

RESOLUTION NO. 3218

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, SETTING THE PUBLIC HEARING DATE TO CONSIDER THE VACATION OF EXISTING RIGHTS-OF-WAY AND EASEMENTS; THE SURPLUS OF EXISTING CITY PROPERTY; AND AN AMENDMENT TO A DEVELOPMENT AGREEMENT, INITIATE THE STREET VACATION PROCESS FOR A PORTION OF 224TH AVENUE EAST, AND INITIATE THE SURPLUS PROCESS FOR CITY OWNED UTILITY PROPERTY ALL RELATED TO THE PEAK 410 BUSINESS PARK.

WHEREAS, to accommodate the development of the PEAK410 Business Park adjustments are needed to existing utility easements; and

WHEREAS, prior to sell of the former Compass Pointe property, the City held back the portion of the property needed for the construction of the SR-410 and 224th Avenue East roundabout; and

WHEREAS, during the design of the SR-410 and 224th Avenue East roundabout it was discovered the that the roundabout needed to be shifted slightly to the west necessitating the vacation of a portion of the existing 224th Avenue East right-of-way and of the dedication of new right-of-way for said street; and

WHEREAS, BLMC 12.40.010.E requires that the public hearing date for a street vacation be set by resolution; and

WHEREAS, it is necessary to initiate the formal process for the vacation of the aforementioned street pursuant to the applicable laws and regulations of the City of Bonney Lake; and

WHEREAS, BLMC 2.70.100 requires that when property owned by the City's utility is to be declared surplus the City Council is required to hold public hearing; and

WHEREAS, RCW 36.70B.200 and BLMC 14.70.070.B requires development agreements to be approved by resolution after a public hearing; and

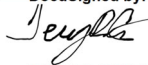
NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Public Hearing Date. The public hearing date to consider the vacation of existing rights-of-way and easements; the surplus of existing City property; and an amendment to an existing development agreement all related to the PEAK410 Business will be held at 6:00PM or soon thereafter on July 23, 2024 in the City Council Chambers at the Bonney Lake Justice and Municipal Building, 9002 Main Street E., Bonney Lake, Washington

Section 2. Intent to Surplus. The City Council hereby initiates the surplus process for the westerly 100 feet of tax parcel 0519021071 as the property that portion of the property is not for a public utility purpose.

Section 3. Vacation petition. The City Council initiates the vacation process for the portion of 224th Avenue East as described in Exhibit A and illustrated in Exhibit B.

PASSED by the City Council this 25th day of June 2024.

DocuSigned by:

339AD7C13E9E492...

Terry Carter, Mayor

AUTHENTICATED:

DocuSigned by:

975A05C52D794C6...
Sadie A. Schaneman, CMC, City Clerk

City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Agenda Item Type: Resolution	Agenda Bill Number & Ordinance/Resolution/Motion Number: AB24-71/R24-71	
Department/Division Submitting: Public Services	Presenter: Jason Sullivan	City Strategic Goal Category: DON'T FILL OUT YET

Agenda Subject: Establishing Public Hearing Date – Peak410 Vacation/Surplus.

Full Title/Motion: A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting The Public Hearing Date To Consider The Vacation Of Existing Rights-Of-Way And Easements; The Surplus Of Existing City Property; And An Amendment To A Development Agreement, Initiate The Street Vacation Process For A Portion Of 224th Avenue East, And Initiate The Surplus Process For City Owned Utility Property All Related To The Peak 410 Business Park.

Administrative Recommendation: Approve.

Short Background Summary (Use A Memo To Write A Full History): The Proposed Resolution Sets The Public Hearing Date Of July 23, 2024 To Consider The Vacation Of Rights-Of-Way And Easements, Surplus Of City Property, And Amendment To A Development Agreement Related To PEAK410 Business. It Also Initiates The Surplus Process For A Portion Of Tax Parcel 0519021071, As It Is Determined Not Necessary For Public Utility Purposes. Finally, It Initiates The Vacation Process For A Portion Of 224th Avenue East. The Intent Is To Comply With Legal Requirements While Facilitating Necessary Infrastructure Adjustments And Property Management For The PEAK410 Development In Bonney Lake.

Attachments: Resolution R24-71.

BUDGET INFORMATION			
Budgeted Amount	Current Balance	Expenditure Amount Needed	Budgeted Balance Difference
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW					
Public Hearing Date:	Name Of Committee/Commission Public Hearing Was Done At:				
Date & Name Of Committee/ Commission Meeting	Return To Committee/ Commission/Board	Council Workshop Discussion	Consent Agenda	Council Full Issues	Chair's Signature For Approval Of Next Steps
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Hearing Examiner Review:					

COUNCIL ACTION	
Workshop Date(s): Meeting Date(s): 6/25/2024	Public Hearing Date(s): Tabled To:

APPROVALS		
Department Director: <i>Jason Sullivan</i>	Mayor: <i>Terry Carter</i>	Date Reviewed By City Attorney (if applicable):

EXHIBIT A

RIGHT-OF-WAY VACATION LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY MARGIN OF SR-410 HIGHWAY AT STATION 434+76.80, 68.00 FEET LEFT OF CENTERLINE PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, MP 16.02 TO MP 16.26, APPROVED NOVEMBER 19, 2009, SAID POINT ALSO DESCRIBED IN THAT CERTAIN RIGHT OF WAY DEDICATION DEED, RECORDING NO. 201911060129;

THENCE NORTH 46°53'07" WEST, ALONG SAID NORTHERLY MARGIN, 4.13 FEET TO THE **POINT OF BEGINNING** AND STATION 434+73.49, 70.48 FEET LEFT OF CENTERLINE;

THENCE NORTH 84°02'52" WEST, 52.47 FEET TO STATION 434+21.02, 70.27 FEET LEFT OF CENTERLINE;

THENCE NORTH 44°47'05" WEST, 131.07 FEET TO STATION 433+19.19, 152.79 FEET LEFT OF CENTERLINE;

THENCE NORTH 05°29'26" EAST, 109.54 FEET TO THE SAID NORTHERLY MARGIN AND STATION 433+17.86, 262.33 FEET LEFT OF CENTERLINE;

THENCE SOUTH 80°44'23" EAST, ALONG SAID NORTHERLY MARGIN, 43.75 FEET TO STATION 433+61.55, 259.98 FEET LEFT OF CENTERLINE;

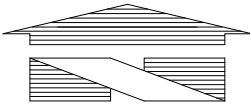
THENCE SOUTH 16°11'00" EAST, ALONG SAID NORTHERLY MARGIN, 164.99 FEET TO STATION 434+24.35, 107.42 FEET LEFT OF CENTERLINE;

THENCE SOUTH 46°53'07" EAST, ALONG SAID NORTHERLY MARGIN, 61.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 11,991 SQUARE FEET (0.275 ACRES), MORE OR LESS.

22451-PEAK 410 BUSINESS PARK
22451L.001 – MKA
JULY 10, 2023
Page 1 of 1



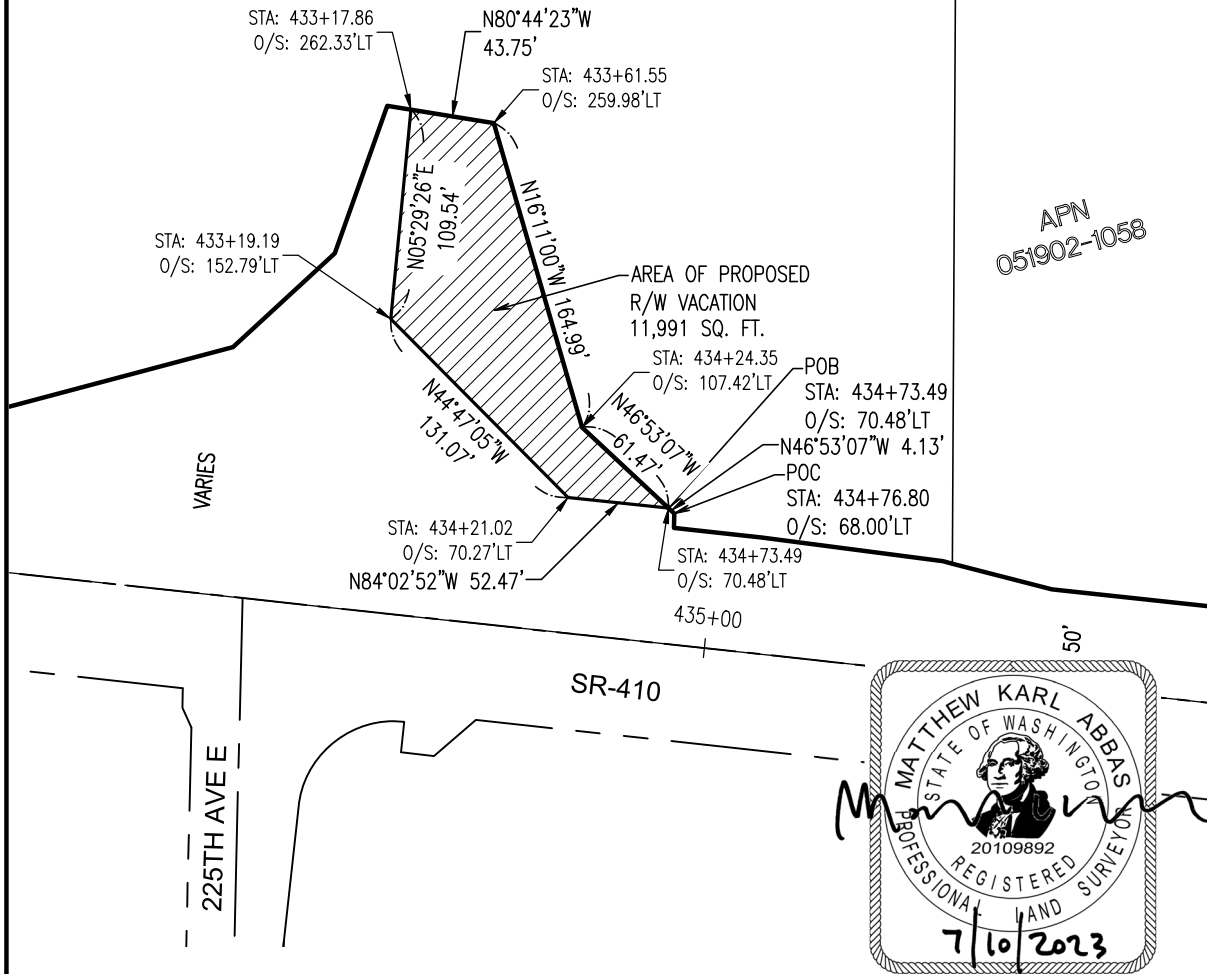


1"=100'


EXHIBIT B

APN
051902-1070

APN
051902-1058



File:P:\22000s\22451\survey\22451exh01-vacation.dwg Date/Time:7/10/2023 8:38 AM MATT ABBAS

SCALE: HORIZONTAL 1"=100'  BARCHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 425.251.6222 BARCHAUSEN.COM	For: <p style="text-align: center;">PEAK 410 BUSINESS PARK</p>	JOB NUMBER <p style="text-align: center;">22451</p>
	Title: <p style="text-align: center;">RIGHT-OF-WAY VACATION</p>	22451L.001.DOC SHEET <p style="text-align: center;">1 of 1</p>
DESIGNED _____ DRAWN <u>KMA</u> CHECKED <u>MKA</u> APPROVED <u>MKA</u> DATE <u>7/10/2023</u>		