater main in 1999 by LID 3961, large lots were divided into building sites allowing for in-fill development. Requirements for the most recent development required grading a 28-foot wide gravel surface in the center of the 70-foot right-of-way, which would result in the removal of the most mature landscaping. The owners voiced their displeasure with this option resulting in two informational town hall meetings at Truman Middle School, led by Environmental Services/Site Development, providing the neighborhood with various options. The owners agreed to partner with the City and supported paving the street with a 20-foot meandering pervious asphalt street with two-foot concrete bands along either side of the asphalt and sidewalks along both sides of the street. Surface water will be treated by means of pervious pavement instead of extending the surface water main to serve the proposed street. Advisory Survey No. 8463 was returned to the Public Works Department with support from 60 percent of the property owners within the proposed LID.

ISSUE:

Per RCW 35.43.140 and TMC 10.04.065 the Public Works Department is requesting the City Council set a date to consider the creation of LID 8662 by the Hearing Examiner and report the findings of fact, conclusions of law, and recommendation to the City Council for their consideration.

ALTERNATIVES:

The neighborhood received, circulated and returned an Advisory Survey with majority support. The request of the City Council to set a hearing date starts the formal LID process for the purpose of determining whether



the LID should be created by the City Council. The formation hearing is part of the normal procedures per RCW and the TMC. Because the Advisory Survey was returned with majority support, failure to schedule a formation hearing would be a departure from the adopted City Council LID policy.

RECOMMENDATION:

Setting Monday, January 12, 2015, at 5:00 p.m., as the date and time for a hearing by the Hearing Examiner for consideration of Local Improvement District (LID) 8662 to improve Bennett Street from North 35th Street to North 37th Street. The improvement may consist of pervious asphalt concrete paving with a structural section and reservoir course, concrete banding along both sides of the pervious pavement and city sidewalks along the proposed meandering street surface or other green infrastructure options.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1060-LID PW Local Improvement District Projects	LID-8662R	5600000	\$182,892
4301-ES Surface Water	LID-8662S	5600000	\$300,000
TOTAL			\$482,892

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1060-LID PW Local Improvement District Projects	LID-8662R-FS-AD-03	6398645	\$182,892
4301-ES Surface Water	LID-8662S-FS-AD	4300020	\$300,000
TOTAL			\$482,892

POTENTIAL POSITION IMPACT: N/A

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: N/A

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A



RESOLUTION NO. 39067

1 A RESOLUTION relating to public works and improvements; setting the date of
2 January 12, 2015, as the date for a hearing by the Hearing Examiner to
3 consider the construction of certain improvements and to form Local
4 Improvement District No. 8662 in order to provide long-term financing for
5 the improvements.

6 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

7 Section 1. That it is the intention of the City Council to order the local
8 improvements described below and to pay the cost of such improvements by
9 imposing and collecting special assessments upon the real property that will
10 receive special benefit from the improvements.

11 Section 2. That the improvements may consist of pervious asphalt
12 concrete paving with a structural section and reservoir course, concrete banding
13 along both sides of the pervious pavement and city sidewalks along the proposed
14 meandering street surface or other green infrastructure options, modifying the
15 existing storm drain lines, and storm water catch basins, where needed, on
16 Bennett Street from North 35th Street to North 37th Street. Such improvements
17 may include driveway entrances; sanitary sewer connections from the sewer main
18 to the property line; the removal and planting of trees; and all work necessary to
19 complete the improvements in full accordance with the plans and specifications to
20 be prepared by the City Engineer.
21
22
23
24
25
26



1 Section 3. That the real property to be benefited by the improvements and
2 which will constitute Local Improvement District No. 8662 is described as follows:
3

4 Bennett Street from North 35th Street to North 37th Street

5 That portion of the Southeast Quarter of the Northeast
6 Quarter of Section 26, Township 21 North, Range 02
7 East, W.M., described as follows:

8 The West 1/2 of Lots 1 through 4, all of Lots 5 through
9 20, the West 1/2 of Lots 21 through 24, Block 6; Lots 6
10 through 22, the East 60 feet of Lots 23 and 24, Block 7;
11 Glenn's Second Addition to Tacoma, W.T. as per plat
12 recorded in Volume 4, Page 10, filed November 8, 1889,
13 records of Pierce County Auditor.

14 Together with the portion of vacated North 35th Street
15 abutting the West 1/2 of Lot 24, of said Block 6.

16 Also, the portion of vacated North 35th Street abutting
17 the East 60 feet of Lot 24, of said Block 7.

18 Also, Parcel 'B' of DBLR 92-04-27-0465 described as
19 follows: commencing at the Southwest corner of Lot 5,
20 said Block 7, thence along the South line of said Lot 5,
21 North 89°56'34" East, 60.00 feet to the Point of
22 Beginning; thence North 00°00'04" East, 120.00 feet to
23 southerly Right-of-Way line of North 37th street according
24 to said Plat; thence along said Right-of-Way line
25 North 89°56'34" East, 60.00 feet to the West Right-of-
26 Way line of Bennett Street, thence along said Right-of-
Way line South 00°00'04" West, 120.00 feet, thence
South 89°56'34" West, 60.00 feet to the Point of
Beginning.

All land Situate in the City of Tacoma, County of Pierce,
State of Washington.



1 Actual assessments may vary from assessment estimates so long as the
2 assessments do not exceed the increased true and fair value the improvements
3 add to the property being assessed. At the option of the property owners, the
4 assessments levied against the property shall become due and payable in cash,
5 without interest, within 30 days after publication of notice of assessment, or in
6 ten equal annual installments with interest on deferred payments at a rate to be
7 hereafter fixed, but in no event greater than one-half percent above the rate of
8 interest fixed upon sale of bonds for the district.
9

10 Section 4. That the Hearing Examiner of the City of Tacoma shall conduct
11 a hearing to consider the creation of the proposed local improvement district
12 described herein. That such hearing shall be held in the City Council Chambers
13 on the first floor in the Tacoma Municipal Building, at 747 Market Street, on
14 January 12, 2015, at 5:00 p.m. That all persons who may desire to object to the
15 construction of the improvements shall do so in writing and file such complaint
16 with the City Clerk before 5:00 p.m. on Monday, January 12, 2015, or shall appear
17 and present their objections at the hearing.
18
19

20 Section 5. That the Director of Public Works shall submit to the Hearing
21 Examiner, at a date prior to January 12, 2015, the estimated cost of the
22 improvements; a statement of the proportionate amount thereof, which should be
23 borne by the property within the proposed Local Improvement District; a statement
24 of the aggregate actual value of the real estate, including 25 percent of the actual
25 value of the improvements thereon within the district, according to the valuation
26



1 last placed upon it for the purpose of general taxation; a statement in detail of the
2 local improvement assessments outstanding and unpaid against the property
3 within the district, together with a diagram or print showing the lots, tracts, and
4 parcels of land that will be specially benefited by the improvement; and the
5 estimated amount of the cost and expense of the improvements to be borne by
6 each parcel of property.

7 Section 6. That the City Clerk shall publish this resolution in the official
8 newspaper of the City of Tacoma, as required by law.

9 Section 7. That the Director of Public Works shall give notice of the
10 hearing, as required by law.

11
12 Adopted DEC 09 2014

13
14 
15 _____
16 Mayor

17 Attest:

18 
19 _____
20 City Clerk

21 Approved as to form:

22 
23 _____
24 Deputy City Attorney

25 Property description approved:

26 

Chief Surveyor
Public Works Department



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E, Public Works Director/City Engineer / *10012*
Chris E. Larson, P.E., Division Manager, Public Works Engineering Division
Ralph K. Rodriguez, LID Administrator, Public Works Engineering Division
COPY: City Council and City Clerk
SUBJECT: Resolution: Setting a Hearing Date for LID 8662 – December 9, 2014
DATE: November 17, 2014

SUMMARY:

Setting Monday, January 12, 2015, at 5:00 p.m., as the date and time for a hearing by the Hearing Examiner for consideration of Local Improvement District (LID) 8662 to improve Bennett Street from North 35th Street to North 37th Street. The improvement may consist of pervious asphalt concrete paving with a structural section and reservoir course, concrete banding along both sides of the pervious pavement and city sidewalks along the proposed meandering street surface or other green infrastructure options.

STRATEGIC POLICY PRIORITY:

- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

The existing street surface is gravel, approximately 20 feet wide and offset to the westerly side of the right-of-way and dead ends approximately 120 feet south of North 37th Street. Due to the narrow width of the existing street surface, owners have landscaped into the right-of-way. The proposed improvement would construct sidewalks along both sides of the street and a 20-foot meandering pervious asphalt street with two-foot concrete bands along either side of the asphalt allowing much of the landscaping to remain intact. This LID project would partner with Environmental Services and the citizens of the neighborhood to construct the street surface using pervious asphalt.

BACKGROUND:

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ISSUE:

Per RCW 35.43.140 and TMC 10.04.065 the Public Works Department is requesting the City Council set a date to consider the creation of LID 8662 by the Hearing Examiner and report the findings of fact, conclusions of law, and recommendation to the City Council for their consideration.

ALTERNATIVES:

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RECOMMENDATION:

Setting Monday, January 12, 2015, at 5:00 p.m., as the date and time for a hearing by the Hearing Examiner for consideration of Local Improvement District (LID) 8662 to improve Bennett Street from North 35th Street to North 37th Street. The improvement may consist of pervious asphalt concrete paving with a structural section and reservoir course, concrete banding along both sides of the pervious pavement and city sidewalks along the proposed meandering street surface or other green infrastructure options.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
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4301-ES Surface Water	LID-8662S	5600000	\$300,000
TOTAL			\$482,892

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
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TOTAL			\$482,892

POTENTIAL POSITION IMPACT: N/A

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: N/A

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A

LID 8662 BENNETT ST.
FROM N. 35TH ST. TO N. 37TH ST.

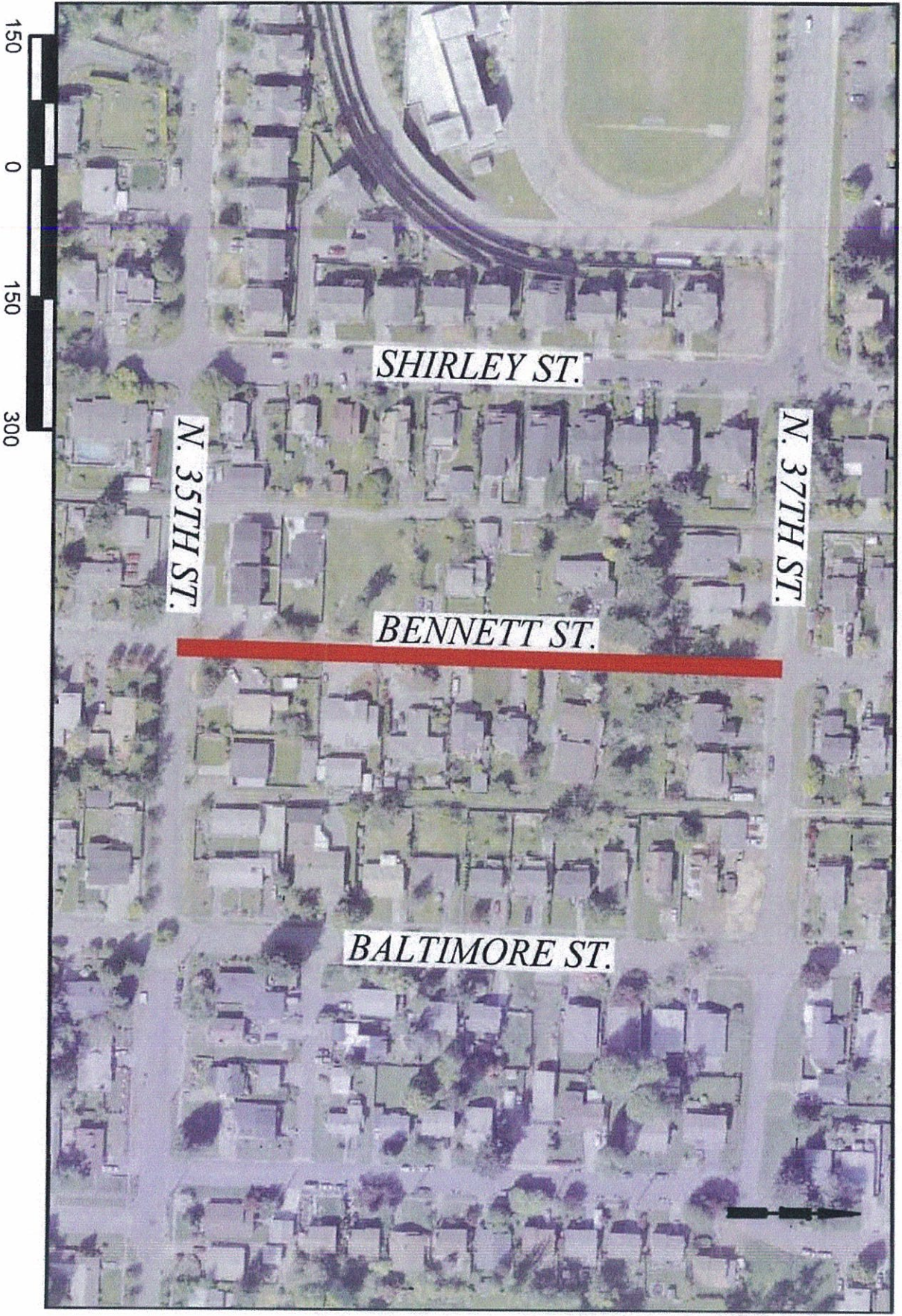


Exhibit No. 7

Resolution No. 39067

Adopted: DEC 09 2014

Maker of Motion: Woodards

Seconded: Boe

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Boe	X			
Mr. Campbell	X			
Mr. Ibsen	X			
Mr. Lonergan	X			
Mr. Mello	X			
Mr. Thoms	X			
Ms. Walker	X			
Ms. Woodards	X			
Mayor Strickland	X			

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Boe				
Mr. Campbell				
Mr. Ibsen				
Mr. Lonergan				
Mr. Mello				
Mr. Thoms				
Ms. Walker				
Ms. Woodards				
Mayor Strickland				

Exhibit No. 7

AFFIDAVIT OF PUBLICATION

12/15/14

STATE OF WASHINGTON }
COUNTY OF PIERCE } ss


THE CITY OF TACOMA

KEN SPURRELL, being first duly sworn on oath, deposes and says that he is the Publisher of the

"TACOMA DAILY INDEX, INC."

a daily legal newspaper. That said newspaper is a legal newspaper, which, pursuant to the provisions of Chapter 213 of the 1941 Session Laws of the State of Washington, has been approved as a legal newspaper by order of the Superior Court of the State of Washington in and for Pierce County, entered on June 12, 1941, in Cause No. 84921 entitled "In the matter of the application and qualification of Tacoma Daily Index as a legal newspaper." That said newspaper has been published regularly and continually at least once a week, in the English language, as a newspaper of general circulation the city of Tacoma, Pierce County, Washington, the city where the same was published at the time of said application for approval for at least six months prior to the date of such application, and is now and during all of said time so printed, either in whole or in part, in an office maintained at the aforesaid place of publication, and the same is now and ever since said date has been so published. That the advertisement, of which the attached is a printed copy as published, was published in said newspaper 1 time(s), commencing on 12/15/14 and ending on 12/15/14, both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$ 45.00. That said newspaper was generally circulated all of said time, and that said advertisement was published in the newspaper proper and not in supplement form.

LEGAL NOTICE
CITY OF TACOMA, WASHINGTON
Notice is hereby given that the Tacoma City Council, at its regular City Council meeting of Tuesday, December 9, 2014, passed the following resolution. The summary of the contents of said resolution, consisting of the title, is as follows:
Resolution No. 39067 A resolution setting Monday, January 12, 2015, at 5:00 p.m., as the date for a hearing by the Hearing Examiner regarding Local Improvement District (LID) No. 8662 to improve Bennett Street from North 35th to North 37th Streets.
The full text of the above resolution may be viewed online at the following website, <http://www.cityoftacoma.org/RecentLegis> or at the Tacoma Municipal Building North, 733 Market Street, Room 11. You may also request an electronic copy without charge, please contact the Tacoma City Clerk's Office at (253) 591-5505.
Doris Sorum, City Clerk
Published in the Tacoma Daily Index on Monday, December 15, 2014.


KEN SPURRELL, Publisher

Subscribed and sworn before me this 19th day of December, 2014.


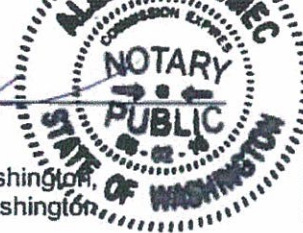


Notary Public in and for the State of Washington,
Residing at Tacoma, Pierce County, Washington

Exhibit No. 8

ORIGINAL

AFFIDAVIT OF PUBLICATION

12/11/14

STATE OF WASHINGTON }
COUNTY OF PIERCE } ss

THE CITY OF TACOMA

KEN SPURRELL, being first duly sworn on oath, deposes and says that he is the Publisher of the

"TACOMA DAILY INDEX, INC."

a daily legal newspaper. That said newspaper is a legal newspaper, which, pursuant to the provisions of Chapter 213 of the 1941 Session Laws of the State of Washington, has been approved as a legal newspaper by order of the Superior Court of the State of Washington in and for Pierce County, entered on June 12, 1941, in Cause No. 84921 entitled "In the matter of the application and qualification of Tacoma Daily Index as a legal newspaper." That said newspaper has been published regularly and continually at least once a week, in the English language, as a newspaper of general circulation the city of Tacoma, Pierce County, Washington, the city where the same was published at the time of said application for approval for at least six months prior to the date of such application, and is now and during all of said time so printed, either in whole or in part, in an office maintained at the aforesaid place of publication, and the same is now and ever since said date has been so published. That the advertisement, of which the attached is a printed copy as published, was published in said newspaper 1 time(s), commencing on 12/11/14 and ending on 12/11/14, both dates inclusive. That the full amount of the fee charged for the foregoing publication is the sum of \$ 172.50. That said newspaper was generally circulated all of said time, and that said advertisement was published in the newspaper proper and not in supplement form.

LEGAL NOTICE CITY OF TACOMA, WASHINGTON

Notice is hereby given that the Tacoma City Council, at its regular City Council meeting of Tuesday, December 9, 2014, passed the following resolutions and ordinances. The summary of the contents of said resolutions and ordinances, consisting of the title, are as follows:

Resolution No. 39067 A resolution setting Monday, January 12, 2015, at 5:00 p.m., as the date for a hearing by the Hearing Examiner regarding Local Improvement District (LID) No. 8662 to improve Bennett Street from North 35th to North 37th Streets.

Resolution No. 39077 A resolution setting Tuesday, January 6, 2015, at approximately 5:30 p.m., as the date for a public hearing by the City Council on the enforcement strategy options for non-licensed marijuana operations.

Ordinance No. 28261 An ordinance amending Chapter 12.08 of the Municipal Code, relating to Wastewater and Surface Water Management Regulation and Rates, to adjust rates and charges for services for 2015 and 2016.

Ordinance No. 28262 An ordinance amending Chapter 12.09 of the Municipal Code, relating to Solid Waste, Recycling, and Hazardous Waste, to adjust rates and charges for services for 2015 and 2016; granting certain customer requests for changes in Solid Waste services; and authorizing Call 2 Haul services for commercial customers.

Ordinance No. 28263 An ordinance amending Chapter 1.12 of the Municipal Code, relating to the Compensation Plan, to implement rates of pay and compensation for represented and non-represented classifications, and changes in classifications to reflect the organizational structure.

Ordinance No. 28264 An ordinance amending the Biennial Budget for fiscal years 2013-2014, to appropriate funds for contract obligations, transfers, and other budget adjustments; authorizing interfund transfers and contributions; and accepting, depositing, and appropriating miscellaneous donations, contributions, and fees.

Ordinance No. 28265 An ordinance amending Chapter 6B.50 of the Municipal Code, relating to Ambulances, authorizing charges for non-transport related emergency medical advanced life support services; and establishing the 2015 base rate for said services.

Ordinance No. 28266 An ordinance amending Chapter 3.09 of the Municipal Code, relating to Fire Code Permits and Fees, providing for fees related to code enforcement inspections of buildings of various industrial and multi-family uses, ei-

RECEIVED
JAN 09 2015
HEARING EXAMINER

[Signature]

KEN SPURRELL, Publisher

Subscribed and sworn before me this 19th day of December, 2014.

[Signature]



Notary Public in and for the State of Washington, Residing at Tacoma, Pierce County, Washington

ORIGINAL

Exhibit No. 8

RCW 11.40.070
state of Washington
barred by any
for the time
claim against
of this estate
qualified as
below has
The Pers
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IN T
IN T

CERTIFICATE OF MAILING NOTICES OF HEARING
ON PROPOSED IMPROVEMENT

L.I.D. Number 8662

THIS IS TO CERTIFY that the undersigned has given notice of the date of hearing on the proposed L.I.D. Number 8662 under Resolution Number 39067, to each owner or reputed owner, of any lot, tract or parcel of land or other property specially benefited by the improvement, by mailing to the owner, or reputed owner of the property, as shown on the tax rolls of the County Assessor-Treasurer of Pierce County, Washington, at the address shown thereon, a notice setting forth the nature of the proposed improvement, the total estimated cost and the estimated benefits to the particular lot, tract, or parcel of land and the date of the hearing, to be held January 12, 2015, before the Hearings Examiner, that such notice was mailed on the 12th day of December, 2014.

L.I.D. Number 8662 is for:

- Placing a 20-foot pervious asphalt concrete paving with a structural section and reservoir course, 2-foot concrete edging along both sides of the pervious pavement and city sidewalks along the proposed meandering street surface or other green infrastructure options, modifying the existing storm drain lines, and storm water catch basins, as necessary on:

Bennett Street from North 35th Street to North 37th Street

CITY ENGINEER

By 

File: LID 8662

LID 8662 Mail Merge List

firstname	lastname	address	city	state	zipcode	legaldescription	amount
Ashley & Ryan	Hug	5314 N 37th Street	Tacoma	WA	98407-3516	The W ½ of Lots 1 thru 4, Block 6; GLENN'S 2ND ADDITION AKA Parcel 'A' DBLR 98-09-10-5-002	\$10,779.70
Agnes A.	Beeson C/O Judith Streate	1210 Palm Dr.	Fircrest	WA	98466-5849	Lots 5 thru 10, Block 6; GLENN'S 2ND ADDITION	\$24,138.90
Agnes A.	Beeson C/O Judith Streate	3529 N Bennett Street	Tacoma	WA	98407-3514	Lots 5 thru 10, Block 6, GLENN'S 2ND ADDITION	\$24,138.90
Federal National Mortgage Association		PO Box 650043	Dallas	TX	75265-0043	Lots 11 & 12, Block 6; GLENN'S 2ND ADDITION	\$8,139.55
Cesar & Linda	Garcia	3519 N Bennett Street	Tacoma	WA	98407-3514	Lots 13 & 14, Block 6; GLENN'S 2ND ADDITION	\$8,139.55
Joshua & Jamie	Casey	3515 N Bennett Street	Tacoma	WA	98407-3514	Lots 15 thru 17, Block 6; GLENN'S 2ND ADDITION	\$12,139.40
Ronald & Deannia	Kirkevold	3511 N Bennett Street	Tacoma	WA	98407-3514	Lots 18 thru 20, Block 6; GLENN'S 2ND ADDITION	\$12,139.40
Kenneth & Peggy	Swalander	5315 N 35th Street	Tacoma	WA	98407-3424	The W ½ Lots 21 thru 24, Block 6; GLENN'S 2ND ADDITION	\$15,301.60
David M	Lechich	5402 N 37th Street	Tacoma	WA	98407-3500	Parcel "B" DBLR 92-04-27-0465 desc as foll com at SW cor of Lot 5, Block 7; GLENN'S 2ND ADDITION Th E alg S li sd Lot 5, 60 ft. to POB, th N 00 Deg 00 Min 04 Sec E 120 ft to Sly R/W li of N 37th St th E alg sd R/W li 60 ft to W R/W li of Bennett St, th S alg sd R/W li 120 ft, th S 89 Deg 56 Min 34 Sec W 60 ft	\$13,579.55

LID 8662 Mail Merge List

						To POB	
Larry	Ness	3524 N Bennett Street	Tacoma	WA	98407-3515	Lots 6 thru 10, Block 7; GLENN'S 2ND ADDITION	\$20,139.05
Thomas C.	Boyle	3524 N Bennett Street	Tacoma	WA	98407-3515	Lots 11 & 12, Block 7; GLENN'S 2ND ADDITION	\$8,139.55
Thomas C.	Boyle	3524 N Bennett Street	Tacoma	WA	98407-3515	Lots 13 thru 16, Block 7; GLENN'S 2ND ADDITION	\$16,139.20
David & Denise	Allen	1452 N Highland Street	Tacoma	WA	98406-2734	Lots 17 & 18, Block 7; GLENN'S 2ND ADDITION	\$8,139.55
David & Denise	Allen	3518 N Bennett Street	Tacoma	WA	98407-3515	Lots 17 & 18, Block 7; GLENN'S 2ND ADDITION	\$8,139.55
Rebeca & Matthew	Tichy	3514 N Bennett Street	Tacoma	WA	98407-3515	Lots 19 & 20, Block 7; GLENN'S 2ND ADDITION	\$8,139.55
Karen S	Lizberg	PO Box 753	Lyons	CO	80540-0753	Lots 21 & 22, Block 7; GLENN'S 2ND ADDITION	\$8,139.55
Karen S	Lizberg	3508 N Bennett Street	Tacoma	WA	98407-3515	Lots 21 & 22, Block 7; GLENN'S 2ND ADDITION	\$8,139.55
Terry & Kerry	Taylor	5401 N 35th Street	Tacoma	WA	98407-3404	Parcel 'B' of BLA 2011-09-14-5002 desc as E 60 ft of Lots 23 & 24, Block 7; GLENN'S 2ND ADDITION tog/w por of N 35th Street vac per Ord 12268	\$9,697.60

ASSESSMENT ROLL LID 8662

Page 1 of 3

NOTE: 15 Year Roll

COLLECTION FEE \$105.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
<u>GLENN'S 2ND ADDITION</u>													
413520-026-1	ASHLEY & RYAN HUG	5314 N 37th St TACOMA, WA 98407-3516	THE W 1/2 OF LOTS 1 THRU 4, BLOCK 6 AKA PARCEL 'A' DBLR 98-09-10-5-002	1	10,779.70	0.00	3.50	0.00	0.00	139.85		66,000	201,300
413520-026-3	AGNES A. BEESON C/O JUDITH STREATE	1210 PALM DR FIRCREST, WA 98466-5849 DUPLICATE TO: 3529 N BENNETT ST TACOMA, WA 98407-3514	LOTS 5 THRU 10, BLOCK 6	2	24,138.90	0.00	3.50	0.00	0.00	139.85		62,700	202,700
413520-027-1	FEDERAL NATIONAL MORTGAGE ASSN	PO BOX 650043 DALLAS, TX 75265-0043 DUPLICATE TO: 3523 N BENNETT ST TACOMA, WA 98407-3514	LOTS 11 & 12, BLOCK 6	3	8,139.55	0.00	3.50	0.00	0.00	139.85		63,600	175,100
413520-027-2	CESAR & LINDA GARCIA	3519 N BENNETT ST TACOMA, WA 98407-3514	LOTS 13 & 14, BLOCK 6	4	8,139.55	0.00	3.50	0.00	0.00	139.85		63,600	158,800
413520-028-0	JOSHUA & JAMIE CASEY	3515 N BENNETT ST TACOMA, WA 98407-3514	LOTS 15 THRU 17, BLOCK 6	5	12,139.40	0.00	3.50	0.00	0.00	139.85		71,500	104,900
413520-029-1	RONALD & DEANNIA KIRKEVOLD	3511 N BENNETT ST TACOMA, WA 98407-3514	LOTS 18 THRU 20, BLOCK 6	6	12,139.40	0.00	3.50	0.00	0.00	139.85		71,500	235,200
413520-031-1	KENNETH & PEGGY SWALANDER	5315 N 35TH ST TACOMA, WA 98407-3424	THE W 1/2 OF LOTS 21 THRU 24, BLOCK 6	7	15,301.60	0.00	3.50	0.00	0.00	139.85		71,400	101,100
413520-032-2	DAVID M LECHICH	5402 N 37TH ST TACOMA, WA 98407-3500	PARCEL "B" DBLR 92-04-27- 0465 DESC AS FOLL COM	8	13,579.55	0.00	3.50	0.00	0.00	139.85		70,600	145,300

Exhibit No. 10

ASSESSMENT ROLL LID 8662

Page 2 of 3

NOTE: 15 Year Roll

COLLECTION FEE \$105.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
			AT SW COR OF L OT 5, BLOCK 7 TH E ALG S LI SD LOT 5 60 FT TO POB TH N 00 DEG 00 MIN 04 SEC E 120 FT TO SLY R/W LI OF N 37TH ST TH E ALG SD R/W LI 60 FT TO W R/W LI OF BENETT ST TH S ALG SD R/W LI 120 FT TH S 89 DEG 56 MIN 34 SEC W 60 FT TO POB										
413520-034-1	LARRY NESS	3524 N BENNETT ST TACOMA, WA 98407-3515	LOTS 6 THRU 10, BLOCK 7	9	20,139.05	0.00	3.50	0.00	0.00	139.85		82,800	412,700
413520-035-0	THOMAS C. BOYLE	3524 N BENNETT ST TACOMA, WA 98407-3515	LOTS 11 & 12, BLOCK 7	10	8,139.55	0.00	3.50	0.00	0.00	139.85		57,400	0
413520-036-0	THOMAS C. BOYLE	3524 N BENNETT ST TACOMA, WA 98407-3515	LOTS 13 THRU 16 BLOCK 7	11	16,139.20	0.00	3.50	0.00	0.00	139.85		77,600	184,500
413520-037-1	DAVID & DENISE ALLEN	1452 N HIGHLAND ST TACOMA, WA 98406-2734 Site Address: 3518 N BENNETT TACOMA, WA 98407-3515	LOTS 17 & 18 BLOCK 7	12	8,139.55	0.00	3.50	0.00	0.00	139.85		63,600	287,400
413520-037-2	REBECA & MATTHEW TICHY	3514 N BENNETT ST TACOMA, WA 98407-3515	LOTS 19 & 20, BLOCK 7	13	8,139.55	0.00	3.50	0.00	0.00	139.85		63,600	265,700
413520-038-1	KAREN S LIZBERG	PO Box 753 Lyons, CO 80540-0753 Site Address: 3508 N BENNETT ST TACOMA, WA 98407-3515	LOTS 21 & 22, BLOCK 7	14	8,139.55	0.00	3.50	0.00	0.00	139.85		67,000	117,000

Exhibit No. 10

ASSESSMENT ROLL LID 8662

Page 3 of 3

NOTE: 15 Year Roll

COLLECTION FEE \$105.00

Parcel No.	Taxpayer	Address	Legal Description	Assmt No.	Est Assmt.	Suppl	P.O. Disc.	P & D Assist.	P & D Disc.	Final Assmt	Suppl Desc.	Land Value	Improv. Value
413520-038-4	TERRY & KERRY TAYLOR	5401 N 35TH ST TACOMA, WA 98407-3404	PARCEL B OF BLA 2011-09-14-5002 DESC AS E 60 FT OF LOTS 23 & 24, BLOCK 7 TOG/W POR OF N 35TH ST VAC PER ORD 12268	15	9,697.60	0.00	3.50	0.00	0.00	139.85		61,900	203,000

TOTALS

182,891.70 0.00 52.44 0.00 0.00 2,097.75 1,014,800 2,794,700

LAND VALUE	1,014,800
1/4 IMP VALUE	698,675
TOTAL VALUE	1,713,475
TOTAL EST PO ASSMT	182,891.70
TOTAL FINAL PO ASSMT	2,097.75

CHECKED 12/6/2013 RKR
 CHECKED 9/12/2014 RKR
 CHECKED 12/4/2012 RKR
 CHECKED
 CHECKED
 CHECKED

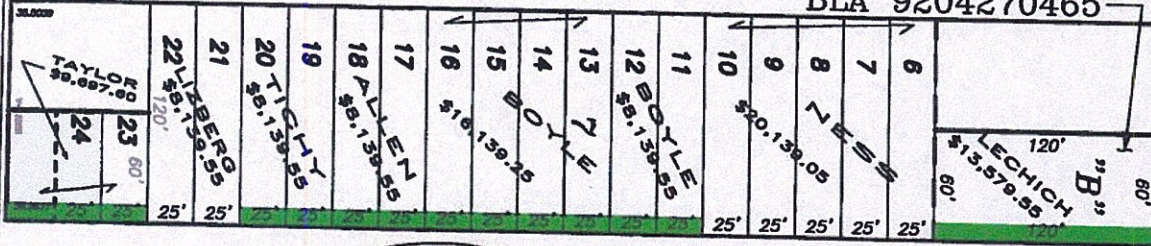
413520-026-1 OWNERSHIP CHANGE FROM RHONDA FOWLER TO ASHLEY & RYAN HUG. AMENDED THE ASSESSMENT ROLL PER PIERCE COUNTY ASSESSOR'S RECORDS 12-3-2014

AMENDED TO REFLECT CHANGES IN LAND & IMPROVEMENT VALUES PER THE PIERCE COUNTY ASSESSOR'S RECORDS 12-4-2014

SHIRLEY STREET

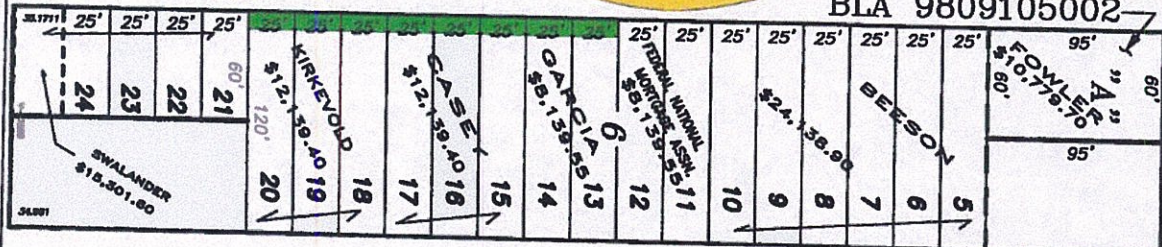
60% SIGNED THE ADVISORY SURVEY

BLA 9204270465



BENNETT STREET

BLA 9809105002



BALTIMORE STREET

NORTH 35TH STREET

N. 37TH STREET

Glenn's
(Second)
Addition

LL 3025

Actual Value Land \$	635,000.00
14 Actual Value Imp. \$	438,375.00
Total Actual Value \$	1,073,375.00
Total Unpaid Assessments	
Charges against Dist. \$	14,000.00
Delinquent Assets \$	0.00
Total Cost \$	1,087,375.00
Avail. Assessment \$	102,891.70
Public Funds	
LD Participation \$	0.00
Surface Water Utility \$	300,000.00

Exhibit No. 11



Exhibit No. 12



Exhibit No. 12



EXHIBIT NO. 12

Exhibit No. 12





City of Tacoma
City Clerk's Office

RECEIVED
AT HEARING

JAN 15 2015

HEARING EXAMINER

1-12-2015

I HEREBY declare I am the legal owner of the below described property and protest the following Local Improvement District (L.I.D.): 8662

The subject property lies within Segment # A (if applicable)

Address and legal description of the subject property:

5314 N. 37TH ST

TACOMA WA 98407

Ryan Hugs
NAME (PRINT)

[Signature]
SIGNATURE

5314 N. 37TH Tacoma WA. 98407
MAILING ADDRESS (Street/City/ZIP Code)

253 590-3237 THUGSB@Ad.com
CONTACT INFORMATION
(Phone Number or E-Mail Address)

EX. 13

Lot A
BLA 9809105002
\$10,779.70 ✓



City of Tacoma
City Clerk's Office

RECEIVED
AT HEARING

JAN 15 2015

HEARING EXAMINER

1/12 2015

I HEREBY declare I am the legal owner of the below described property and protest the following Local Improvement District (L.I.D.): 8662

The subject property lies within Segment # N/A (if applicable)

Address and legal description of the subject property:

Lots 6 - 10, Block 7, Green's Second
App'n

Larry Ness
NAME (PRINT)

Larry Ness
SIGNATURE

3534 N Bennett
MAILING ADDRESS (Street/City/ZIP Code)

None 752-4670
CONTACT INFORMATION
(Phone Number or E-Mail Address)

EX. 14

ORIGINAL

\$20,139.05
Ness ✓



City of Tacoma
City Clerk's Office

RECEIVED
AT HEARING

JAN 15 2015

HEARING EXAMINER

JAN. 12 2015

I HEREBY declare I am the legal owner of the below described property and protest the following Local Improvement District (L.I.D.): 8662

The subject property lies within Segment # 5th reg 10 (if applicable)

Address and legal description of the subject property:

3529 NO. BENNETT ST. AND LOTS TO NORTH

AGNES BEESON
NAME (PRINT)

Agnes Beeson
SIGNATURE

3529 No Bennett
MAILING ADDRESS (Street/City/ZIP Code)

253-759-7948
CONTACT INFORMATION
(Phone Number or E-Mail Address)

EX. 15

Legg, Louisa

From: Hearing Examiner (hearing.examiner@cityoftacoma.org)
Sent: Tuesday, January 13, 2015 2:35 PM
To: Rodriguez, Ralph; Garrison, Michael
Subject: HEX2014-047 LID 8662

Good afternoon,

In consideration of the additional protests filed at last night's public hearing, please provide the current level of remonstrance concerning the above referenced L.I.D. matter. A memorandum containing the recalculated protest level and the DPW's formation recommendation should be submitted to the Hearing Examiner's Office no later than Tuesday, January 20, 2015. Your attention to this request is appreciated.

Sincerely,

Louisa Legg

Legal Assistant
Office of the Hearing Examiner
City of Tacoma
P: 253-591-5195
[Hearing.examiner@cityoftacoma.org](mailto:hearing.examiner@cityoftacoma.org)

ORIGINAL

EX. 16

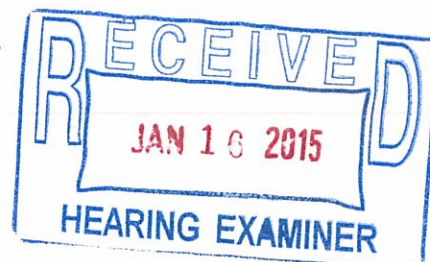


TO: Phyllis K. Macleod, Hearing Examiner

FROM: Ralph K. Rodriguez, L.I.D. Administrator *RKR*

RE: L.I.D. 8662 – Remonstrance

DATE: January 14, 2015



The following property owners have filed remonstrance against the formation of L.I.D. 8662. The Public Works Department has listed the protests filed and noted the percentage of remonstrance.

Owner of Record	Site Address	Assessment	Remonstrance
Ashley & Ryan Hug	5314 N 37 th Street Tacoma, WA 98407	\$10,779.70	5.89%
Agnes A. Beeson	3529 N Bennett Street Tacoma WA 98407	\$24,138.90	13.20%
Larry Ness	3524 N Bennett Street Tacoma WA 98407	\$20,139.05	11.01%
Total		\$55,057.65	30.10%

Based on the L.I.D. policy established by the Tacoma City Council with the remonstrance being less than 50% the Public Works Department thereby recommends formation of L.I.D. 8662.

cc: Chris Larson, P.E., Public Works
 Dan Seabrandts, P.E., Public Works
 Steven Standley, P.E., Environmental Services
 Corey Newton, Environmental Services

EX. 16