



CITY OF BLACK DIAMOND
July 11, 2013 Workstudy Agenda
25510 Lawson St., Black Diamond, Washington

Workstudies are meetings for Council to review upcoming and pertinent business of the City. Public testimony is only accepted at the discretion of the Council.

6:00 P.M. – CALL TO ORDER, ROLL CALL

- 1.) Conditions of Approval Update – Ms. Welsh and Mr. Williamson
- 2) Adjournment

The Villages MPD Phase 1A Preliminary Plat Conditions of Approval Tracking Sheet

| REQUIREMENT | ORIGIN | RESPONSIBLE PARTY | DUE | DATE | COMPLETED |
|--------------------------------------|---------|-------------------|--|-----------|---|
| Rock Ck bridge pedestrian connection | SEPA #1 | YarrowBay | Build prior to C of O for 200 th DU or provide financial commitment by 12/10/18 | | Option A chosen by Master Developer on 12-11-12; written choice posted on city website on 12-11-12. |
| King County wastewater approvals | SEPA #2 | YarrowBay | Prior to approval of first final plat | | Noise Review Committee formed on 6-11-13; applicant presented draft plan to Committee for review. Notice of the Committee meeting was mailed out on 5-28-13 for the 6-11-13 meeting. Plan submitted to MDRT for review 6-28-13. |
| Noise control plan, staff approval | SEPA #3 | YarrowBay | Prior to on-site construction; Noise Review Committee | | Designation under review. |
| Re-evaluate Wetland E1 designation | SEPA #4 | MDRT | Prior to any work within E1 or buffers or first dwelling unit CO | | Consultation mtg. held 5-30-13. |
| Baseline Phosphorous sampling | SEPA #5 | YarrowBay | 1st project within Lk Sawyer drainage basin | | YES. Revised checklist sent to WDFW on 12-12-13. WDFW commented on 12-20-12. |
| Expanded Baseline ZISETTE | SEPA #6 | MDRT | Prior to SEPA #5 | | SEPA official did not identify any additional mitigation measures based on WDFW's comments. |
| Contact WDFW / Rock Creek Bridge | SEPA #7 | YarrowBay | | Dec. 2012 | YES for The Villages Phase 1A-Schedule A clear/grade and tree removal permits. |
| Tree Plan | SEPA #8 | YarrowBay | Due date not specified | | Analysis under review. |
| Wildlife Corridor Connections | SEPA #9 | YarrowBay | Prior to CF & G | | |
| Storm pond drainage easement | PLAT #1 | YarrowBay | Prior to first final plat approval | | |
| Wetland boundary fencing | PLAT #2 | YarrowBay | Prior to final plat approval of any division near a wetland | | |
| Wetland Buffer Veg. Mgm. Plan | PLAT #3 | YarrowBay | Prior to CF & G adjacent to wetland buffers | | Plan under review. |
| Define wetlands separate tracts | PLAT #4 | YarrowBay | Prior to final plat | | |
| Rechannelize 216th & 288th | PLAT #5 | YarrowBay | Prior to first final plat approval | | |
| Stationary equipment | PLAT #6 | YarrowBay | During Construction | | |
| Equipment w/ back up alarms | PLAT #7 | YarrowBay | During Construction | | |
| Operators required a lift | PLAT #8 | YarrowBay | During Construction | | |
| Electric pump usage | PLAT #9 | YarrowBay | During Construction | | |

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| Noise control hotline | PLAT #10 | YarrowBay | During Construction | |
| Noise attenuation | PLAT #11 | YarrowBay | During Construction | |
| Work Hours | PLAT #12 | YarrowBay | During Construction | |
| Noise mitigation plan | PLAT #13 | YarrowBay | During Construction | |
| Noise control hotline | PLAT #14 | YarrowBay | Prior to commencement of any development | |
| The Villages MPD noise review | PLAT #15 | YarrowBay | No later than one week after commencement of dev. activity | 6/11/2013 YES, committee formed. |
| Noise attenuation V10,V13,V15 | PLAT #16 | YarrowBay | Report with submittal of Utility permits for those parcels | |
| Construct single lane roundabout Lk Sawyer Rd/Roberts Dr | PLAT #17 | YarrowBay | Prior to issuance of C of O for the 726th ERU | |
| Install Roberts Dr/Village Place traffic signal | PLAT #18 | YarrowBay | Prior to issuance of C of O for the 327th ERU | |
| Construct single lane roundabout Roberts Dr/Villages Pkwy | PLAT #19 | YarrowBay | Prior to issuance of C of O for the 1128th ERU | |
| Traffic Monitoring | PLAT #20 | YarrowBay | At occupancy of 596th ERU | |
| Maintenance Tract 901 | PLAT #21 | YarrowBay | Note on applicable final plat; applicable HOA (ongoing) | |
| Road Grades | PLAT #22 | YarrowBay | Review during design | |
| Fire Flow Availability | PLAT #23 | YarrowBay | Review at Bldg Permit Application | |
| Alleys "No Parking" signage & enforcement provisions | PLAT #24 | YarrowBay | Prior to final plat approval | |
| Final design of Alley A | PLAT #25 | YarrowBay | Prior to approval of Alley A construction drawings | |
| Fire access | PLAT #26a | YarrowBay | Ongoing review | |
| Water Supply/Fire Flow | PLAT #26b | YarrowBay | Required when combustible materials delivered | |
| Show dedications on final plat | PLAT #27 | YarrowBay | Final Plat review | |
| Satellite fire station | PLAT #28 | YarrowBay | Design by C of O 250th ERU; award constr contract by 500th ERU if CFD formed; if not, at 750th ERU | |
| CCRs | PLAT #29 | YarrowBay | Prior to any final plat | |
| Pedestrian Connection on Roberts Dr | PLAT #30 | YarrowBay | Submit permit by first C of O; sub complete by C of O 200th du; also see SEPA #1 | |
| Natural Landscape- Tract 900 | PLAT #31 | YarrowBay | Final Plat approval | |
| Final Plat TDRs | PLAT #32 | YarrowBay | For any division including the 454th DU | |
| Storm water facility/Open Space | PLAT #33 | YarrowBay | Prior to final plat approval | |
| Maple Valley Transportation Agmt | PLAT #34 | YarrowBay | Ongoing | |
| Covington Transportation Agreement | PLAT #35 | YarrowBay | Ongoing | |
| Green Valley Rd measures | PLAT #36 | YarrowBay | Status report prior to final plat approval of last division | |

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| Tract maintenance 908, 954, 956 | PLAT #37 | YarrowBay/AOA | Note on applicable final pat; ongoing | | |
| Water mains remain in-service | PLAT #38 | YarrowBay | Utility plan review | | |
| Water connections to 750 & 850 pressure zones | PLAT #39 | YarrowBay | Utility plan review | | |
| Water mains easements | PLAT #40 | YarrowBay | Utility plan review | | |
| Spring upgrade | PLAT #41a | YarrowBay | Completed or bonded prior to first final plat; in service prior to first building permit | | |
| Use of WSFFA | PLAT #41b | YarrowBay/City | Notify City prior to first final plat; design & bid prior to final plat; in service prior to first building permits | | |
| Pressure zone connections | PLAT #42 | YarrowBay | Utility plan review | | |
| Coordinated Water Service Area | PLAT #43 | City | Any final plat approval in disputed area; enforce during Utility permit review | | |
| Boundary dispute | PLAT #44 | YarrowBay | Any final plat approval in disputed area | | |
| CWSAB Description | PLAT #45 | City | Utility plan review in disputed area | | |
| CWSAB straddle | PLAT #46 | City | Utility plan review | | |
| Sewer discharge | PLAT #47 | City | Utility plan review | | |
| Sewer Service remain in service | PLAT #48 | City | Utility plan review | | |
| Temp sewer lift station | PLAT #49 | City | Prior to 1st Building Permit issuance that discharges sewer | | |
| Sewer Service | PLAT #50 | City | Prior to 1st Building Permit issuance that discharges sewer | | |
| Sewage pipeline design | PLAT #51 | City | Utility plan review | | |
| Sewage Flow Information | PLAT #52 | YarrowBay | Utility/Bldg Permit | | |
| Stormwater adaptive mgmt | PLAT #53 | YarrowBay | Utility plan review | | |
| Stormwater facility | PLAT #54 | YarrowBay | Initial utility permit review | | |
| Stormwater facility functioning | PLAT #55 | YarrowBay | Prior to future discharges to stormwater facility; on-going monitoring; future plats and utility permits | | |
| NPDES Permit | PLAT #56 | YarrowBay | Before CF & G | 5/14/2013 | YES; e-mail received from Dept. of Ecology. |
| Roberts Dr Improvements | PLAT #57 | YarrowBay | See regional infrastructure plan | | |
| On-street Parking minimums | PLAT #58 | City | Utility permit review | | |
| Bike Lanes on Ash Avenue | PLAT #59 | City | Utility permit review | | |
| Street trees planting plans | PLAT #60 | City | Utility permit review | | |
| Alley I & F traffic calming | PLAT #61 | City | Utility permit review | | |
| Traffic Condition compliance | PLAT #62 | City | Utility permit review | | |
| Regional Infrastructure Plan compliance | | | Ongoing | | |

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| Construction Traffic reduction measures | PLAT #63 | YarrowBay | During Construction | | |
| Overall Grading Plan compliance | PLAT #64 | City | Utility permit review | | |
| Clearing Limits delineation | PLAT #65 | YarrowBay | Utility permit review & prior to any clearing | | Details on The Villages Phase 1A-Schedule A clear/grade and tree removal permits. |
| Funding Obligation | PLAT #66 | YarrowBay | Ongoing | | |
| L.I.D. techniques | PLAT #67 | YarrowBay | Ongoing, during utility permit review | | |
| Trail Construction | PLAT #68 | YarrowBay | Prior to C of O, final site plan or final plat approval | | |
| Parks Ownership/Maintenance | PLAT #69 | YarrowBay | Final plat; ongoing | | |
| Open Space | PLAT #70 | YarrowBay | Division by division final plat approval | | |
| Tract 953 modification | PLAT #71 | YarrowBay | Prior to final plat submittal | | |
| Final Plat minor corrections | PLAT #72 | YarrowBay | Prior to final plat submittal | | |
| Final Plat minor corrections | PLAT #73 | YarrowBay | Prior to final plat submittal | | |
| Final Plat minor corrections | PLAT #74 | YarrowBay | Prior to final plat submittal | | |
| Offsite Lk Sawyer drainage basin | PLAT #75 | YarrowBay | Utility permit review, also see SEPA #5 | | |
| Tree Report | PLAT #76 | YarrowBay | Utility permit review | | YES for The Villages Phase 1A-Schedule A clear/grade and tree removal permits. |
| Water Comp Plan update | PLAT #77 | YarrowBay | May be required, dependent upon design (MPD COA #52) | | |
| Gen Gov Facility Fee payment | PLAT #78 | YarrowBay | At building permit | | |
| Sewer Downstream Capacity Study | PLAT #79 | YarrowBay | Prior to 1st Utility permit for sewer, remedy by first C of O | | |
| Final Plat Phase Approval | PLAT #80 | YarrowBay | At final plat | | |
| Yearly Meeting w/ESD | PLAT #81 | YarrowBay | Ongoing | | |
| Quarterly Report to ESD | PLAT #82 | YarrowBay | Quarterly, ongoing | | Quarterly update sent to ESD & MDRT on 4-29-13. |
| Fiscal Impact Analysis- Police -Comp | | | | | |
| City | PLAT #83 | YarrowBay | Prior to first C of O | | Revisions under review. |
| Offsite Lk Sawyer drainage basin | PLAT #84 | YarrowBay | See SEPA #5 and Plat #75 | | |
| King County wastewater approvals | PLAT #85 | YarrowBay | Prior to first final plat approval, also see SEPA #2 | | |
| Noise control plan, staff approval | PLAT #86 | YarrowBay | See SEPA #3 | | |
| Re-evaluate Wetland E1 designation | PLAT #87 | MDRT | See SEPA #4 | | |
| Tree Plan | PLAT #88 | YarrowBay | See SEPA #8 | | |
| Wildlife Corridor Connections | PLAT #89 | YarrowBay | See SEPA #9 | | |
| Covington Water District | PLAT #90 | YarrowBay | Final Plat approval within disputed water service area | | |
| Tract 917 park safety | PLAT #91 | YarrowBay | Prior to Final Plat approval of Division 1A | | |