



PLEASE NOTE: This meeting will be held at City Hall, 920 SE Cedar Falls Way, North Bend, WA. Members of the public may choose to attend in person or by teleconference. As the in-person/teleconference hybrid meeting option is new technology to City Staff it is strongly encouraged that members of the public that are attending by teleconference provide comments in advance of the meeting. Please email comments on any agenda items prior to the meeting to the City Clerk at soppedal@northbendwa.gov. Please provide comments by 5 p.m., Tuesday, June 21, 2022 so a copy can be provided to the City Council prior to the meeting.

Members of the public that wish to attend by teleconference may do so by using the Zoom Meetings platform. Instructions on how to access the meeting and provide public comment are available at the following link: [June 21, 2022 City Council Meeting Calendar Item](#). You will be required to have a registered Zoom account and display your full name to be admitted to the online meeting.

Zoom Meeting Information:

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Meeting ID: 827 7954 1399

Password: 399711

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CITY COUNCIL MEETING

June 21, 2022 – Agenda

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

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

CONSENT AGENDA:

- | | |
|------------|--|
| 1) Minutes | City Council Meeting of June 7, 2022 |
| 2) Payroll | June 3, 2022 – 28500 through 28504, in the amount of \$299,020.70 |
| 3) Checks | June 21, 2022 – 72486 through 72574, in the amount of \$341,070.21 |

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

COMMISSION AND COMMITTEE REPORTS:

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



MAIN AGENDA:

- | | | | |
|--------------------|---|-----------|------------|
| 4) AB22-078 | Public Hearing Cont., Ordinance – Forming Meadowbrook ULID | Mr. Rigos | 5 |
| 5) AB22-079 | Public Hearing Cont., Resolution – Adopting Six Year TIP 2023-2028 | Mr. Mohr | 101 |

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.)

ADJOURNMENT:

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NORTH BEND CITY COUNCIL MINUTES

June 7, 2022

City Hall, 920 SE Cedar Falls Way, North Bend, Washington

CALL TO ORDER, ROLL CALL:

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

Councilmembers Present: Elwood, Gothelf, Joselyn, Koellen, Loudenback, Miller and Rosen.

Councilmember Loudenback **MOVED**, seconded by Councilmember Miller, to pull AB22-068 from the Consent Agenda and add it to the Introductions portion of the meeting following Item #13. The motion **PASSED** 7-0.

Councilmember Koellen **MOVED**, seconded by Councilmember Loudenback to postpone AB22-077 – Ordinance Amending NBMC 8.44 Needle Exchange Programs – Prohibited to the June 21, 2022 City Council Meeting. The motion **PASSED** 7-0.

CONSENT AGENDA:

Minutes – City Council Meeting of May 17, 2022 & City Council Workstudy of May 24, 2022

Payroll – May 20, 2022 – 28494 through 28499, in the amount of **\$239,899.19**

Checks – June 7, 2022 – 72402 through 72485, in the amount of **\$1,611,016.03**

AB22-069 – Resolution 2026 Awarding NB Way Sidewalk Project to RW Scott Construction

AB22-070 – Resolution 2027 Awarding Park Street Turn Lanes Project to Reed Trucking & Excavating

AB22-071 – Motion Authorizing Contract with Parametrix for Ribary Creek Project

AB22-072 – Motion Authorizing CO#6 with MSI for WWTP HPI Project Phase 1

AB22-073 – Motion Authorizing On-Call Contract with Quality Controls Corporation

AB22-074 – Ordinance 1778 Adopting NBMC 20.11 Termination of Processing of Land Use Applications

Councilmember Gothelf **MOVED**, seconded by Councilmember Koellen to approve the consent agenda as amended. The motion **PASSED** 7-0.

CITIZEN'S COMMENTS:

Gaila Haas, 485 SE 9th Street, commented that the proposed project to remove street trees in the Si View neighborhood as part of the Annual Sidewalk Repair Project was not the best

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idea and requested Council and Staff consider the long-term implications of removing trees throughout neighborhoods in the City and what can be done to preserve streetscapes.

Michael Thomas, 1231 LaForest Drive SE, thanked the City for providing a virtual component for audience participation at City Council meetings. He echoed Ms. Haas' comments on street tree removal and requested more consideration and planning on the subject, noting the City of Portland's tree code. He also commended Jay Taylor for his efforts regarding needle exchange in the City.

INTRODUCTIONS:**AB22-075 – Motion Authorizing Interlocal Agreement for Climate Collaboration****Audio: 10:47**

Community & Economic Development Director Deming provided the staff report. Rachel Brombaugh, Director of Climate and Energy Initiatives of King County, provided a presentation on the King County – Cities Climate Collaboration program.

The following individual commented on the agenda item:

Michael Thomas, 1231 LaForest Drive SE

Councilmember Miller **MOVED**, seconded by Councilmember Elwood to approve AB22-075, authorizing the Mayor to enter into an Interlocal Agreement for Climate Collaboration, subject to form and content approved by the City Attorney, with King County and participating Cities of King County. The motion **PASSED** 7-0.

AB22-076 – Motion Authorizing Contract with Place + Main Advisors for Economic Development Action Plan**Audio: 38:30**

Economic Development Manager Noll provided the staff report.

Councilmember Miller **MOVED**, seconded by Councilmember Joselyn to approve AB22-076, authorizing the Mayor to sign a contract with Place + Main Advisors for development of the North Bend Economic Development Action Plan, in a form and content approved by the City Attorney, in an amount not to exceed \$52,500. The motion **PASSED** 7-0.

AB22-068 – Resolution 2028 Awarding Annual Sidewalk Repair Project to RW Scott Construction**Audio: 46:09**

Deputy City Administrator/Public Works Director Rigos provided the staff report.

Councilmember Loudenback **MOVED**, seconded by Councilmember Koellen to approve AB22-068, a resolution accepting bids and awarding the construction contract for the Annual Sidewalk Repair Project to RW Scott Construction Company.

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Councilmember Loudenback **MOVED**, seconded by Councilmember Koellen to amend the main motion to approve the Annual Sidewalk Repair Project with direction to staff to negotiate a change order to the contract to remove the Si View neighborhood from this year's Sidewalk Repair Project and add new scope from the Sidewalk Repair Priorities List at a cost not to exceed the contract amount. The motion **PASSED** 7-0.

The main motion then **PASSED AS AMENDED** 6-1 (Joselyn).

MAYOR, COUNCIL, AND ADMINISTRATOR CONCERNS AND INITIATIVES:

Councilmember Elwood noted the Valley Center Stage's production of "The Tempest" would run through Sunday, June 19th for those that were interested.

Councilmember Joselyn commented on the City's Yard Waste Recycling Program that is held on select Saturdays at the Public Works Shop.

Councilmember Loudenback commented on the success of last weekend's Jazz Walk event in Downtown North Bend.

Councilmember Miller congratulated students that were graduating this year and commented on the recent Mt Si High School Senior's parade. Additionally, she encouraged all to travel carefully through road construction zones in the City.

Councilmember Rosen noted his heart went out to certain members in the community that recently experienced a tragedy.

Mayor McFarland spoke regarding the following items:

- Father's Day Weekend Steam Train Rides
- Downtown Block Party – Saturday, July 16th Noon – 11 p.m.
- Farmers Market & Summer Concert Series @ Si View Park, Thursdays 4 – 8 p.m.

EXECUTIVE SESSION:

Mayor McFarland recessed the regular meeting for an Executive Session at 8:32 p.m. to discuss performance of a public employee, pursuant to RCW 42.30.110(1)(g), potential litigation, pursuant to RCW 42.30.110(1)(i) and property acquisition, pursuant to RCW 42.30.110(1)(b). No action was anticipated as a result of the Executive Session, which was expected to last ninety minutes and videotaping of the meeting ceased.

The regular meeting reconvened at 9:35 p.m.

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ADJOURNMENT:

Councilmember Elwood **MOVED** to adjourn, seconded by Councilmember Gothelf. The motion **PASSED** 7 -0.

The meeting adjourned at 9:35 p.m.

ATTEST:

Rob McFarland, Mayor

Susie Oppedal, City Clerk



City Council Agenda Bill

SUBJECT:		Agenda Date: June 21, 2022		AB22-078
Continuation and Final Public Hearing, Ordinance Regarding Formation of the Meadowbrook Sewer ULID		Department/Committee/Individual		
		Mayor Rob McFarland		
		City Administrator – David Miller		
		City Attorney - Mike Kenyon/Lisa Marshall		
		City Clerk – Susie Oppedal		
		Administrative Services – Dawn Masko		
		Comm. & Economic Development – Rebecca Deming		
		Finance – Richard Gould		
Cost Impact: Preliminary Assessment for City Owned Parcels = \$425,118				
Fund Source: Sanitary Sewer		Public Works – Mark Rigos, P.E.		X
Timeline: City payment would not begin for 3 - 4 Years and would be amortized over 20 years				
Attachments: Ordinance Forming ULID (with Exhibits A & B); Exhibit A – ULID Boundary Map, Exhibit B – Petitions, Exhibit C – Resolution 2009 (inclusion of City Properties), Exhibit D – ULID Petition Map, Exhibit E – G&O Cost Estimate, Exhibit F - SOVA Preliminary Feasibility and Special Benefits Analysis				
<p>SUMMARY STATEMENT:</p> <p><u>I. Public Hearings:</u></p> <p>The purpose of this continued Public Hearing is to provide additional formal opportunity to hear from the public regarding the potential formation of the Meadowbrook sewer Utility Local Improvement District (ULID), after which the Council is requested to approve as a first reading an ordinance authorizing the formation of the Meadowbrook ULID.</p> <p>Currently, there is no public sewer in the Meadowbrook area, or anywhere west of South Fork Snoqualmie River inside North Bend City Limits. There are approximately 60 tax parcels located inside the proposed ULID boundary. Slightly more than half of those parcels currently include a structure and manage their sewage onsite with a septic system or use of onsite Honey Buckets. The other parcels are currently vacant.</p> <p>As required by State statute, the City provided notice for this Public Hearing by publication in the Valley Record and individual mailings to all property owners within the ULID boundary. The City also provided a second mailing to all properties within the ULID boundary in an effort to best ensure that all such owners received actual notice of the Public Hearing.</p> <p>On May 17, 2022, the City held a Public Hearing where many public comments were provided regarding the ULID. Today on June 21, 2022 is the continuation of the Public Hearing. On May 17, there was a fairly even mixture of support and opposition to the ULID. The end request from the Council meeting that night was for Puget Western to re-evaluate their Cost Reimbursement Agreement and update it to provide a more generous Agreement package to the approximate 18 residential property owners who live on NE 14th and NE 8th Streets who did not petition for the ULID and are opposed to the ULID. Subsequently, in late May and early June of 2022, Puget Western partnered with Peak View LLC to create an even more generous Reimbursement Agreement. The following is what Puget Western and Peak View LLC commit to City Council and the single-family residential property owners on NE 14th and NE 8th Streets who did not petition for the ULID.</p> <ol style="list-style-type: none"> <i>Puget Western and Peak View LLC will carry the costs of the residences special benefit allocation fees in the form of a late comer's agreement that lasts for the entirety of the ULID term (approximately 20 years).</i> <i>Within those 20 years, if a resident does either of the following, the resident or the new owner shall be required to begin paying for their remaining portion of special benefit allocations fees at that point:</i> <ol style="list-style-type: none"> <i>Sell the residence to a new owner (new owner to begin paying fees owed at that time for the remaining portion of the ULID)</i> 				



City Council Agenda Bill

- b. *Owner renovates or builds on their property to the extent the renovation or development would require them to hook into sewer.*

To provide specific examples:

For #1 – Joe Owner sells his home 5 years after the ULID has begun. Buyer Bob will be responsible for the monthly payments for the next 15 years to pay the property's proportionate share of the special benefit fee.

For #2 – Joe Owner decides to build a 5 bedroom, 4 bathroom house to replace his 2 bedroom 1 bath home on his 3 acres. The new house will require Joe Owner to install an upsized septic system which the city won't allow or provide the building permit for the new house unless they hook up to sewer. At permit issuance, Joe Owner will be responsible for the monthly payment for the remaining time of the ULID.

We find these two options are incredibly fair whereas the residences are not having to pay for anything until they end up monetizing or creating additional value to their properties. Let us know if you'd like to discuss further as we would obviously like to see the ULID passed and we feel this is fairly significant movement to protect the residences as the City Council has asked.

City staff believes that Puget Western and Peak View are now going “above and beyond”. There are no ULID costs to those single-family residential property owners, if the property owner signs the Agreement, who choose to:

- sell their land;
- not develop their land for 20 years; or
- develop their land (property owner would be required to pay remaining ULID balance, but not reimburse for prior ULID payments made by Puget Western and Peak View).

II. Project Overview:

In the summer and fall of 2021, a majority of private property owners by area inside North Bend City Limits within the Meadowbrook community signed and submitted petitions to the City of North Bend (City) with the hope and goal to form a Sewer Utility Local Improvement District (ULID). The Meadowbrook community currently lacks public sewer. A ULID would allow the City to design and build public sewer to benefit the Meadowbrook community. Specific ULID improvements would include a sanitary sewer collection system, sewer conveyance system, sewer lift station(s), a forcemain crossing over or under South Fork Snoqualmie River, and a discharge to the City's existing wastewater treatment plant.

Under RCW 35.43.120, the City Council has the authority to form a ULID upon receipt of petitions “aggregating a majority of the area within the proposed district.” Previously approved by City Council via Resolution 2009 on February 15, 2022 authorized the Mayor to execute the petition for City-owned property within the Meadowbrook Sewer ULID boundary. For the proposed Meadowbrook ULID, the combination of private properties and City-owned parcels includes signed petitions reflecting more than 64% of the ULID area. Attached is the ULID Boundary Map (Exhibit A). Signed ULID Petitions (Ex. B) have been received by the City of more than 64% by area within the Meadowbrook Sewer ULID area. Recently, City Council agreed by Resolution 2009 adopted on February 15, 2022 (Ex. C) to include City owned parcels in the ULID. Also attached is the updated, color-coded ULID Petition Map (Ex. D) that shows which parcels have petitioned for sewer.

III. Project History and Public Outreach:

As estimated in 2020, the total of soft service costs (surveying, environmental, engineering, archaeological / cultural, and permitting) and hard construction costs for the Meadowbrook Sewer ULID was estimated by engineering consultant firm Gray and Osborne (G&O) to be **\$7,452,000**. The estimate is attached as Exhibit E.

In March 2021, SOVA Consulting (SOVA) prepared a special benefits study, appraising the properties within the proposed Meadowbrook ULID in order to determine (a) that the special benefits accruing to the properties within the proposed Meadowbrook ULID would exceed the estimated cost of the Meadowbrook ULID, and (b) if so, the



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proportionate shares (costs) that each property in the Meadowbrook ULID area would be assessed upon construction of the sewer utility facilities included within the ULID. The SOVA report was made available in 2021 to Meadowbrook property owners via letter and weblink and is attached as Exhibit F (Feasibility and Special Benefit Analysis). The SOVA report found that the total special benefit from the ULID (increased property value) would be **\$11,617,000** following construction of the new sewer facilities. Included in SOVA's Report at page 17 is a Property Matrix Table which provides a detailed summary of tax parcel numbers, property names, taxpayer names, property addresses, zoning, current uses, land areas, appraisal values of land (before and after public sewer) and a preliminary estimate.

Due to COVID restrictions, the City conducted a virtual (instead of in person) Town Hall Meeting on July 27, 2021, to receive public comment about the potential Meadowbrook Sewer ULID. Prior to the Town Hall, City staff mailed a letter to each property owner within the ULID boundary indicating the date and time of the Town Hall meeting. During the Town Hall, City staff provided descriptions of the sewer system being considered, the expected benefits of connection to public sewer, a description of the work that had been performed to that point, and possible next steps. At least seven members of the community provided public testimony.

Following the Town Hall, in late summer 2021, signed petitions by City property owners were submitted to the City from more than 50% of the private property owners by area in the Meadowbrook community. City staff subsequently recommended that City-owned parcels including developed properties currently on septic drainfield systems (or using Honey Buckets) also be included within the Meadowbrook Sewer ULID (e.g., Meadowbrook Farm Interpretative Center, Tollgate Farm Park, and Tollgate Historic House). The City Council authorized the Mayor to sign a petition including the City-owned parcels by Resolution adopted on February 15, 2022 (Exhibit B).

At the regular City Council Meeting on April 5, 2022, the City Council unanimously accepted petitions reflecting nearly 65% of the property within the Meadowbrook ULID boundary and scheduled a public hearing for May 17, 2022.

In April 2022, there were three separate correspondence letters mailed out. These included:

1. During the week of April 11-15, 2022, more than 30 days before the ULID Public Hearing on May 17, City staff mailed a letter to each affected property owner informing them of the public hearing and each of their assessment amounts. This letter was mailed to 60 plus property owners.
2. On April 25, 2022, the City mailed out a second letter to all ULID property owners further informing them. This was an additional notice that City staff felt was necessary. This letter was mailed to 60 plus property owners.
3. In late April 2022, Puget Western mailed individual customized letters to each of the 18 or 19 property owners, that contain single-family homes, to offer an opt-out agreement whereby Puget Western would pay upfront Sewer ULID cost for each parcel, but if a property owner(s) in the future chooses to sub-divide their parcel, develop their parcel or sell their parcel, then there is an agreement for Puget Western to be reimbursed by the property owner. This is a win/win outcome. This is an agreement that would be signed between Puget Western and each property owner if they want to sign it. This letter was only mailed to 18 or 19 property owners, eligibility which had been determined by recent City Council direction regarding single-family homeowners in the ULID area.

IV. Summary of Property Ownerships:

Signed Petitions for property owners who want to pay for sewer were received from the private property owners listed in below Table 1, and also from the City with respect to the properties listed in Table 2 below. The total area of the private property within the Meadowbrook ULID is 6,744,940 square feet, which comprises 43.82% of the total Meadowbrook Sewer ULID area. The total area of City owned properties within the Meadowbrook ULID is 3,192,560 square feet, which comprises an additional 20.74% of the total ULID area. In total, the private properties and City properties comprise more than 64% of the Meadowbrook ULID area. These are shown in Tables 1 and 2 below.



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Table 1				
#	Property Owner	Tax Parcel #	Address	Area (square feet)
1	Bendigo Properties LLC	042308-9036	-	185,630
2	Bendigo Properties LLC	541870-0030	-	77,034
3	Bendigo Properties LLC	541870-0005	40626 SE Snoqualmie-NB Rd	83,503
4	Bendigo Properties LLC	541870-0025	-	43,833
5	Bendigo Properties LLC	541870-0010	-	48,920
6	Bendigo Properties LLC	541870-0020	40626 SE Snoqualmie-NB Rd	38,075
7	Dizzy Bee Investing LLC	042308-9025	1308 Boalch Ave NW	65,113
8	Eric Fritch	541870-0043	1355 Boalch Ave NW	81,624
9	Kays Maureen	541870-0105	-	69,696
10	Kays Maureen	541870-0111	1439 Bendigo Blvd	23,533
11	Mt Si Business Park LLC	042308-9027	1546 Boalch Ave NW	265,998
12	Puget Western Inc	052308-9059	-	387,709
13	Victoria Bettes	082308-9001	-	1,684,465
14	Victoria Bettes	092308-9027	-	287,060
15	Victoria Bettes	082308-9004	-	1,097,712
16	Yee Capital Partners LLC	052308-9016	-	1,061,406
17	Brandon Greger	541870-0081	14180 W North Bend Way	237,216
18	By Pham	541870-0055	-	244,371
19	Donald Kramer	541870-0040	921 NW 14th St	3,228
20	EL842 LLC	541870-0100	1531 Bendigo Blvd N	64,343
21	La Tache LLC	541870-0047	1266 Bendigo Blvd N	13,713
22	La Tache LLC	541870-0048	-	12,508
23	La Tache LLC	541870-0046	-	17,244
24	La Tache LLC	541870-0045	1204 Bendigo Blvd N	29,830
25	Tanner Electric Coop	052308-9060	1321 Alm Way	230,865
26	The Welding Shop	541870-0042	939 NW 14th St	6,001
27	The Welding Shop	541870-0041	SE Snoqualmie-NB Rd	44,924
28	William Ingersoll	541870-0112	1108 NW 14th St	33,9386

Table 2				
#	Property Owner	Tax Parcel #	Address	Area (square feet)
1	City of North Bend	092308-9073	-	191,664
2	City of North Bend	042308-9031	-	127,630
3	City of North Bend	052308-9049	-	26,380
4	City of North Bend	042308-9034	-	42,427
5	City of North Bend	042308-9017	-	28,000
6	City of North Bend	052308-9063	Tollgate	46,870
7	City of North Bend	042308-9013	Tollgate	911,017
8	City of North Bend	042308-9038	Tollgate	732,066
9	City of North Bend	042308-9014	Tollgate	437,462
10	City of North Bend	042308-9034	Meadowbrook Interpretative Center	649,044

The signed petition reflects 64.56% of the area of the proposed ULID, well in excess of the 50% threshold in the statute.

Within the proposed ULID area, there is approximately 35.4% of the property ownership by area that has either not signed the petition and/or has offered comment or objection to inclusion within the ULID. This includes two large properties owned by Nintendo and two properties that previously signed “No Protest Agreements” (Encompass and Snoqualmie Valley Youth Center).

V. Residentially Occupied Properties on 14th Street and 8th Street:

Within the group of property owners who did not sign the petition, there is a subset of properties on 14th Street and 8th Street that are occupied as single-family residences. During a City Council meeting several months ago, several



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Councilmembers expressed concern about the financial impact of ULID assessments on these single-family residential property owners. Puget Western, Inc. (“PWI”) owns commercial property within the ULID. PWI raised the concept of a voluntary cost reimbursement agreement between PWI and single-family residential property owners under which PWI would timely pay the single-family owners’ ULID assessments in exchange for reimbursement by the single-family property owner to PWI at a later date. PWI has advised City staff that PWI will make a Cost Reimbursement Agreement available to the residential property owners providing all with the opportunity to take advantage of the opportunity to delay payment of their ULID assessments. In March 2022, the City Attorney reviewed a draft of the Cost Reimbursement Agreement and PWI accepted the City’s suggested edits. The Cost Reimbursement Agreement was provided to the City’s Transportation and Public Works Committee on March 22, 2022. No concerns were brought forth regarding that Agreement during the TPW Committee Meeting. City staff believe the Agreement results in a win/win outcome for property owners who want public sewer and for the property owners who aren’t interested in paying for public sewer while they live there.

VI. Staff Recommendation:

City staff’s recommendation is to move forward with the Meadowbrook Sewer ULID. Staff believe a sewer ULID is consistent with the City’s obligations under the Growth Management Act and the North Bend Comprehensive Plan (and related planning documents) and will afford many benefits to the public such as:

1. It’s an opportune time to provide needed infrastructure in this area of the City, which is consistent with the City’s Mission Statement of “Build and Maintain Healthy Infrastructure”.
2. Property owners will be able to pay their sewer ULID assessments over 15-20 years at a low interest rate. Assuming the ULID moves forward, the City will sell bonds resulting in sufficient funds to pay for the engineering, construction materials, construction labor, and associated ULID pre-formation costs.
3. In a more general sense, many City residents have been requesting the City to improve its own infrastructure. In staff’s opinion, this ULID is a perfect example of how the City can respond to the public in a positive and tangible manner, and improve its infrastructure.
4. The ULID provides the opportunity and option for property owners to remove their existing septic drainfields and connect into a newly available public sewer system. While property owners within the ULID boundary will be required to make ULID payments, they are not required to actually connect to the sewer system. If they choose to do so, then they would be responsible for the “side sewer” construction necessary to connect their homes or buildings on private property to the new City sewer facilities installed in the public rights-of-way. The new sewer system will be managed by certified professionals. Over time, septic drainfields can contaminate the groundwater table, wetlands, and streams, which becomes a public health concern due to the number of private and public wells used for drinking water in the Upper Snoqualmie Valley. Currently, property owners in the area of the Meadowbrook ULID do not have the option for public sewer.
5. The total special benefits being added to the properties as determined by the SOVA report (\$11,617,000) exceed the total project costs (\$7,452,000) by approximately \$4,000,000, a fairly significant amount.
6. The City’s Sewer Comprehensive Plan approved by Washington State Department of Health and Ecology back in 2017 forecasts public sewer for the Meadowbrook area.
7. There is a generous Cost Reimbursement Agreement being provided as an option to approximately 18 single-family residential property owners who wish to take advantage of such an opportunity. Each property owner can later choose to accept or not accept this private Agreement.

VII. Next Steps:

City Council’s next step is to consider the many public comments regarding formation of the proposed Meadowbrook Sewer ULID, and then provide direction to the Mayor whether to proceed. Formation of a ULID is done by ordinance drafted by the City’s bond counsel. A formal vote by Council as a first reading regarding whether to form the proposed



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Meadowbrook Sewer ULID is requested to occur during the June 21 Council Meeting. Upon approval of this ULID, then a ULID Bond Ordinance would be brought forward to Council at a later date in 2022.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic professional services.

COMMITTEE REVIEW AND RECOMMENDATION: This item was reviewed by the Transportation and Public Works Committee at their March 22, 2022 and April 26, 2022 TPW meetings and was recommended for approval and placement on the Main Agenda.

RECOMMENDED ACTION: **Motion to approve AB22-078, adopting an ordinance, as a first reading, authorizing the formation of the proposed Meadowbrook Sewer ULID, in a form and content approved by the City's bond counsel.**

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 17, 2022	Passed AB22-066 ULID Public Hearing	7-0
June 21, 2022		

CITY OF NORTH BEND, WASHINGTON

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, ORDERING CERTAIN UTILITY LOCAL SEWER IMPROVEMENTS; CREATING A UTILITY LOCAL IMPROVEMENT DISTRICT; ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENTS; PROVIDING FOR THE PAYMENT OF THE COST OF SUCH IMPROVEMENTS BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN THE DISTRICT; AND PROVIDING FOR THE ISSUANCE AND SALE OF REVENUE BONDS AND INTERIM FINANCING WARRANTS OR NOTES.

WHEREAS, RCW 35.43.120 provides that “[a]ny local improvement may be initiated upon a petition signed by the owners of property aggregating a majority of the area within the proposed district. The petition must briefly describe: (1) [t]he nature of the proposed improvement, (2) the territorial extent of the proposed improvement, (3) what proportion of the area within the proposed district is owned by the petitioners as shown by the records in the office of the county auditor, and (4) the fact that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement, or street lighting, adds to the property”; and

WHEREAS, upon receipt of a properly executed petition, the legislative authority must hold a public hearing after publishing notice of such hearing as provided in RCW 35.43.125 and RCW 35.43.150 prior to the formation of such proposed district; and

WHEREAS, the City of North Bend, Washington (the “City”) operates a municipal sewer utility for the benefit of all residents and businesses within the City limits, and thereby provides an urban level of public sewer services; and

WHEREAS, currently there is no public sewer in the Meadowbrook area of the City, which includes most of the westerly portion of the City, west of the South Fork Snoqualmie River, as more particularly described in Exhibit A; and

WHEREAS, in 2021, the City Council received signed petitions from a majority of the private property owners by area of Meadowbrook petitioning the City to form a utility local improvement district (“ULID”) in the Meadowbrook area described in Exhibit A for the purpose of extending sewer service to such area; and

WHEREAS, on February 15, 2022, the City Council adopted Resolution No. 2009 authorizing the Mayor to execute a petition related to City-owned property within the Meadowbrook area petitioning the City to form a ULID in such area; and

WHEREAS, the Public Works Director has determined that the petition is sufficient and that the facts set forth therein are true; and

WHEREAS, at its regular City Council meeting held on April 5, 2022, the Council unanimously accepted the petitions reflecting more than 64% of the property within the proposed Meadowbrook area ULID, and scheduled a public hearing for May 17, 2022; and

WHEREAS, the Public Works Director caused an estimate to be made of the cost and expense of the proposed improvements and certified that estimate to the City Council, together with all papers and information in such individual's possession touching the proposed improvements, and a statement of what portion of the cost and expense of the improvements should be borne by the property within the proposed ULID; and

WHEREAS, a hearing was held on May 17, 2022, after notice as provided by law, and after discussion of the proposed improvements and due consideration thereof and of all objections thereto, the City Council has determined to order the local improvements described below and to create a ULID in the Meadowbrook area; and

WHEREAS, estimates of the costs and expenses of the proposed improvements, a description of the boundaries of the proposed ULID, a statement of what portion of the costs and expenses of the improvements would be borne by the property within the proposed ULID, and a diagram showing the lots, tracts and parcels to be benefited and other information pertaining to the proposed district, have been filed with the City Clerk and certified to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The City shall design, construct and install sewer service facilities to the properties located in the herein after defined Meadowbrook Sewer ULID, including a sanitary sewer collection system, sewer conveyance system, sewer lift station(s), a forcemain crossing over or under South Fork Snoqualmie River, and necessary appurtenances as described in Exhibit B attached hereto and incorporated herein by this reference (together, the "Improvements").

Section 2. The Improvements, when designed, shall be in accordance with the City's Public Works Standards, the provisions of this ordinance and any other ordinances as hereafter may be adopted in connection with such Improvements; provided, however, that changes in detail of such plans that do not significantly alter the scope or costs of the Improvements will not require further approval.

Section 3. There is hereby established a ULID of the City to be known as "Utility Local Improvement District No. 2022-7 (Meadowbrook)" (referred to herein as the "Meadowbrook Sewer ULID"). The boundaries the Meadowbrook Sewer ULID shall be as described in Exhibit A attached hereto and incorporated herein by this reference. It is hereby found that the above-described boundaries embrace as nearly as practicable all the property specially benefited by the Improvements.

Section 4. The total cost and expense of the Improvements thereto is estimated to be approximately \$7,500,000 (as of 2021), of which 100% shall be borne by and assessed against the property within the Meadowbrook Sewer ULID specially benefited by the Improvements.

Assessments shall be made against the property within the Meadowbrook Sewer ULID in accordance with the special benefits accruing to such property.

The entire cost and expense of the Improvements including all labor and materials required to make a complete improvement, all engineering, surveying, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, and all advertising, mailing and publication of notices, accounting, administrative, printing, legal, interest and other expenses incidental thereto, shall be borne by and assessed against the property specially benefited by such Improvements included in the Meadowbrook Sewer ULID embracing as nearly as practicable all property specially benefited by such improvements.

In accordance with the provisions of RCW 35.44.047, the City may use any method or combination of methods to compute assessments which may be deemed to fairly reflect the special benefits to the properties being assessed.

Section 5. Upon completion of the Improvements, an assessment roll shall be prepared and, after notice and hearing in the manner provided by law, an assessment roll shall be confirmed. Assessments not paid within the 30-day prepayment period provided by law shall be payable in installments, and the City shall issue bonds as provided below. The number of years said installments shall run, the dates of payment of the same and the rate of interest that the unpaid installments shall bear shall be as hereafter fixed by ordinance.

Section 6. There is hereby created a fund of the City to be known as the “Utility Local Improvement District No. 2022-7 Project Fund” (the “Meadowbrook Sewer ULID Project Fund”) for the purpose of paying the cost of the Improvements provided for in this ordinance and into which there shall be paid all of the assessments collected in the Meadowbrook Sewer ULID as and when directed by the ordinance confirming the assessment roll. All moneys received from the sale of bonds, notes and warrants drawn on the Meadowbrook Sewer ULID Project Fund shall be deposited into the Meadowbrook Sewer ULID Project Fund, and applied solely in payment of the costs and expenses of the Improvements.

Section 7. Bond anticipation notes or other short term obligations may be issued in payment of the cost and expense of the Improvement, such notes or other obligations to be paid out of the “North Bend 1979 Water and Sewer Revenue Bond Fund,” previously created and referred to as the Revenue Bond Fund, and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established in connection with the issuance of such obligations, and to be redeemed in cash and/or by revenue bonds herein authorized to be issued. In the alternative, the City hereafter may provide by ordinance for the issuance of other short-term obligations pursuant to chapter 39.50 RCW.

The City is authorized to issue revenue bonds for the District (the “Bonds”), which shall bear interest at the rates, and to be payable on or before such dates, to be hereafter fixed by ordinance. The Bonds shall be issued in exchange for and/or in redemption of any and all bond anticipation notes issued hereunder or other short-term obligations hereafter authorized and not redeemed in cash within 20 days after the expiration of the 30-day period for the cash payment of assessments without interest on the assessment roll for the District. The Bonds shall be redeemed by the collection of special assessments to be levied and assessed against the property within the

Meadowbrook Sewer ULID, payable in annual installments, with interest at a rate to be hereafter fixed by the ordinance authorizing issuance and sale of the Bonds. The exact form, amount, date, interest rate and denominations of such Bonds shall be fixed by ordinance of the City Council. Such Bonds shall be sold in such manner as the City Council shall hereafter determine.

Section 8. It is the intent of the City to reimburse a portion of the costs of the Improvements with the proceeds of bonds to be issued by the City (the “Reimbursement Bonds”) the interest on which is excludable from gross income under Section 103 of the Internal Revenue Code of 1986, as amended.

Section 9. The payment of an assessment levied for the Meadowbrook Sewer ULID on underdeveloped properties may be made by owners of other properties within the Meadowbrook Sewer ULID, if they so elect, subject to the following:

- a. The owner(s) of the underdeveloped property on whose behalf payments of assessments have been made, shall reimburse all such assessment payments to the party who made the payments when those properties are sold, developed or redeveloped, together with compound interest at a rate of _____ percent per year.
- b. Reimbursement shall be made on a lump sum basis.
- c. In the event the underdeveloped property has not been sold, developed or redeveloped before the date that is two years prior to the maturity date of the Bonds, reimbursement shall be made no later than the time of dissolution of the Meadowbrook Sewer ULID.
- d. Underdeveloped property shall be those properties that are undeveloped or are not developed to their highest and best use.
- e. Reimbursement amounts due from underdeveloped properties shall be liens upon the underdeveloped properties in the same manner and with like effect as assessments made under this ordinance.]

Section 10. 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 11. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five days after the date of publication.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS ____ DAY OF _____, 2022.**

CITY OF NORTH BEND:

Rob McFarland, Mayor

ATTEST/AUTHENTICATED:

Susie Oppedal, City Clerk

Published: _____

Effective: _____

APPROVED AS TO FORM:

Pacifica Law Group LLP, Bond Counsel

Exhibit A
ULID Boundary

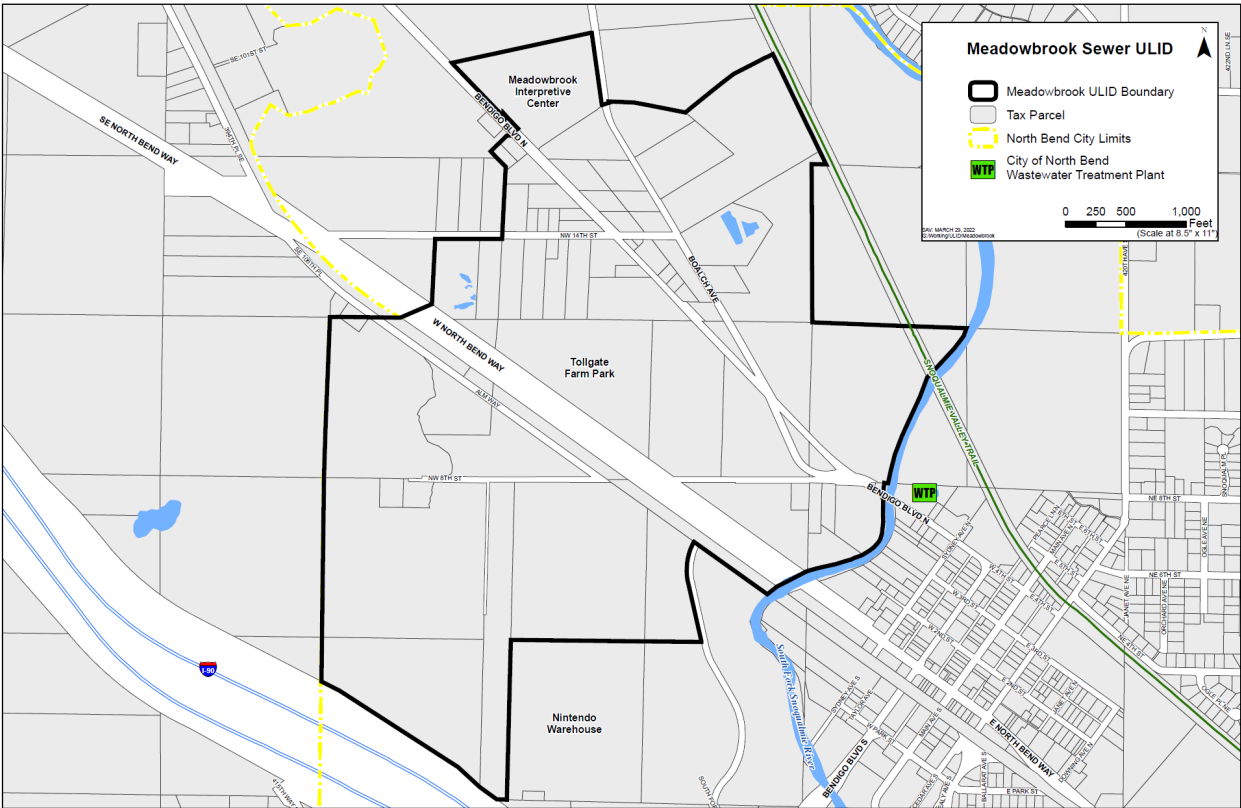


Exhibit B





Improvements

The Meadowbrook Sewer ULID comprises approximately 68 tax parcels in the northwest quadrant of the City of North Bend. The Meadowbrook Sewer ULID would provide public sewer to approximately 353 acres of City property that currently lacks public sewer. The area has lacked sewer for two primary reasons, both of which are addressed with certain components of the Improvements. First, the Meadowbrook Sewer ULID area is geographically isolated due to South Fork Snoqualmie River being located between the Meadowbrook Sewer ULID and the City's wastewater treatment plant ("WWTP"), thus the Meadowbrook Sewer ULID includes a pipe bridge. Second, the Meadowbrook Sewer ULID area is topographically lower in elevation than the WWTP, thus the Meadowbrook Sewer ULID includes lift stations and forcemains. Most of the proposed sewer system is not composed of gravity sloping pipes.

In addition to the pipe bridge, forcemains and lift stations, the Improvements also include sewer maintenance holes, sewer cleanouts, several gravity sewer pipes and a discharge into the City's existing WWTP lift station vault. Total cost of the Meadowbrook Sewer ULID has been estimated by Gray and Osborne to be approximately \$7.5 million (in 2021). Total benefits resulting from the Improvements as appraised by Sova Consulting are approximately \$11.6 million (in 2021).

The Improvements are expected to take 12-18 months to procure construction documents. To prepare the construction plans, the following professionals are expected to be used: Professionally Licensed Surveyor, Geotechnical Engineer, Civil Engineer, Structural Engineer, Electrical Engineer, Wetland Biologist, Cultural / Archaeologist. The Improvements are expected to take 9 to 12 months to permit, which includes a City of North Bend Grading Permit and HPA (hydraulic project approval) from Washington State Department of Fish and Wildlife. Construction of the Improvements is estimated to take 9 to 15 months, depending in part on what month of the year construction commences. The earliest construction could commence is estimated to be 2024 or 2025. The earliest possible completion year is estimated to be 2025.

Meadowbrook Sewer ULID

-  Meadowbrook ULID Boundary
-  Tax Parcel
-  North Bend City Limits
-  Wastewater Treatment Plant

0 250 500 1,000 Feet
(Scale at 8.5" x 11")

SAV MARCH 28, 2022
© Working ULID Meadowbrook

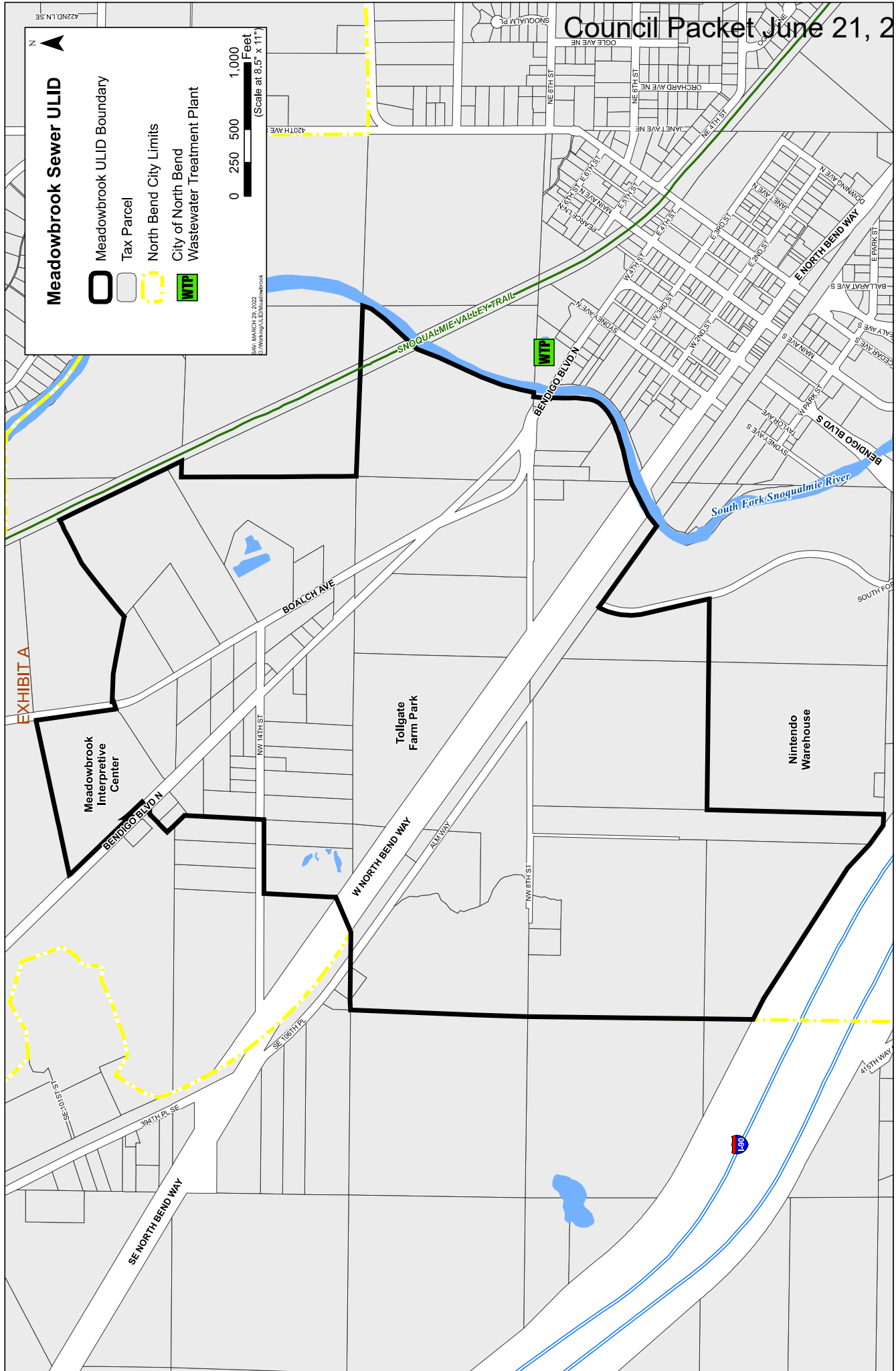


EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

We, the undersigned, do respectfully petition the City of North Bend to form a Local Improvement District (LID) for the purposes of extending sewer service, substantially as proposed in the North Bend 2001 Comprehensive Sewer Plan, to the portion of the City as depicted on the attached LID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. The undersigned, according to the records of the King County Assessor, are owners of property representing at least fifty percent (50%) of the area of land within the boundaries of the proposed LID.

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Mt Si Business Park LLC	2100 124 th Ave NE Bellevue WA 98005	0423089027

Signed: _____

Date: _____

EXHIBIT B

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OWNER'S NAME
EL842, LLC

MAILING ADDRESS
1531 Bendigo Blvd. North

TAX PARCEL NO.
5418700100

Signed:



Date:

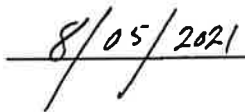


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OWNER'S NAME ADDRESS	MAILING	TAX PARCEL NO.
By & Vera Pham	3605 Richey Rd Yakima, WA 98902	541870-0055

Signed:



Date:

5/17/21

EXHIBIT B

FORMAL PETITION
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CITY OF NORTH BEND
KING COUNTY, WASHINGTON



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OWNER'S NAME

Dizzy Bee Investing
Beth Burrows

MAILING ADDRESS

249 Main Ave.S
Suite 107-307
North Bend, WA 98045

TAX PARCEL NO.

#0423089137

Signed:

Beth Burrows

Date:

08/10/2021

EXHIBIT B

FORMAL PETITION
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KING COUNTY, WASHINGTON

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OWNER'S NAME

MAILING ADDRESS

TAX PARCEL NO.

Brandon Greger

1480 W North Bend Way

5418700081

Signed:



Date:

8/9/2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
THE JOHN R. TENNANT TRUST	c/o 332 Sunset Court, Oak View, CA 93022	082308-9001-07
THE JOHN R. TENNANT TRUST	c/o 332 Sunset Court, Oak View, CA 93022	092308-9027-06
THE JOHN R. TENNANT TRUST	c/o 332 Sunset Court, Oak View, CA 93022	082308-9004-04

Signed:
CAROL MCDONNELL TENNANT
Trustee
THE JOHN R. TENNANT TRUST



Date:
August, 6th, 2021

EXHIBIT B

FORMAL PETITION
TO CREATE
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KING COUNTY, WASHINGTON

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Victoria T. Bettes	225 Sydney Ave S North Bend, WA 98045	082308-9001-07 092308-9027-06 082308-9004-04

Signed:

VICTORIA T. BETTES

Date:

8/08/2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Puget Western, Inc.	P.O. Box 1529 Bothell, WA 98041	052308-9059

Signed:

 President

Date:

August 5, 2021

EXHIBIT B

FORMAL PETITION
TO CREATE
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CITY OF NORTH BEND
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OWNER'S NAME

MAILING ADDRESS

TAX PARCEL NO.

Frank Holland

9829 NE 13TH
Bellevue WA
98004082308-9001-07
082308-9027-06
082308-9004-04

Signed:

Frank Holland

Date:

8/9/2021

EXHIBIT B

FORMAL PETITION
TO CREATE
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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	0423089036
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700030
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700005
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700025
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700010
J&W RE Holdings Complex, LLC	6814 Denny Peak Dr. SE, Snoqualmie, 98065	5418700020

Signed:

Karen Miller
managing member

Date:

8-15-21

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
William Kramer	939 NW 14 th Street, North Bend, WA 98045	5418700040
William Kramer	939 NW 14 th Street, North Bend, WA 98045	5418700041
William Kramer	939 NW 14 th Street, North Bend, WA 98045	5418700042

Signed:



Date:

10/14/21

EXHIBIT B

FORMAL PETITION
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KING COUNTY, WASHINGTON

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OWNER'S NAME
William J Ingersoll III

MAILING ADDRESS
1108 NW 14th Street
North Bend, WA 98045

TAX PARCEL NO.
5418700112

Signed:



Date:



EXHIBIT B

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PO Box 896
North Bend, WA 98045

We, the undersigned, do respectfully petition the City of North Bend to form a Local Improvement District (LID) for the purposes of extending sewer service, substantially as proposed in the North Bend 2001 Comprehensive Sewer Plan, to the portion of the City as depicted on the attached LID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. The undersigned, according to the records of the King County Assessor, are owners of property representing at least fifty percent (50%) of the area of land within the boundaries of the proposed LID.

We further petition that all costs and said improvements, including engineering, legal, publication, preparation of assessment rolls, and other incidental costs, be paid by assessments to be levied upon the property within said LID, as provided by law, said assessments to be paid into the revenue bond fund for the District and to be used for the purpose of payment of the principal and interest for revenue bonds to be issued for a twenty-year period. It is understood that actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvements add to the property.

OWNER'S NAME

Zev Oved

MAILING ADDRESS

2819 110th Ave SE,
Bellevue WA 98004

TAX PARCEL NO.

541870 0043

Signed:



Date:

8/8/2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

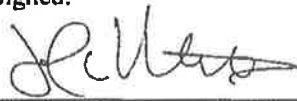
To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Puget Western, Inc.	P.O. Box 1529 Bothell, WA 98041	052308-9059

Signed:



President

Date:

August 5, 2021

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME

MAILING ADDRESS

TAX PARCEL NO.

Evan McMullen

4525 Kasap Way
Bremerton WA 98312

5418700045

5418700047

5418700048

5418700046

5418700045

Signed:

Date:

08/06/21

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
YEE CAPITAL PARTNERS, LLC	12117 SE 261 st COURT KENT, WA 98030	052308-9016-03

Signed:



JEFFREY YEE, MANAGING MEMBER

Date:



EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME	MAILING ADDRESS	TAX PARCEL NO.
Tanner Electric Cooperative Steven W. Walter CEO	P.O. Box 1426, North Bend WA 98045	052308 9060

Signed:



Date:

10-21-2021

EXHIBIT B

WHEN RECORDED RETURN TO:
Jameson Babbitt Sites & Lombard
ATTN: Anne DeVoe Lawler
999 Third Avenue, Suite 1900
Seattle, WA 98104

DRAINFIELD EASEMENT

This Drainfield Easement (the "Easement") is made and entered into as of this 11th day of January, 1995 by and between SNOQUALMIE VALLEY LAND COMPANY INC., a Washington corporation ("Grantor") and CHILDREN'S SERVICES OF SNO-VALLEY ("Grantee").

RECITALS

A. Grantor owns the real property described in Exhibit A attached hereto ("Grantor's Property").

B. Grantees own the real property described in Exhibit B attached hereto (the "Grantee's Property"). Grantee's Property is adjacent to Grantor's Property. Grantor's Property and Grantee's Property are sometimes collectively referred to herein as the "Properties."

C. Grantor agrees to convey an easement for the installation and maintenance of the drainfield portion of an on-site sewage disposal system to serve the Grantee's Property, subject to the terms and conditions of this Agreement.

Now, therefore, for and in consideration of the mutual covenants and conditions set forth herein, the parties hereto hereby agree as follows:

1. Grant of Easement over Grantor's Property. Grantor hereby grants to the Grantee, their heirs, successors and assigns, a non-exclusive perpetual easement on, over and across the south 25 feet of the Grantor's Property (the "Drainfield Easement Property"). The location of the drainfield within the Drainfield Easement Property, and the access thereto for Grantee, shall be determined by mutual consent of Grantor and Grantee. The site selected for the drainfield shall meet all local, state, and federal requirements (if any). The purpose of this easement shall be for installation and maintenance of the drainfield portion of an on-site sewage disposal system to serve the Grantee's Property.

2. Drainfield Construction. The drainfield shall be constructed by Grantee at Grantee's sole cost and expense, using certified and licensed contractors approved in advance by Grantor. All construction shall be performed according to all applicable legal requirements, and shall be performed in a good workmanlike manner. Grantee shall

(JBSL1/20899/K0001/BLB/129466 1)

EXCISE TAX NOT REQUIRED
King Co. Records Division

FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE INSURANCE CO.
829 108TH AVE. NE
P.O. BOX 1403
BELLEVUE, WA 98009

9501170149

M-9504004

RECEIVED THIS DAY
JAN 17 9 30 AM '95
SNO-VALLEY

EXHIBIT B

obtain insurance in a form and amount approved by Grantor prior to commencing construction of the drainfield, and such insurance shall name Grantor as an additional insured.

3. Maintenance. Grantee agrees to maintain the Drainfield Easement Property and drainfield in good condition and repair at Grantee's sole cost and expense.

4. Indemnity. Grantee shall indemnify, defend, and hold Grantor harmless from and against any and all claims, liabilities, damages, costs, expenses and fees (including attorneys' fees and costs) arising out of and in any way connected to or with the construction, operation and maintenance of the drainfield and/or the Drainfield Easement Property including, without limitation, any environmental matters relating to Grantor's Property or any adjacent properties.

5. Use. Grantee agrees that the use of the Drainfield Easement Property pursuant to this Agreement shall not unreasonably interfere with the use and operation of Grantor's Property. Grantor agrees not to construct or maintain any structures, roads, driveways, or trails for vehicular traffic within the Drainfield Easement Property, and Grantor shall not excavate or compact natural soil within such area. Upon termination of the easement, Grantee shall promptly restore the surface of the Drainfield Easement Property to its former state and remove all sanitation pipes located therein, at Grantee's sole cost and expense.

6. Term: Burden and Benefit. The easement granted in this Agreement shall continue in effect until ninety (90) days after Grantee's Property is connected to a sanitary sewer service, at which time it shall automatically terminate without any further action or documentation being required. Notwithstanding the above, Grantee shall provide Grantor with prompt written notice of the connection of Grantee's Property to a sanitary sewer service. Grantee shall execute any additional documentation requested by Grantor that may be necessary to terminate this Agreement. Subject to the foregoing, each Property shall hereafter be held, transferred, sold, leased, conveyed and occupied subject to, and benefited and burdened by the easements, covenants and obligations set forth herein, which shall run with the land.

7. Entire Agreement; Amendment. This Agreement contains the entire agreement of the parties hereto, and may not be amended except by the written agreement of the then current owners of each Property, and recorded with the appropriate authorities.

8. Attorneys' Fees. If any claim, controversy or demand relating to this Agreement or to any breach of any provision hereof arises, the prevailing party shall be entitled to recover their reasonable and actual attorneys' and consultants' fees and costs from the nonprevailing party.

EXHIBIT B

In witness whereof, the parties hereto have executed this Agreement as of the date first above written.

GRANTOR:

SNOQUALMIE VALLEY LAND COMPANY, INC.,
a Washington corporation

By: *Richard Perry*
Its: President

GRANTEE:

CHILDREN'S SERVICES OF SNO-VALLEY

By: *Michael A. [Signature]*
Its: Agent

9501170149

EXHIBIT B

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this 15th day of January, 1995, before me personally appeared RICHARD J. ZEMP, to me known to be the PRESIDENT of SNOQUALMIE VALLEY LAND COMPANY INC., the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



9501170149

Janice R. Overholser
Notary Public in and for the State of
Washington, residing at Woodinville My
commission expires: 8/20/96
JANICE R. OVERHOLSER
[Type or Print Notary Name]

EXHIBIT B

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

On this 1 day of January, 1995, before me personally appeared Richard Ryan, to me known to be the President of CHILDREN'S SERVICES OF SNO-VALLEY, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Carolyn S. Fischer
 Notary Public in and for the State of
 Washington, residing at 714 Bond My
 commission expires: 6-14-98
CAROLYN S. FISCHER
 [Type or Print Notary Name]

9501170149

EXHIBIT B

0



EXHIBIT A
GRANTOR'S PROPERTY

Lot 2, Block 1, Meadowbrook Tracts according to the Plat thereof recorded
in Volume 29 of Plats, Page 29, in King County, Washington.

9501170149

(JBS, 1/2000/00001/BLB/120400 1)

6

EXHIBIT B

**EXHIBIT B
GRANTEE'S PROPERTY**

Lot 3, Block 1, Meadowbrook Tracts according to the Plat thereof recorded
in Volume 29 of Plats, Page 29, in King County, Washington.

9501170149

(JBSL17/9999/00001/BLB/129459.1)

EXHIBIT B

DECLARATION OF COVENANT

In consideration of approval by King County of an on-site sewage disposal system for the property described below, property owners, hereby covenant and agree as follows:

1. I/We, the grantor(s) herein, is/are the owner(s) in fee simple of (an interest in) property within King County, which is legally described as follows: LOT 3 BLOCK 1, MEADOWBROOK TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29 OF PLATS, PAGE 29 IN KING COUNTY WASHINGTON
2. I/We have requested the approval by King County of the on-site sewage disposal system for the above described property.
3. I/We agree to record a copy of the onsite sewage disposal system asbuilt and the operation and maintenance manual on the property deed before final approval of the system and prior to the issuance of a certificate of occupancy for the building.
4. I/We agree not to protest the extension of any sanitary sewer U.L.I.D. that will serve this property.
5. I/We agree not to allow any institutional or commercial food preparation activities to occur as long as the building is serviced by an onsite sewage disposal system.
6. I/We agree not to allow any water lines including landscape irrigation lines within ten feet of any component of the onsite sewage disposal system.
7. This Declaration of Conditions, Covenants, and Restrictions is binding upon our heirs, assignees, and successors in interest as the owners of the above-described property and is a covenant running with the land.
8. This Declaration of Conditions, Covenants, and Restrictions shall be rescinded 90 days after Lot 3, Block 1 MEADOWBROOK TRACTS is serviced by sanitary sewer and requires the written agreement of the King County Department or its successors.

Richard J. Jones
President (Signature)
Snoqualmie Valley Land Company, Inc.
John G. Mayne
Secretary (Signature)
Snoqualmie Valley Land Company, Inc.

Richard A. Jones
President (Signature)
Children's Services of Sno-Valley

On this 12 day of January, 1995, before me personally appeared Richard A. Jones and John G. Mayne to me known to be the (individuals) John G. Mayne & Co. of the Corporation) described herein and who executed the foregoing instrument as their free and voluntary act and deed for the uses and purposes herein mentioned.

Witness my hand and seal hereto affixed the 12 day of January, 1995.
Richard E. Jones
Notary Public in and for the State
of Washington, residing at North
Blind
My commission expires 9-18-96



9501170149

EXHIBIT B

FORMAL PETITION
TO CREATE A SEWER / UTILITY LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
North Bend City Hall
920 SE Cedar Falls Way
North Bend, WA 98045

I have been authorized by you to include City of North Bend tax parcels in the Meadowbrook Area to be within a proposed Sewer / Utility Local Improvement District (ULID) for the purposes of extending sewer service, substantially as proposed in the North Bend Comprehensive Sewer Plan to the portion of the City as depicted on the attached ULID Boundary Map. The terms of the sewer service shall be subject to compliance with City of North Bend Comprehensive Plan designations, zoning, and other development standards and impact mitigation requirements. When including the City of North Bend parcels described below together with the parcels owned by others within the proposed ULID boundaries and who have also signed a petition to form this ULID, according to the records of the King County Assessor, the combined properties represent more than fifty percent (50%) of the area of land within the boundaries of the proposed ULID.

As Mayor for the City of North Bend, I further petition that all costs and said improvements, including engineering, legal, publication, preparation of assessment rolls, and other incidental costs be paid by assessments to be levied upon the property within said ULID. As provided by law, said assessments shall be paid into the revenue bond fund for the ULID and to be used for the purpose of payment of the principal and interest for revenue bonds to be issued for a twenty-year period. It is understood that actual assessments may vary from preliminary assessment estimates so long as they do not exceed a figure equal to the increased true and fair value that the improvements add to the property.

<u>Owner's Name</u>	<u>Mailing Address</u>	<u>Tax Parcel No.</u>	<u>Address / Location</u>
City of North Bend	920 SE Cedar Falls Way	092308-9073	West North Bend Way
	North Bend, WA 98045	042308-9031	West North Bend Way
		052308-9049	West North Bend Way
		042308-9034	Boalch Ave NW
		042308-9017	SR-202
		052308-9063	Tollgate
		042308-9013	Tollgate
		042308-9038	Tollgate
		042308-9014	Tollgate
		042308-9034	Meadowbrook Inter. Center

Signed:


Mayor Rob McFarland

Date:

April 4, 2022

EXHIBIT B

Instrument Number: 20180817000179 Document: CERT Rec: \$100.00 Page
Record Date: 8/17/2018 9:36 AM
King County, WA

Return Address:

City of North Bend
 Attn: City Clerk
 PO Box 896
 North Bend, WA 98045

**20180817000179**

CERTIFICATE Rec: \$100.00
 8/17/2018 9:36 AM
 KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Interim Certificate of Future Sewer Connection 2. _____
 3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Snoqualmie Valley Youth Activity Center
 2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. City of North Bend
 2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

POR OF SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 & SW 1/4 OF NE 1/4 DAF - BEG AT SE COR OF LOT 2 BLK 2 PLAT OF MEADOWBROOK TRACTS

Additional legal is on page 1 of document.**Assessor's Property Tax Parcel/Account Number**☐ Assessor Tax # not yet

assigned
 042308-9029

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

EXHIBIT B

Instrument Number: 20180817000179 Document: CERT Rec: \$100.00 Page
Record Date: 8/17/2018 9:36 AM King County, WA



King County

Department of Development and Environmental Services
 Land Use Services Division
 900 Oakesdale Avenue Southwest
 Renton, Washington 98055-1219
 206-296-6600 TTY 206-296-7217

For alternate formats, call 206-296-6600.

Web date: 10/21/2005

INTERIM CERTIFICATE OF FUTURE SEWER CONNECTION

This is to certify that an irrevocable agreement has been entered into between

CITY OF NORTH BEND (Sewer District/Purveyor) and

Snohomish Valley Youth Center (Owner)

committing that the property described below will be connected to public sewers upon availability of sewers and that the property owner shall pay all costs of connection.

Legal description of property: 152 Borch Ave NW, North Bend, WA 98045

Legal	POR OF SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 & SW 1/4 OF NE 1/4 DAF - BEG AT SE COR OF LOT 2 BLK 2 PLAT OF MEADOWBROOK TRACTS TH ALG S LN OF NE 1/4 OF SW 1/4 6D SEC N 89-00-12 E 58.68 FT TO NELY R/W MGN OF OLD SUNSET HWY TH N 32-07-08 W ALG SD MGN 848.27 FT TO TPOB TH CONT ALG SD NELY MGN N 32-07-08 W 329.50 FT TH N 57-52-52 E 720.06 FT TH N 60-07-08 W 530.87 FT AL TO THRD OF GARDNER CREEK TH NELY ALG THRD OF 6D CRK TO ITS NKN WITH SWLY R/W MGN OF CHICAGO - MILWAUKEE ST PAUL & PACIFIC RR TH S 27-23-28 E ALG SD RR MGN 884.34 FT ML TAP BRG N 57-52-52 E FR TPOB TH S 57-52-52 W 1346.43 FT TO TPOB LESS RD (ROW DEDICATION PER CITY OF NORTH BEND REC #20171013000015)
-------	--

PARCEL #
042308-9029

The owner and/or his/her grantees agree to participate in and not protest the formation of a Utility Local Improvement District (ULID) or a Local Improvement District (LID) or utility purveyor project designed to provide sewer services to the property. Once this certificate is recorded, it shall remain in effect as a permanent condition on the property running with the land until such time as the costs for connection are fully paid to the purveyor.

Don DeBerg
 District Representative (signature)

Don DeBerg, PE

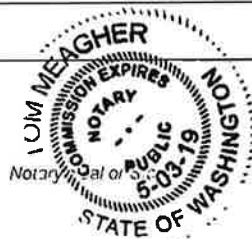
Printed Name

City Engineer

Title

Date 5/14/18

Date



Notary Public in and for the

STATE of WASHINGTON

And

RESIDING AT REDMOND, WA

Tom Meagher
 Signature

Signature

Byron Moore
 Owner (signature)

Byron Moore

Printed Name

Date 3-12-2018

Date

Owner (signature)

Printed Name

Date

Check out the DDES Web site at www.metrokc.gov/ddes

CertFutureSewerConnectionFORM

lc-car-fsewcon.pdf

10/21/2005

Page 1 of 1

EXHIBIT B

FORMAL PETITION
TO CREATE
A SEWER LOCAL IMPROVEMENT DISTRICT
CITY OF NORTH BEND
KING COUNTY, WASHINGTON

To: North Bend City Council
PO Box 896
North Bend, WA 98045

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OWNER'S NAME

MAILING ADDRESS

Maureen (Kaminski) Kays

15109 Cedar Falls Rd SE
North Bend, Wa
98045

(it's 24 + 28 on list)

TAX PARCEL NO.^s

54187000111

and 5418700105

Signed:



Date:

August 10th 2021

RESOLUTION 2009

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, CONFIRMING INCLUSION OF CITY- OWNED PROPERTIES WITHIN A MEADOWBROOK SEWER UTILITY LOCAL IMPROVEMENT DISTRICT

WHEREAS, under the Washington State Growth Management Act (“GMA”), cities are given the general responsibility and obligation to provide municipal services at urban levels, and counties are given the general responsibility and obligation to provide municipal services at rural levels; and

WHEREAS, the City of North Bend (“City”) operates a municipal sewer utility for the benefit of all residents and businesses within the City limits, and thereby provides an urban level of public sewer services; and

WHEREAS, the City’s commitment to providing an urban level of sewer service is evidenced in numerous documents and by numerous actions, including the adopted City of North Bend Comprehensive Plan as approved by the Puget Sound Regional Council and King County; and

WHEREAS, the City updated its Sewer Comprehensive Plan in 2017, which includes the addition of sewer in the Meadowbrook area, and it was subsequently approved by the Washington State Department of Ecology; and

WHEREAS, RCW 36.70A.020 establishes goals for the GMA as the basis for North Bend’s Comprehensive Plan. The Goals include concentration of urban growth, economic development, and public facilities and services. North Bend is an Urban Growth City required by the GMA to plan for projected growth based on available land for development; and

WHEREAS, the key priorities in comprehensive plans under the GMA must ensure that those public facilities and services necessary to support development shall be adequate to serve the development; and

WHEREAS, the City’s adopted Mission Statement, “The mission of the City of North Bend is to create a highly livable community by working in partnership with its citizens to blend and balance the following principles: high levels of police, fire, and emergency medical services; build and maintain healthy infrastructure; deliver quality public services; encourage a strong local economy; preserve the small town character of the community,” and specifically declares “build and maintain healthy infrastructure;” and

WHEREAS, the City's adopted Brand Statement includes the value, "Consistent delivery of quality basic services . . ." of which public sewer is a basic government service that the City is obligated to make available; and

WHEREAS, in 2021 the City incurred bonded indebtedness of \$35 million to fund wastewater treatment plan improvements which included capacity for sewer collection from the Meadowbrook area of the City; and

WHEREAS, providing sewer collection to the Meadowbrook Sewer ULID area will contribute necessary funds to retire the bonded indebtedness through sewer connection fees; and

WHEREAS, the City owns several parcels in the Meadowbrook area comprising a significant portion of the Meadowbrook area and, regardless of the manner in which the final boundaries of a ULID area may be drawn, and the City should make a clear policy statement of intent as to requiring city facilities on city properties to be part of an available sewer system;

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


Section 1. The City Council of the City of North Bend hereby confirms its intent to include City-owned property within the area of any sewer ULID proposed to be formed within the Meadowbrook area. The Mayor is authorized to sign a petition to include City-owned parcels within any sewer ULID proposed for the Meadowbrook area regardless of the actual boundaries of the proposed sewer ULID, provided that (a) the area of the proposed sewer ULID as depicted on the petition includes the City-owned parcels, (b) only after the petition is first signed by the owners of property constituting a majority of the private property within the area of the proposed sewer ULID, and (c) after taking into consideration the expressed desires of private property owners within the ULID area.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 1ST DAY OF FEBRUARY, 2022.

CITY OF NORTH BEND:


Rob McFarland, Mayor

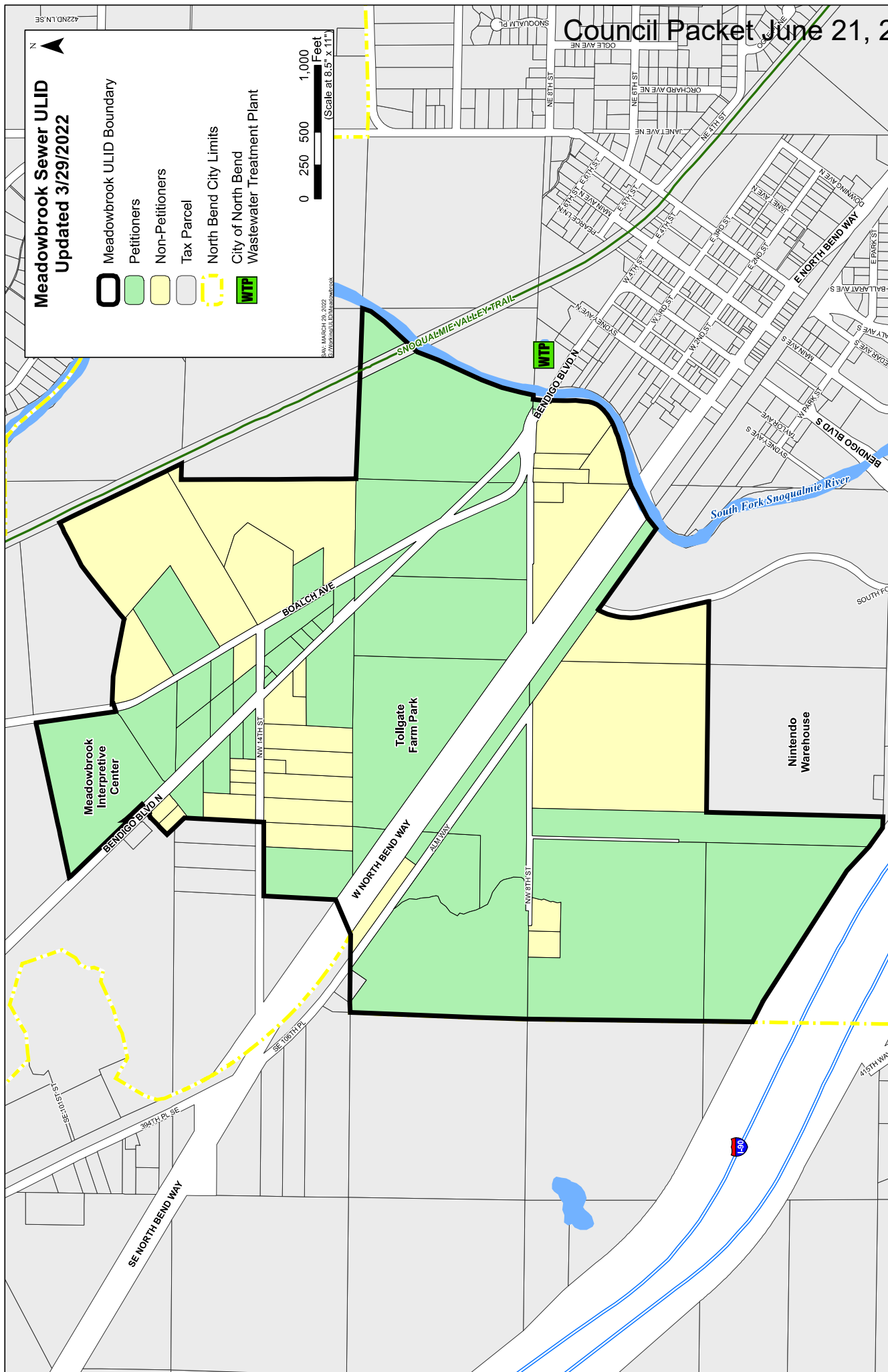
APPROVED AS TO FORM:


Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: February 1, 2022
Posted: February 2, 2022


Susie Oppedal, City Clerk



CITY OF NORTH BEND
MEADOWBROOK SEWER STUDY
ENGINEER'S PLANNING LEVEL COST ESTIMATE
20-Jan-19
G & O #18622.00
NO CONNECTIONS - NORTH GRINDER PUMP SYSTEM

ITEM NO.	BASE BID: DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
1	Unexpected Site Changes	1 CALC	\$20,000	\$20,000
2	Survey	1 LS	\$9,500	\$9,500
3	SPCC Plan	1 LS	\$2,000	\$2,000
4	Mobilization, Cleanup, and Demobilization	1 LS	\$110,000	\$110,000
5	Project Temporary Traffic Control	1 LS	\$60,000	\$60,000
6	Clearing and Grubbing	1 LS	\$10,000	\$10,000
7	Removal of Structures and Obstructions	1 LS	\$14,670	\$14,670
8	Sawcutting	6,660 LF	\$3	\$19,980
9	Locate Existing Utilities	1 LS	\$20,000	\$20,000
10	Controlled Density Fill	5 CY	\$250	\$1,250
11	Crushed Surfacing Base Course	1,358 TN	\$25	\$33,950
12	Temporary HMA	50 TN	\$250	\$12,500
13	HMA Cl. 1/2" PG 64-22 Patching	271 TN	\$200	\$54,200
14	HMA Cl. 1/2" PG 64-22 Overlay	1,166 TN	\$110	\$128,260
15	4" Pressure Main, Incl. bedding & backfill	4,400 LF	\$50	\$220,000
16	6" Pressure Main, Incl. bedding & backfill	3,620 LF	\$55	\$199,100
17	4" Pressure Main, Bore w/ Casing under SR202 @ 14th Street	80 LF	\$250	\$20,000
18	Air and Vacuum Release Valve	2 EA	\$4,000	\$8,000
19	Pressure Main Cleanout	8 EA	\$3,000	\$24,000
20	HDPE Sewer grinder Pump Low Pressure Main, 1.25 In. Diam., Incl. bedding & backfill	0 LF	\$40	\$0
21	Removal of Unsuitable Material (Trench)	120 CY	\$40	\$4,800
22	Trench Excavation Safety Systems	1 LS	\$20,000	\$20,000
23	Bank Run Gravel for Trench Backfill	5,412 TN	\$25	\$135,300
24	Dewatering	1 LS	\$17,000	\$17,000
25	Connect Ex. Structure via Duplex Grinder Pump (tank, pump, piping, and valves)	0 EA	\$16,000	\$0
26	Locate, uncover & Abandon Existing Septic System	0 EA	\$1,500	\$0
27	Erosion / Water Pollution Control	1 LS	\$10,000	\$10,000
28	Restoration	1 LS	\$45,000	\$45,000
29	Project Documentation	1 LS	\$3,000	\$3,000
30	Pipe Suspension Bridge with 240 LF of 6" DI FM	240 LF	\$2,000	\$480,000

Estimated Construction Cost		\$1,682,510
Construction Contingency	20.0%	\$336,502
Sales Tax	8.9%	\$179,692
Total Estimated Construction Cost		\$2,199,000

ULID Costs	30%	\$659,700
Engineering Design	15%	\$329,850
Construction Management	15%	\$329,850
Administration	6%	\$131,940
Permitting	4%	\$87,960
Environmental Studies & Mitigation	3%	\$65,970
Archeological Studies	2%	\$43,980

Total Estimated Project Cost		\$3,849,000
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Assumptions include:

All small diameter pipe crossings shall be moled, all large diameter crossings shall be bored
100% trench backfill import material
Quantities increased by 10%, rounded up
Full-width overlay required on 14th Street and Boalch
All trenches are 4 feet wide, including joint trenches

2021 Cost:
\$4,083,404

CITY OF NORTH BEND
MEADOWBROOK SEWER STUDY
ENGINEER'S PLANNING LEVEL COST ESTIMATE
20-Jan-19
G & O #18622.00
NO CONNECTIONS - SOUTH GRINDER PUMP SYSTEM

ITEM NO.	BASE BID: DESCRIPTION	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
1	Unexpected Site Changes	1 CALC	\$25,000	\$25,000
2	Survey	1 LS	\$9,500	\$9,500
3	SPCC Plan	1 LS	\$1,500	\$1,500
4	Mobilization, Cleanup, and Demobilization	1 LS	\$127,000	\$127,000
5	Project Temporary Traffic Control	1 LS	\$60,000	\$60,000
6	Clearing and Grubbing	1 LS	\$20,000	\$20,000
7	Removal of Structures and Obstructions	1 LS	\$15,450	\$15,450
8	Sawcutting	9,460 LF	\$3	\$28,380
9	Locate Existing Utilities	1 LS	\$10,000	\$10,000
10	Controlled Density Fill	5 CY	\$250	\$1,250
11	Crushed Surfacing Base Course	1,244 TN	\$25	\$31,100
12	Temporary HMA	40 TN	\$250	\$10,000
13	HMA Cl. 1/2" PG 64-22 Patching	396 TN	\$200	\$79,200
14	HMA Cl. 1/2" PG 64-22 Overlay	1,263 TN	\$110	\$138,930
15	4" Pressure Main, Incl. bedding & backfill	5,155 LF	\$50	\$257,750
16	6" Pressure Main, Incl. bedding & backfill	2,300 LF	\$55	\$126,500
17	6" Pressure Main, Bore w/Casing under RR/NBW/SR202 on 8th Street	710 LF	\$250	\$177,500
18	Air and Vacuum Release Valve	2 EA	\$4,000	\$8,000
19	Pressure Main Cleanout	8 EA	\$3,000	\$24,000
20	HDPE Sewer grinder Pump Low Pressure Main, 1.25 In. Diam., Incl. bedding & backfill	0 LF	\$40	\$0
21	Removal of Unsuitable Material (Trench)	110 CY	\$40	\$4,400
22	Trench Excavation Safety Systems	1 LS	\$20,000	\$20,000
23	Bank Run Gravel for Trench Backfill	5,297 TN	\$25	\$132,425
24	Dewatering	1 LS	\$17,000	\$17,000
25	Connect Ex. Structure via Duplex Grinder Pump (tank, pump, piping, and valves)	0 EA	\$16,000	\$0
26	Locate, uncover & Abandon Existing Septic System	0 EA	\$1,500	\$0
27	Erosion / Water Pollution Control	1 LS	\$10,000	\$10,000
28	Restoration	1 LS	\$50,000	\$50,000
29	Project Documentation	1 LS	\$3,000	\$3,000
30	Pipe Suspension Bridge with 240 LF of 6" DI FM	0 LF	\$60	\$0

Estimated Construction Cost		\$1,387,885
Construction Contingency	20.0%	\$277,577
Sales Tax	8.9%	\$148,226
Total Estimated Construction Cost		\$1,814,000

ULID Costs	30%	\$544,200
Engineering Design	15%	\$272,100
Construction Management	15%	\$272,100
Administration	6%	\$108,840
Permitting	4%	\$72,560
Environmental Studies & Mitigation	3%	\$54,420
Archeological Studies	2%	\$36,280
Total Estimated Project Cost		\$3,175,000

Does not include costs associated with funding via and LID or ULID

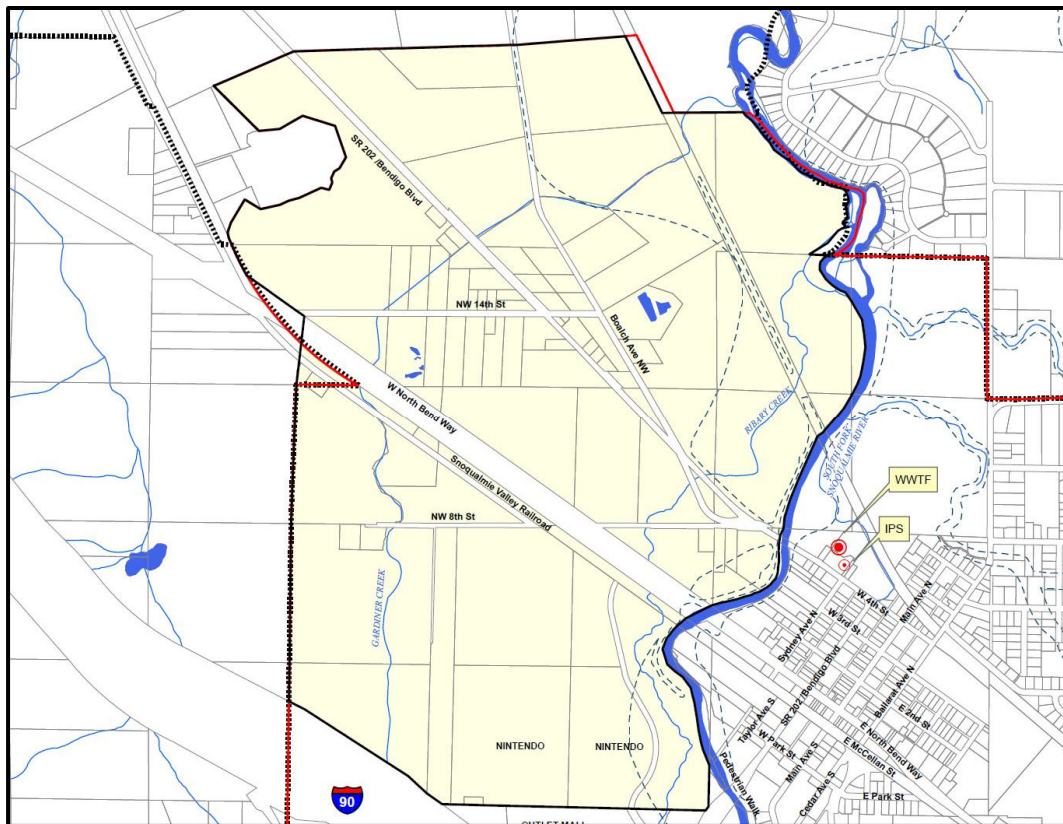
2021 Cost:
\$3,368,358

Assumptions include:

All small diameter pipe crossings shall be moled, all large diameter crossings shall be bored
100% trench backfill import material
Quantities increased by 10%, rounded up
Full-width overlay required on Alm Way, 8th Street
All trenches are 4 feet wide, including joint trenches

PRELIMINARY FEASIBILITY AND SPECIAL BENEFIT ANALYSIS MEADOWBROOK SEWER ULID

NORTH BEND, WASHINGTON



PREPARED FOR

MR. DOUG VAN GELDER, PE
CITY OF NORTH BEND
920 SE CEDAR FALLS WAY
NORTH BEND, WA 98045

PREPARED BY

SOVA CONSULTING
107 SPRING STREET
SEATTLE, WA 98104

SOVA PROJECT 20057

March 25, 2021

Mr. Doug van Gelder, P.E.
Development Project Manager
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

RE: Preliminary Feasibility and Special Benefit Analysis
Meadowbrook Sewer ULID
North Bend, WA

Dear Mr. Van Gelder:

In response to your request, we have completed a Preliminary Feasibility Study and Special Benefits Analysis for a Utilities Local Improvement District (ULID) for the Meadowbrook Sewer Project in North Bend, Washington. The purpose of this analysis is to provide our opinion of the anticipated special benefits accruing to the properties within the ULID area as a result of the proposed sewer project. The City of North Bend will use this report for decision making purposes in support of a potential ULID formation.

The project area includes most of the westerly portion of the City, west of the South Fork Snoqualmie River and north and west of the outlet malls. The project consists of a sewer network system that would serve both primary arterials that extend west toward the City limits, W. North Bend Way, in the vicinity of the Nintendo Headquarters and Tollgate Park, and along Bendigo Boulevard (SR-202) and Boalch Avenue. In addition to serving existing commercial uses along these arterials, it will also serve a mix of commercial and residential properties along NW 8th and NW 14th Streets. The ULID project includes the installation of low-pressure grinder/pump system sewer main lines throughout the study area to the Wastewater Treatment Facility (WWTF) at Bendigo Boulevard and Sydney Avenue N.

This analysis includes a study of historical and current land uses, sales activity, zoning, sensitive areas, recent long-range planning, and anticipated future development trends. The study area includes a wide variety of existing property types, with improvements of various ages, quality, condition, and utility. Complications in the analysis included the various zoning designations, building restrictions/effective moratoriums related to water rights and sewer access, and extensive creeks and associated wetland sensitive areas. Given these factors, we have considered the potential benefits to each of the subject properties based on their respective highest and best uses.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) requirements. As such, it presents detailed discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation and analyses is retained in the appraiser's file. We note that while this report and analysis meet these requirements, this analysis is the result of a limited

appraisal process in that certain valuation approaches were not fully utilized due to the lack of detailed property information and full inspections. As such we relied on exterior inspections, City of North Bend information, King County Assessor's records, and other available public information. We also employed mass valuation techniques. The intended user of this report is cautioned that the reliability of the value conclusions provided may be impacted to the degree of limited availability of detailed property information. We note, however, that these limitations are typical in the analysis of properties for ULID proceedings.

Based on our investigation and analysis of all relevant data, it is our opinion the property values, including estimated special benefits accruing to the subject properties upon completion, as of February 3, 2021, are:


Meadowbrook Sewer LID	
Cost Element	Total
Total Property Values - Before Condition	\$54,152,000
Total Property Values - After Condition	<u>\$65,769,000</u>
Special Benefit Conclusion	\$11,617,000
Anticipated Project Costs	\$7,452,000
<i>Special Benefit Assessment Ratio</i>	<i>64%</i>

If you have further questions not answered in the accompanying report, please do not hesitate to contact us.

Sincerely,



Matthew Sloan, MAI, SRA



Gregory Goodman, MAI

SOVA Consulting

Enclosures

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

In addition to extraordinary assumptions and hypothetical conditions described in this report (if any), the following general assumptions and limiting conditions apply to this appraisal. Use of this report implies acceptance of the assumptions and conditions.

- A. No responsibility is assumed for matters, which are legal in nature, nor is any opinion rendered on title of land appraised. The property is free and clear of liens, encumbrances, and encroachments unless otherwise described. Title of the property is good and merchantable. The property is under responsible ownership and competent matters, with all associated entities acting in the best interest of themselves and the property. There are no pending or existing judgements or litigation against the property.
- B. There has been no significant change to the subject property and market conditions remained stable between the date of inspection, date of value, and transmittal date of this report, unless otherwise noted. Value conclusions are effective as of the date of value, and no responsibility is assumed for altered property characteristics or changing market conditions that occur after this date.
- C. The property is in compliance with all applicable building, environmental, zoning, and other federal, state, and/or local laws, regulations, and codes, including the Americans with Disabilities Act (ADA). We assume no pending or likely changes that may impact value unless specifically stated herein.
- D. Information provided by the client and other sources including surveys, legal descriptions, title reports, legal matters, soil/subsoil conditions, and available utilities including water rights are correct.
- E. There are no unapparent conditions that, if known, would impact the property's current or anticipated use(s) or market value. This includes but is not limited to soil stability, environmental contamination, structural conditions, and hazardous building materials that are not obvious to the naked eye and observable during a typical tour/inspection. No hazardous materials are currently or have previously been stored on the property.
- F. Sketches, maps, illustrations, depictions, or other exhibits developed by the appraiser(s) may not be to scale and have been included solely to assist the reader in visualizing and understanding the property.
- G. To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and no important facts, known to us, have been withheld or overlooked. Property data obtained from public records, including parcel and building sizes, uses, zoning, and recorded documents is accurate. The allocation of real estate, personal property, and other consideration detailed on real estate tax affidavits is correct. Information provided by owners, brokers, developers, and other parties regarding the property, market conditions, and comparables is accurate.
- H. If land value and the contribution of building/site improvements are allocated in this report, the improvement value reflects their contribution to the subject site only. The concluded value of improvements cannot be used in conjunction with any other appraisal or analysis.
- I. Retrospective value opinions are effective as of the date of value, without consideration of events that were unknown or unlikely to have occurred between the date of the value and report date. Prospective value opinions require forecasts, projections, and estimates of future market conditions. These forecasts are based on current market conditions and likely/anticipated future changes and do not reflect that unexpected or unlikely events will occur.
- J. Possession of this report does not imply holder is an intended user. The appraisal report must be transmitted and considered in its entirety. No individual pages or portions of the analysis may be used or relied upon separately from other portions of the analysis. Holder(s) of this report have no right of publication or further distribution.
- K. Liability of SOVA Consulting is limited only to the client(s) and limited to the fee for the assignment. Unless specifically addressed in the contractual scope-of-work, the appraiser(s) are not required to provide further consultation, testimony, or participate in mediation, arbitration, or court proceedings.
- L. The appraiser(s) have no present or contemplated interest in the property and are not bias in any other way. Compensation for this assignment is in no way contingent on assignment results.

SUBJECT PHOTOS



NW 8th Street, west of North Bend Way, vicinity of Nintendo Headquarters (facing west)



NW 8th Street, west of North Bend Way and Nintendo Headquarters (facing east)

SUBJECT PHOTOS



Gardiner Creek @ NW 8th Street



Alm Way north of NW 8th Street (facing north)

SUBJECT PHOTOS



NW 8th Street, between North Bend Way and Bendigo Boulevard (facing east)



Ribary Creek at NW 8th Street

SUBJECT PHOTOS



Boalch Avenue NW



Existing industrial use

SUBJECT PHOTOS



Snoqualmie Valley Athletic Complex project (Phase I under construction)



Older residential use

SUBJECT PHOTOS



Rehabbed residential use on large lot



Vacant residential lot

PRELIMINARY SPECIAL BENEFIT STUDY - INTRODUCTION

Client

The Client for this assignment is the City of North Bend.

Intended Use/Users

The intended use of the report is for decision making purposes by the City of North Bend in support of a potential ULID formation, including determination of preliminary assessments, for the Meadowbrook Sewer Utility Local Improvement District (ULID) project. It is not intended for any other use. Intended users include the client's authorized employees, representatives, agents, and legal counsel. The appraisers do not intend use of this report by others.

Description of the Project – Meadowbrook Sewer

The project area includes much of the westerly portion of the City, west of the South Fork of the Snoqualmie River and north of I-90 and the outlet malls. This majority of this area consists of parkland and open space associated with Tollgate Park and a variety of creek and wetland sensitive areas, as well as commercial land and improved properties along W. North Bend Way, Bendigo Blvd N., and Boalch Avenue NW. Other uses in the area include single-family residential uses generally setback from the arterials along NW 14th Street and NW 8th Street.

In the before condition, there is no sewer improvements located in this area. Existing buildings are exclusively equipped with individual septic systems for waste collection. It is our understanding most septic systems have a life of approximately 30 years (or longer) with sufficient to good soils types and we are not aware of significant system failure trends that would suggest a shorter lifespan in this area. Properties in the ULID area generally have public water available, with service mains located in both W. North Bend Way and Bendigo Blvd N. Some parcels have private wells, particularly the single-family uses setback from the arterials.

We generally assume the project area to have public water available, though we recognize the need for new service lines (or extensions) in order to facilitate new or expanded development. Given the lack of sewer in this area, there has been an *effective* building moratorium for several years (excepting single family residential), as new structures and most uses are prohibited in commercial zones without connection to sewer. New homes can be developed with onsite septic systems, though no further subdivision of large lots is permitted.

We note several projects in planning phases at this time, namely the Snoqualmie Valley Athletic Complex and a Puget Sound Energy (PSE) training facility. The Snoqualmie Valley Athletic Complex is phased and cannot be completed (Phase II) until sewer is complete. The PSE training facility is not an economically motivated project intended to develop its site to the highest and best use. Other than a small office building, there has been no new development in this area since the Eastside Self Storage in 2005; most existing structures are much older. As compared to other areas of North Bend, the lack of infrastructure is apparent in the magnitude of new development.

In the after condition, the completed sewer project will allow for full development of this area to City of North Bend's zoning standards. Vacant commercial properties will have full ability to develop densities permitted in

the respective EP-1 or NB designations and residentially zoned parcels can subdivide into short plats (large lot CLDR zoning). Existing buildings/uses will have the opportunity to hookup to the sewer system, as aging septic systems need repair or replacement. The project is anticipated to enhance the development potential of individual properties in the study area and thus help in satisfying demand by providing readily developable areas in the overall neighborhood as well. Such a condition reflects the fact that an installed sewer system is a key component of necessary infrastructure for favorable development conditions.

Identification of the Subject Properties

The proposed ULID boundary is shown on a map on this report. It includes about 339 acres located in the westerly boundaries of the city limits. The northernmost point of the project begins with the tax parcels just south and east of Meadowbrook Farm and extending southeast towards the City Center, with the easterly project boundary consisting of the South Fork Snoqualmie River. There are a total of about 68 tax parcels within the ULID. 10 of these tax parcels are City-owned and used or as park/open space for Tollgate Farm/Meadowbrook Farm and a former railroad corridor. The remainder of the parcels encompass a variety of uses as either vacant land or improved properties with single family, commercial, and/or industrial uses.

Special Benefit Analysis Summary

There are a number of special benefit methodologies available to proportionally allocate project costs and/or special benefits for ULIDs including the (1) zone-termini/front foot method, (2) “land area charge” method, or (3) a complete special benefit study. The zone and termini and land area methods are best suited when the proposed project proportionally benefits parcels based on parcel size, lineal street frontage, or another calculatable characteristic. In this case, new sewer service will benefit the varying properties and uses differently. Because of the mix of land uses, zoning, sizes, and impact of critical areas such as streams/creeks and wetlands, benefits resulting from the proposed project are best measured through the special benefits method of assessment. This analysis directly measures the special benefits anticipated to the individual parcels due to the proposed ULID improvements. The ULID assessment are allocated according to the proportion of each parcel’s special benefits to total special benefits. Up to 100% of the special benefits can be assessed.

Special benefits are a specific, measurable increase in real property value in excess of any *general benefits* (benefiting the public at large) due to a public improvement project. The amount of the special benefits accruing to each property as a result of a local improvement is the difference between the fair market value of the property immediately before and immediately after the improvement. In other words, the difference between the fair market value of the property in its “before” condition (“without” the improvements) and its “after” condition (“with” the improvements) reflects the special benefits to the individual properties.

The primary special benefits to the properties in this analysis are the result of required infrastructure for new development, replacement of aging septic systems, ability to develop to the highest and best use allowed for by zoning or the Comprehensive Plan, area enhancements, and implementation of North Bend sewer plans/ and City, County, and State concurrency requirements. Without the project, improvements properties in the ULID are dependent on septic systems or are unable to develop due to an effective building moratorium related to sewer availability. This lack of utilities infrastructure precludes most of the vacant parcels from developing, resulting in stagnant market and value conditions particularly for the vacant commercial properties.

Properties can be assessed for no more than their respective conclusion of special benefits. In the case of the subject project, the value of special benefits is considerable, allowing more intensive uses than would otherwise be possible without the project. Our analysis study revealed varying levels of special benefits, with trends relating to highest and best use as vacant land or improved properties, ages of existing sanitation systems, and other characteristics.

As discussed in the *Special Benefits Analysis* section of this report, it is our opinion that properties analyzed as vacant are benefited most greatly, with properties improved to their highest and best use benefited to a lesser degree. The lower special benefits to improved properties are primarily due to their existing sanitation systems that provide for continued use and utility of the existing improvements, which in turn, provides value over and above that of the underlying site. Accordingly, the structures have extended useful lives with the likely future economic use of the property superior to that of vacant parcels. While improved properties will benefit similarly by increased underlying land values, the contribution of building improvements will delay their ability to capitalize from some elements of the special benefits, particularly those relating to development potential.

Scope of the Assignment

In preparing this study, we have conducted property and neighborhood inspections, analyzed historical land and improved sales, rents, operating expenses, construction costs, sanitation costs, and capitalization and yield rates. The development conditions of the properties within the ULID area were researched. Other cities with sewer system expansions in the Puget Sound area were also researched for market factors. As appropriate, the information gathered was analyzed utilizing all three approaches to value.

Various City of North Bend representatives provided us with project, neighborhood, and property information. Additional information was obtained from County, City, newspaper, internet, and other records, as well as neighborhood and property inspections.

In analyzing the ULID properties, the consultant did the following:

- Inspected the ULID properties (exterior inspections).
- Analyzed historical and current information from the ULID neighborhood or competitive neighborhoods in the North Bend/ Snoqualmie areas.
- Researched Costar, CBA, Metroscan, NWMLS, and King County databases.
- Researched SOVA Consulting in-house files existing database.
- Researched other sewer projects in Puget Sound.
- Reviewed all documents as cited throughout this report.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) requirements. As such, it presents detailed discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation and analyses is retained in the appraiser's file. We note that while this report and analysis meet these requirements, this analysis is the result of a limited appraisal process in that certain valuation approaches were not fully utilized due to the lack of detailed property information and full inspections. As such we relied on exterior inspections, City of North Bend information, King

County Assessor's records, and other available public information. We also employed mass valuation techniques. The intended user of this report is cautioned that the reliability of the value conclusions provided may be impacted to the degree of limited availability of detailed property information. We note, however, that these limitations are typical in the analysis of properties for ULID proceedings.

Date of Inspection/Analysis

The properties were inspected on multiple occasions between November 2020 and February 2021, with the most recent inspection on February 3, 2021. The effective date of this analysis is as of February 3, 2021. We note that due to the limited scope of this analysis, we did not inspect interiors of any subject buildings; property owners were not afforded the opportunity for joint inspection or to provide property information or records.

Legal Description/Ownership

Each property is identified by its King County Tax Account Number in the *ULID Property Summary Matrix* included in the *Addenda* to this report. With only limited exception, title reports were not provided. Absent a detailed title report for each of the subject properties within the study area, we assume no existing title conditions that would impact fee simple value on any of the subject properties.

Property Rights Analyzed

The property rights analyzed in this report constitute the fee simple interest. Detailed information that would allow us to estimate the leased fee interests, if any, in the properties was not available. Also, the personal, familial, or tax factors related with the ownership of individual parcels was not available for our consideration. Fee simple interest is defined as:

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*¹

Extraordinary Assumptions/Hypothetical Conditions

If there are extraordinary assumptions and/or hypothetical conditions used in this report, the use of these extraordinary assumptions and hypothetical conditions may have affected the assignment results.

Hazardous Materials

No information regarding the presence or absence of hazardous waste on any of the subject properties was provided. This analysis assumes the absence of any and all hazardous waste on the subject properties. The value conclusions contained in this report may be impacted if significant hazardous waste or contamination is present on any subject property.

Creeks, Wetlands, Sensitive Areas

We have been provided limited information regarding existing wetlands, streams, and corresponding buffers. We have relied primarily on mapping contained in the City of North Bend Comprehensive Plan, which identified areas of potential wetlands (a copy is included in the *Addenda* to this report). We have assumed this mapping to be correct and have calculated usable areas of most of the subject properties partially with this map. In several cases, updated information revealed the mapping to be incorrect and we adjusted our calculations accordingly.

¹ From *The Appraisal of Real Estate*, Thirteenth Edition, 2001, Appraisal Institute, page 69.

But in the absence of more detailed information, we have assumed this mapping is correct. Users of this analysis are cautioned that changes to assumed wetland areas would likely have an impact on the concluded before and after values. We note in several cases where potential wetlands impact properties developed to their highest and best use, we've assume the land has an unencumbered contribution for analysis purposes.

City and Neighborhood Description

North Bend is the easternmost incorporated area in King County, located along the I-90 Corridor about 30 miles east of Seattle and 20 miles from Bellevue. The accessibility of I-90 and favorable commuting characteristics, availability of vacant land, desirable recreational access and views, and lower/reasonably priced development land and single-family homes have together contributed to increase demand for property in the vicinity of North Bend and Snoqualmie; Snoqualmie is just west of North Bend and adjacent to the project area.

Access to the area is considered very good, with I-90 providing access to the Issaquah, Bellevue, and Seattle markets, as well as eastern markets from Snoqualmie Pass to Spokane and beyond. Highway 18 provides access between southwest King County and terminates roughly six miles west at I-90. The cities of Issaquah and Bellevue are located approximately 15 and 20 minutes west, respectively. These are the primary employment centers although Snoqualmie, Preston, and North Bend are becoming home to more companies due to the availability of land and lower costs. There are several significant projects along the I-90 Corridor and near the North Bend/Snoqualmie community which continue to push development east, notably the current expansion of the Costco Headquarters in Issaquah.

The City of North Bend had a 2010 Census population of 5,731 and an estimated 2020 population of 7,455 according to the Washington State Office of Financial Management, a 30% increase over the 10-year period. We note King County overall had an estimated population growth of only about 17% over the same period, highlighting the recent migration and/or disproportionate growth of North Bend relative to the County overall. Snoqualmie reported a 2000 and 2010 census population of 1,631 and 10,670, respectively, and an estimated 2020 population of 13,680. The primary reason for the substantial growth in Snoqualmie is the annexation and development of the master planned community known as Snoqualmie Ridge.

The North Bend area, upon resolution of the water rights issues and with sewer expansion, has vast potential for a growing residential market, as well as commercial and industrial expansion, as can be seen by the success of the Snoqualmie Ridge development just west of North Bend and in UGA planning. There is abundant land available for additional development. Given the expanding population of other nearby cities on the Eastside, it is expected that a continued demand for properties will increase for the foreseeable future.

Zoning and Other Development Conditions

The properties included within the ULID boundary are currently zoned under a variety of North Bend designations and are all within the City of North Bend's UGA boundaries. Based on our review, many of the properties in the ULID are affected by critical areas including wetlands, streams, floodway and floodplain, and geologic and erosion zones. This is expected due to the proximity of the South Fork Snoqualmie River, Ribary and Gardinier Creeks, and low-lying, flood prone areas. Based on limited available information obtained from City mapping, we estimated the unusable areas in order to calculate the developable areas where special benefits could accrue.

The subject zoning classifications considered in our analysis are briefly summarized below and identified in the *ULID Property Summary*. In addition to the underlying zoning, properties to the north of North Bend Way are also subject to the Urban Separatory Overlay District. More detail is available from City of North Bend's Planning Department.

NB – Neighborhood Business. *The NB zoning is general commercial in nature, but buildings are expected to be smaller in scale and operate on a less than 24-hour basis. The district must accommodate a variety of residential, limited fabrication and light manufacturing land uses, though residential uses are limited to second story or to rear of parcels that front North Bend Way. Development must incorporate traditional patterns and elements that are harmonious with North Bend's small-city character. Note additional limitations apply to all NB-zoned properties within the LID boundary due to the Urban Separator Overlay District, described below.*

EP-1 – Employment Park - 1. *The EP-1 zoning constitutes light industrial and limited commercial uses compatible with the immediate neighborhood. Uses are encouraged to capitalize on North Bend's geographic location and small-city character and include offices, light manufacturing, warehouse and distribution, and research and development, although retail and personal services are limited to a few select uses.*

POSPF – Parks / Open Space or Public Facilities. *POSPF areas are designed to recognize and designate areas for public parks, open space, trail and recreation including uses such as schools, community buildings, government offices and public facilities. Provisions should follow a comprehensive plan.*

CLDR – Constrained Low Density Residential. *The purpose of the CLDR designation is intended to provide for neighborhoods of predominately single-family uses. As opposed to the LDR designation, the CLDR district is recognized for having larger lots or development constraints, 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 the 18,000sf minimum is the intent within the CLDR district.*

USOD - Urban Separator Overlay District. *The urban separator is an area of North Bend which is located in, among and around significant natural features that help to define the community's identity. The intent of the USOD is to ensure that development occurs consistent with the goals and policies of the comprehensive plan requiring the minimum build-out of the zoning district in which the parcel is located.*

All of the NB and CLDR properties must comply with both the underlying zoning and the USOD overlay, which further restricts allowable uses. For instance, while the NB zone allows for second-story residential, the USOD only allows residential uses for elderly accommodations and bed and breakfasts, limiting the subject area to only those uses.

SPECIAL BENEFIT ANALYSIS

Analysis Summary

Special benefits are the difference between the fair market value of the properties in their before condition (without the proposed sewer improvements) and their after condition (with the proposed sewer improvements). A variety of factors lead to this change in value, including contribution/desirability of existing improvements, zoning, development timing and potential, decreased development costs, reduced operating expenses, and market demand for property. A ULID allows property owners to utilize the public process, including participation by other owners, public financing, and repayment over time, for construction of significant infrastructure improvements that would not likely be feasible by each individual or a small subset of owners.

The following are the primary factors considered in determining the special benefits that will accrue to each property:

1. Physical inspection of the sites and existing improvements (exterior inspections) for all properties included in the study. General inspection of the surrounding properties and neighborhood.
2. Analysis of market values both before and after in the subject neighborhood or comparable areas for all parcels. Analysis included land sales, improved sales, and rent analysis of properties with characteristics similar ULID parcels both with and without a potential sewer connection.
3. Consideration of the location, access, sanitation system, road improvements, other utilities, zoning, physical characteristics, and development potential of each parcel before completion of the ULID.
4. Consideration of the location, access, sewer system, road improvements, other utilities, zoning, physical characteristics, and development potential of each parcel after completion of the ULID.
5. An analysis of the highest and best use of each property based on before and after property characteristics and assumptions, analysis and other factors, the probable value change of each parcel as a result of the completion of the ULID project was determined. Individual variations in special benefits occur due to differences in physical, locational, and other characteristics.
6. Where appropriate, we have considered larger parcel ownerships based on common title/ownership, physical contiguity, and current and likely future uses.

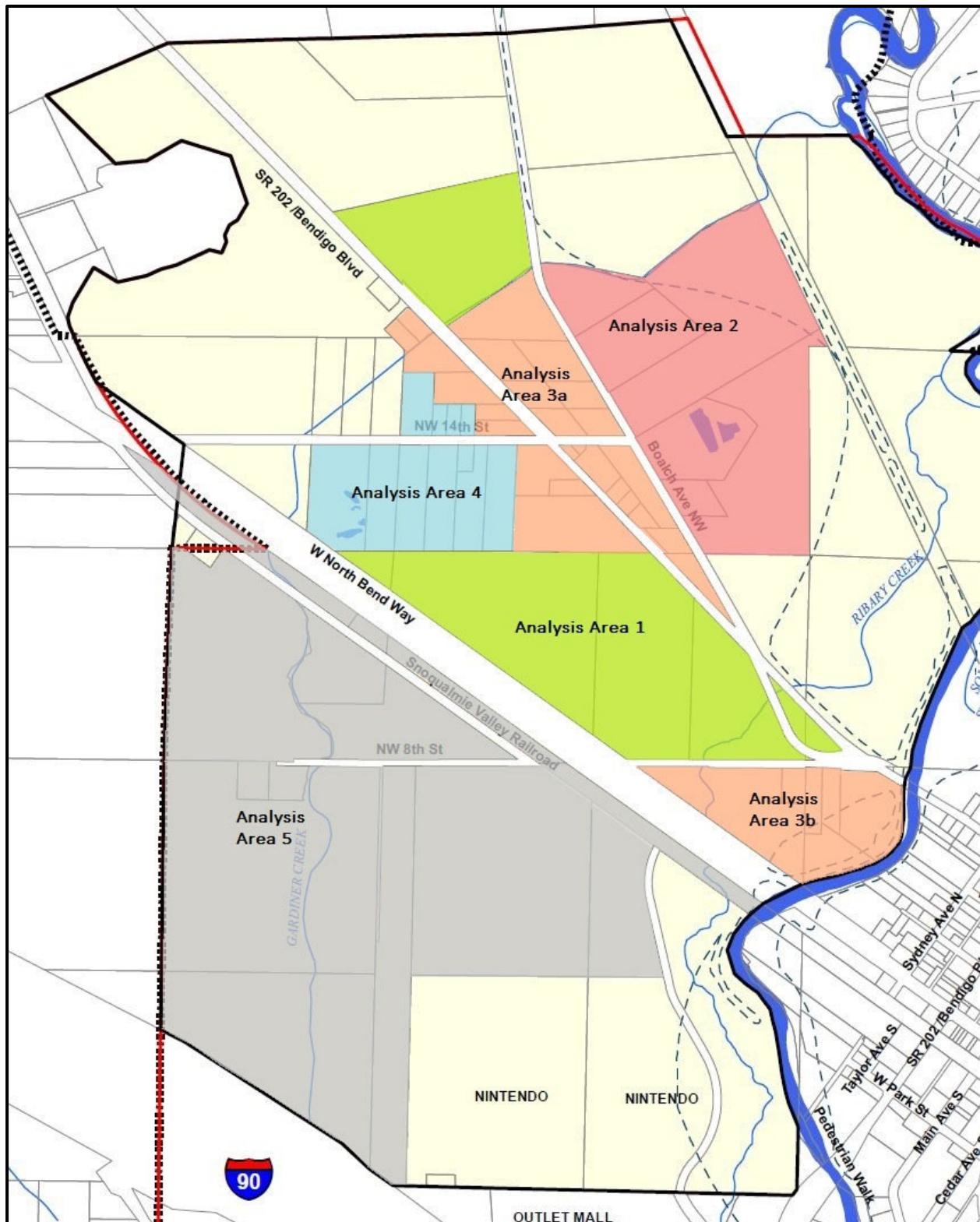
Analysis Areas

In order to efficiently and consistently analyze the subject properties, we have grouped the properties based primarily on their zoning designations, with additional consideration of current and likely future uses, location of planned sewer improvements, as well as other factors. In developing value estimates for each property, these *Analysis Areas* are used in the selection of comparables and study of special benefits, which are then applied consistently in order to achieve proportional results. A brief description of the characteristics within each Analysis Area is summarized as follows:

Analysis Area 1 (Parks and Open Space)

These parcels consist primarily of City and County owned properties that are zoned for and/or used as public parks and open space, specifically Tollgate Farm and one improve parcel of Meadowbrook Farm. These parcels are encumbered with wetlands, conservation deed restrictions that prevent most if not all economic development, are currently used as public parks/open space.

SUBJECT PARCELS/ANALYSIS AREAS MAP



space, and/or have the POSPF zoning designation. Because of the limited development potential of these parcels, there is little rationale for special benefits accruing to these parcels. One parcel/building of Meadowbrook Park will likely connect to sewer and has been included based on an estimated economic site area and contribution of the building improvements.

Analysis Area 2 (NB/USOD, Commercial Uses)

Analysis Area 2 consists of a small grouping of commercially zoned properties on the north/east side of Boalch Avenue. These parcels are improved with a church, multi-purpose quasi-industrial building, self-storage facility, and several small office buildings. The frontage of these parcels is assumed developable, though our review of delineated and/or potential wetland mapping available, aerials, and other public information, suggests significant wetlands and critical areas occupying the northerly portion of particularly the larger sites.

Analysis Area 3 (NB/USOD, Commercial Uses)

Analysis Area 3 consists of two distinct areas of commercial zoning (a) to the south/west of Boalch Avenue NW and straddling both sides of North Bend Way and (b) on the south side of NW 8th Street between North Bend Way and Bendigo Boulevard adjacent to the South Fork Snoqualmie River. These parcels have a variety of current uses including single-family residential, commercial, and industrial, and several of the parcels are vacant. An assemblage of six vacant parcels is under development with Phase I of the Snoqualmie Valley Athletic Complex project, with a 75,000sf indoor athletic facility to be constructed in a future phase (dependent on sewer). Many of the properties have areas of potential wetlands, onsite streams, and/or are within the floodway.

Analysis Area 4 (CLDR/USOD, Residential Uses)

Analysis Area 4 consists of a clustering of residentially zoned (CLDR) parcels and SFR uses on both the north and south sides of NW 14th Street, to the west of Bendigo Boulevard. These properties range in size from about 18,000sf to more than five acres and with improvements ranging from older interim-use residences with little contribution to newly renovated homes of good to very good condition. Several of the properties on the south side of NW 14th Street (and one on the north) could be subdivided with additional home sites if sewer were available, though we note development of 14th Street to City standards and extension of city water or Water District service would be required. Several of the properties have potential areas of wetlands and large portions of the sites are within the 100-year floodplain, which has been considered in our conclusion of potential additional lots in the after condition.

Analysis Area 5 (EP-1, Industrial)

Analysis Area 5 consists of properties north and west of the Nintendo Headquarters and south of W. North Bend Way. They largely have Employment Park 1 designation that allows almost exclusively for industrial uses, though two tax parcels (one common ownership) are improved with a large single-family home. It also includes a portion of a railroad corridor located between North Bend Way and Alm Way, which is used by the Northwest Railway Museum for seasonal tourist train operations. This area is impacted by Gardiner Creek and has areas of steep slopes that impact usable areas.

Larger Parcel Analysis

Some of the parcels in the ULID boundary are owned in combination with others under single ownership, put to the same or complimentary uses, and are physically contiguous. Parcels with these characteristics have been analyzed as larger parcel ownerships based on Washington State Law and typical appraisal methodology.

Vacant/Improved Property Analysis

Because of the improved characteristics of a number of the parcels, we have researched comparable sales in order to develop our opinion of underlying land value in the before and after conditions. Some of the properties have existing improvements in place but were nevertheless determined to be underdeveloped due to the relative size, age, and/or condition of these improvements. These properties are considered interim uses and have been valued as if vacant.

Other properties have more significant improvements that will likely continue regardless of the proposed ULID project. These properties have been analyzed with a highest and best use as improved, some with excess land that could be developed within a reasonably foreseeable timeframe assuming the availability of sewer. We considered the before and after factors for these properties as improved, such as changes in neighborhood characteristics, market rents, vacancy, and other economic factors, including any excess land.

Valuation

Our opinion of special benefits is based in some part upon the premise that for most of the vacant/interim use properties in the ULID area, construction of some elements of the project/sewer improvements would be a prerequisite for development to their respective highest and best uses. Alternatively, this land would remain vacant, under effective moratorium conditions. The effective building moratorium is a result of the fact that no development is permitted on properties zoned for commercial uses without connection to sewer. Furthermore, the current zoning code indicates that no subdivision/short platting of sites zoned for residential uses is allowed without the provision of sewer. Such conditions support the premise that improvements to area's utilities infrastructure resulting from the ULID are necessary for development of the properties.

The project will impact property values positively by changing specific property characteristics such as the sanitation system provided by City, lifting of effective moratoriums, and neighborhood demand in the after condition. For the majority of the properties, these factors will, in turn, permit development of properties to more intensive uses and will make the properties more attractive in the marketplace compared to properties with relatively inferior infrastructure characteristics. For the properties valued as improved, special benefits result from the project due to the potential replacement for aging septic systems and increased desirability by buyers/investors, generally reflected by a reduction in capital expenditure risk, the potential for an increased underlying land value upon reversion and thus decrease in risk and associated capitalization rates.

Property Specific Analysis

The analysis that follows is based upon a review of comparable land and improved sales in the ULID boundary and comparable locations in North Bend, Snoqualmie, and other similar areas. These sales are relied upon to support the before and after values for the various parcels. Comparison of the before and after values yields a conclusion of special benefits for each property. Details of comparable sales used in this analysis are included in our files.

For analysis of the contributory values of the property improvements in the before and after conditions, we reviewed current construction costs, current rents, and improved property sales to support our conclusions. The values in the before and after conditions are greater than land value for the properties improved to their highest and best uses, including the contribution of the building and site improvements. The value differences varied

depending on the improvements' ages, sizes and zoning. Details of the appraisers' analysis is retained in our files.

Vacant Land/Interim Uses Analyzed as Vacant Land

Properties analyzed with a highest and best use as vacant included about 40 of the tax parcels in the ULID, due to either current vacant status or high land values relative to building and site improvement contribution. Overall values in the before and after conditions were based largely upon net usable site areas (gross areas adjusted for sensitive areas factors) and zoning designations.

All of the properties in the after condition are considered to have nearby access to the proposed sewer system, and the properties no longer bear the burden of septic system construction and maintenance upon development. Additionally, vacant commercial or interim-use properties are no longer impacted by the effective building moratorium and associated uncertainty and risk of when the properties can be put to an economic use. We analyzed property sales with sewers in similar neighborhoods and communities with similar zoning, as well as the costs of septic systems and the related land area requirements for drainage fields.

Our review of comparable land sales indicates consistent land values for the various commercial zoning (NB and EP-1) designations. Recent and historical sales generally reflect land values in the range of about \$2/sf to \$9/sf, with the lower end of the range reflecting larger acreage parcels with sensitive areas and more limited direct frontage/access. The high end of the range is for smaller lots sizes with superior access/exposure characteristics and/or with interim improvements to cover holding costs and/or generate some economic return during holding periods. Given the unique characteristics of the subject parcels, we generally conclude values at the lower end of the range in the before condition. In the after condition, we conclude an increase of about \$1/sf to \$2/sf for the EP-1-zoned properties and as much \$3/sf for NB-zoned properties along Bendigo Boulevard and North Bend Way.

For CLDR land, underlying land values on a \$/sf basis vary widely depending on lot size, as no parcels without sewer service are permitted for subdivision or short plat and thus they can support only a single residence regardless of size. Large parcel lots of several acres or more are concluded at \$2.50/sf to \$3.50/sf, while smaller lots of 15,000sf to 20,000sf reflecting much higher unit values of up to about \$10/sf. These values reflect that no additional subdivision or short plat is possible until sewer service is available. In the after condition, the larger lots can be short platted to achieve additional lots, with existing improvements either retained or removed. These properties are benefitted between \$1.50/sf to \$2.50/sf, depending on the existing configuration and/or onsite sensitive areas that may limit new lot potential. Our analysis results in benefits of about \$75,000 to \$90,000 per potential lot in most cases.

A low value of \$1/sf for most public areas park areas zoned POSPF is appropriate in both the before and after conditions, with no special benefits concluded.

Improved Single-Family Residences

Residential properties analyzed as improved include a wide variety of properties throughout the ULID area. Before values are determined using the Sales Comparison Approach, which was supported by the Cost Approach. Important factors in determining before values include the quality of building improvements, along with ages, building sizes, and site considerations. The continued utility and related cost factors for existing septic systems

were also considered. Our opinion is that properties in this condition increase in value in the after condition a minimum of \$10,000, with additional value resulting from larger building sizes and excess land.

Improved Commercial Uses

Other properties considered as improved were analyzed in the before condition similar to single-family residences in their before condition, considering land sizes and any building improvements, along with their quality, types, ages, sizes and number of units. For the after values, we concluded a 2% to 5% increase over the before values due to the contribution of the proposed sewer system, with a minimum value increase threshold concluded similar to the minimum residential value increases, due primarily to cost factors, with varying increases a result of the potential for excess land and the remaining economic life of the improvements. The higher indication is for properties with the potential for excess land and/or with more limited remaining economic life and will benefit from the sewer system when redeveloped.

CONCLUSION

The *ULID Property Summary Matrix* is contained in the *Addenda* to this report, detailing the special benefits to each property, as well as summary property characteristics. The before values are given for each property, as well as the after values. The after value is subtracted from the before value to determine the estimated special benefits. The special benefits assessments are also provided on a per square foot of land area basis for comparative purposes.

Based on our investigation and analysis of all relevant data, it is our opinion the property values, including estimated special benefits accruing to the subject properties upon completion, as of February 3, 2021, are:

Meadowbrook Sewer LID	
Cost Element	Total
Total Property Values - Before Condition	\$54,152,000
Total Property Values - After Condition	<u>\$65,769,000</u>
Special Benefit Conclusion	\$11,617,000
Anticipated Project Costs	\$7,452,000
<i>Special Benefit Assessment Ratio</i>	<i>64%</i>

The total cost of the project is anticipated at about \$7,452,000. In the State of Washington, up to 100% of the special benefits may be assessed to property owners, but the assessments cannot be greater than the special benefits. It is anticipated 100% of the project cost will be assessed to property owners, which reflects about 64% of the total special benefits.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no other real estate services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Date of Value: February 3, 2021



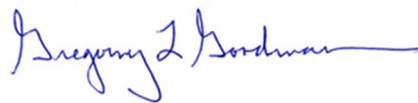
Matthew C. Sloan, MAI, SRA
State Cert. #27011-1101655

CERTIFICATION

I certify that, to the best of my knowledge and belief:

14. The statements of fact contained in this report are true and correct.
15. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
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Date of Value: February 3, 2021



Gregory Goodman, MAI
State Cert. #27011 1101089

ADDENDA

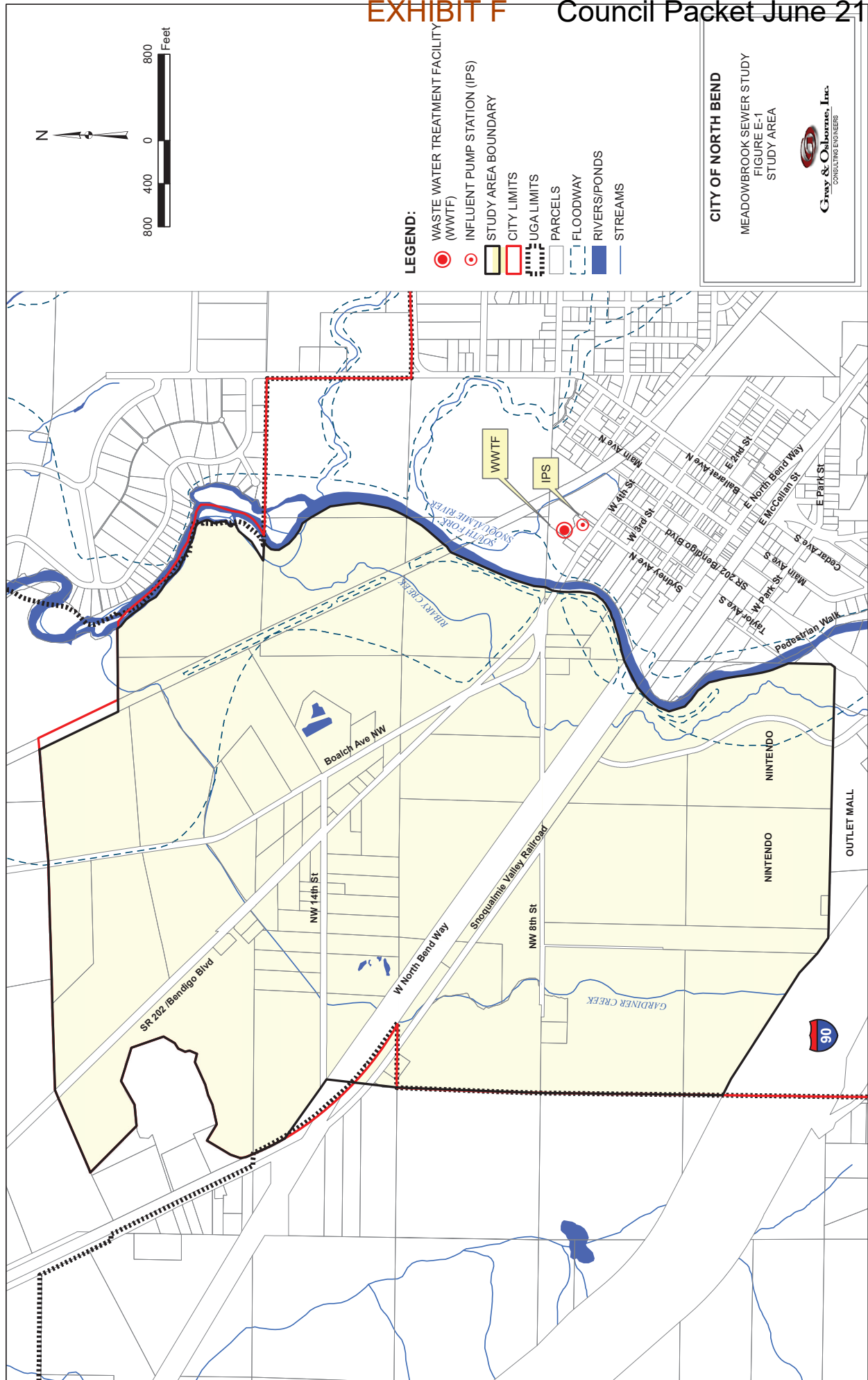
- Property Summary Matrix
- LID Boundary and Sewer Service Maps
- Sensitive Area Mapping
- Appraiser Qualifications

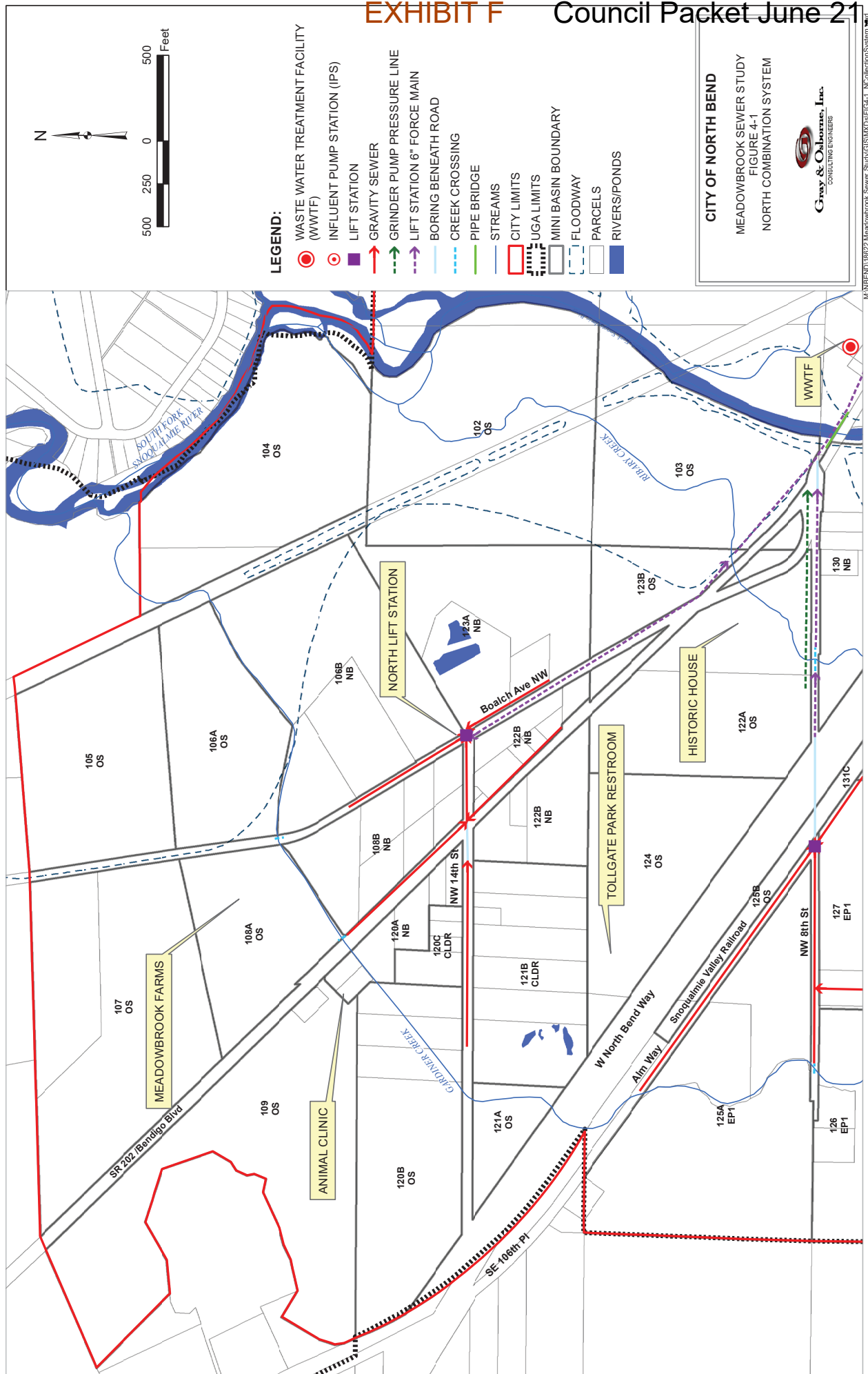
PROPERTY SUMMARY MATRIX

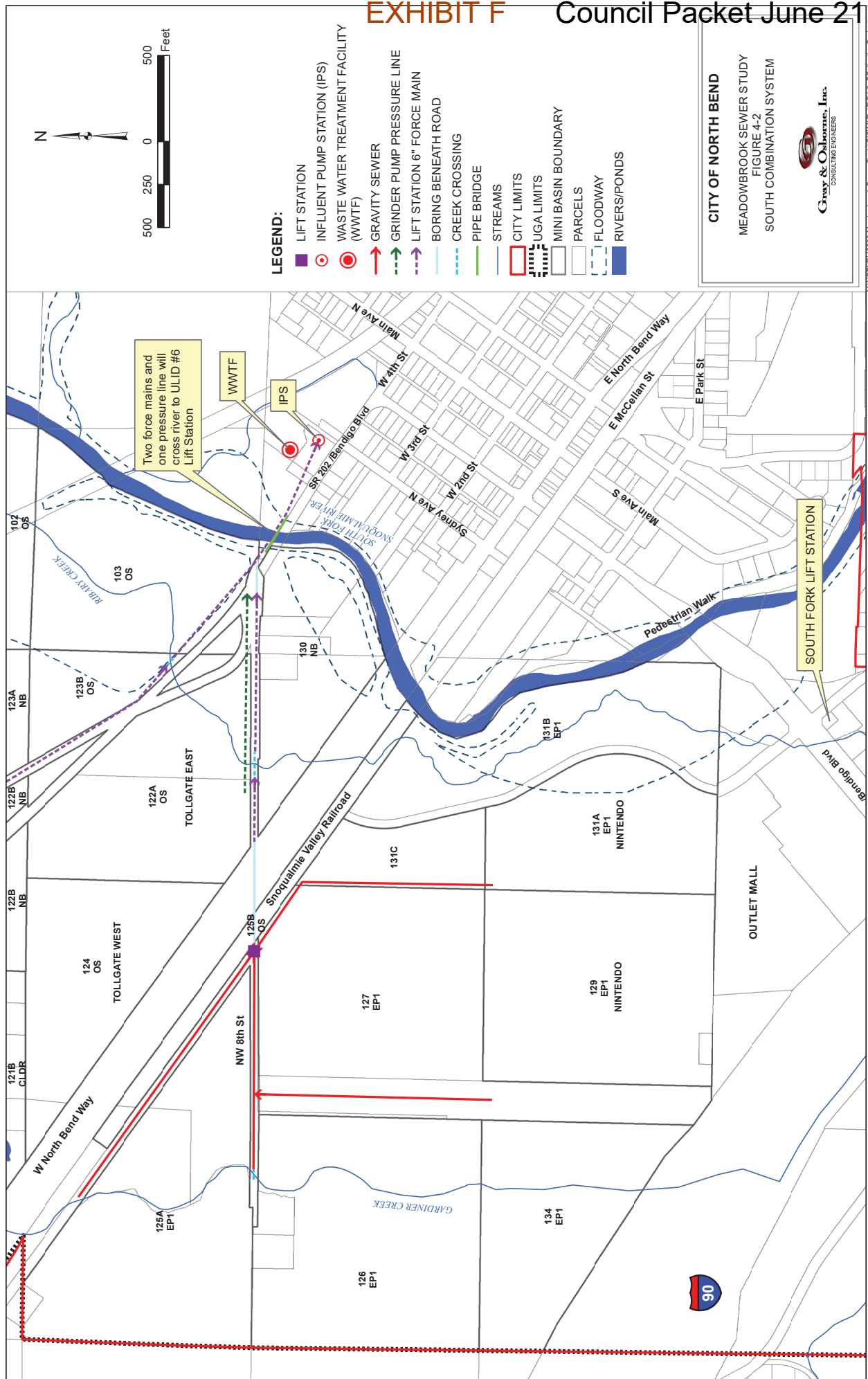
Meadowbrook Sewer ULID
Property Summary Matrix

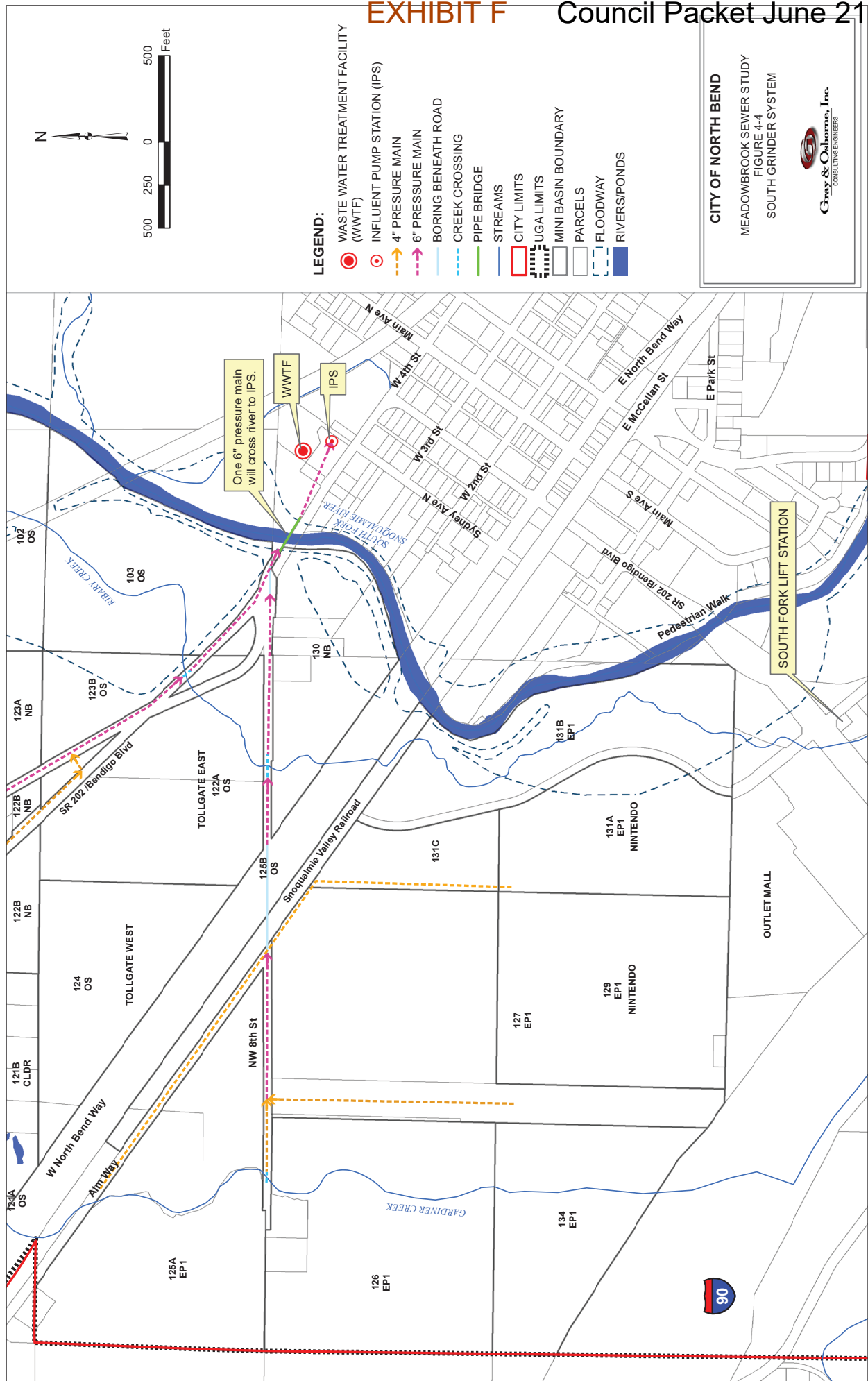
Property Details										Before & After Values/Special Benefits										\$7,452,000			
ULD No.	Larger Parcel	Tax ID (APN)	Property Name	Taxpayer Name	Property Address	Zoning	Current Use	HBLU	Gross Land Area (sf)	Net Land Area (sf)	Building Area (sf)	Year Built	Fee Simple	Fee Simple	Special Benefit	SB	CLDR Lots	Ass. Ratio	Prelim Assessment	Special Benefit Description			
1	A	042308 9028	North Bend Animal Clinic	North Bend Animal Clinic Inc	1615 Bendigo Blvd N	NB/USOD	Office	Improved	23,251	23,251	2,832	1974	\$603,424	\$621,939	\$18,115	3%	0	0.16%	\$11,620	Commercial Connection			
2	A	052308 9057	North Bend Animal Clinic	EBR2 LLC	1615 Bendigo Blvd N	NB/USOD	Vacant	Improved IP	21,505	21,505	1,505	1972	\$1,180,322	\$1,215,732	\$35,410	3%	0	0.30%	\$22,714	Commercial Connection			
3	B	541870 0100	Boulevard North Office Building	Kajis Maureen E	40929 SE Snoqualmie North Bend	NB/USOD	Office	Improved	64,343	64,343	6,153	1974	\$466,145	\$652,603	\$186,458	40%	2	1.51%	\$119,606	Commercial Land			
4	B	541870 0105		Kamieski Maureen	1439 Bendigo Blvd N	NB/USOD	Vacant	Vacant	23,533	23,533	880	1950											
5	B	541870 0111		Deane Pascal & Julie	1234 NW 14th St	NB/USOD	Vacant	Improved	80,586	56,586	1,400	1932	\$444,051	\$557,223	\$113,172	25%	1	0.97%	\$72,596	SFR + Excess Land			
6		541870 0109		McRae Albert	*"No Site Address"	CLDR/USOD	Vacant	Improved	18,006	18,006	1,309		\$180,060	\$205,060	\$25,000	14%	1	0.22%	\$6,415	SFR Connection			
7		541870 0110		Zuara Joseph & Jennifer	1226 NW 14th St	CLDR/USOD	Vacant	Improved	18,006	18,006	2,420	1943	\$543,060	\$553,060	\$10,000	2%	0	0.09%	\$6,415	SFR Connection			
8		541870 0113		Mundy Thea & Michael E	1108 NW 14th St	CLDR/USOD	Vacant	Improved	18,006	18,006	1,200	1966	\$420,060	\$430,060	\$10,000	2%	0	0.09%	\$6,415	SFR Connection			
9		541870 0112		Ingersoll III William J	1108 NW 14th St	NB/USOD	Vacant	Improved	33,938	33,938	1,070	1929	\$1,430,035	\$425,035	\$10,000	5%	1	0.09%	\$6,415	SFR Connection			
10		541870 0115		Encompass Northwest	1407 Boalich Ave NW	NB/USOD	Daycare	Improved	43,131	43,131	6,767	1994	\$1,230,705	\$1,293,240	\$61,535	5%	1	0.53%	\$60,698	Commercial Land			
11	C	541870 0011	Encompass Day Care		40626 SE Snoqualmie North Bend	NB/USOD	Vacant	Vacant	38,075	38,075			\$2,059,975	\$3,089,963	\$1,029,988	50%	2	8.87%					
12	C	541870 0020		Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	48,920	48,920													
13	C	541870 0010		Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	43,833	43,833													
14	C	541870 0025		Bendigo Properties LLC	40626 SE Snoqualmie N Bend R	NB/USOD	Vacant	Vacant	77,034	77,034													
15	C	541870 0030		Bendigo Properties LLC	40626 SE Snoqualmie North Bend	NB/USOD	Vacant	Vacant	83,503	83,503													
16	C	042308 9036		Bendigo Properties LLC	40626 SE Snoqualmie North Bend	NB/USOD	Vacant	Vacant	185,630	120,630													
17	C	042308 9036		Bendigo Properties LLC	40626 SE Snoqualmie North Bend	NB/USOD	Vacant	Vacant	185,630	120,630													
18		042308 9026	Calvary Mount St Church	Calvary Mt St	1556 Boalich Ave NW	NB/USOD	Church	Improved	185,443	105,443	8,400	1972	\$1,367,215	\$1,435,576	\$68,361	5%	0	0.59%	\$43,851	Commercial Connection			
19		042308 9027	Mount St Business Park	MT St Business Park LLC	1546 Boalich Ave NW	NB/USOD	Industrial	Improved	265,998	137,398	59,452	1972	\$6,037,670	\$6,218,800	\$181,130	3%	1	1.56%	\$116,188	Commercial Land			
20		042308 9029	Snoqualmie Vly Youth Activitie	Snoqualmie Vly Youth Activitie	1480 W North Bend Way	NB/USOD	Office	Vacant	869,553	124,553	2,604	2020	\$622,765	\$871,871	\$249,106	40%	2	2.14%	\$176,032	Commercial Land			
21		541870 0081		Greger Brandon J & Katie	1305 NW 14th St	CLDR/USOD	SFR	Improved	237,216	137,216	3,160	1991	\$1,112,256	\$1,386,688	\$274,432	25%	2	2.36%	\$90,986	SFR + Excess Land			
22		541870 0080		Bordelon Pamela G	1305 NW 14th St	CLDR/USOD	SFR	Improved	124,561	94,561	1,480	1927	\$453,244	\$594,086	\$141,842	31%	1	2.12%	\$159,802	SFR + Excess Land			
23		541870 0075		Anderson Corian W & Rebecca L	1245 NW 14th St	CLDR/USOD	SFR	Improved	124,561	124,561	1,150	1947	\$453,903	\$1,103,025	\$249,122	29%	2	2.14%	\$152,855	SFR + Excess Land			
24		541870 0070		Evans Thomas J	1225 NW 14th St	CLDR/USOD	SFR	Improved	124,146	119,146	1,560	1927	\$609,865	\$848,157	\$238,292	39%	2	2.05%	\$98,429	SFR + Excess Land			
25		541870 0066		Deblaine Normal	1135 NW 14th St	CLDR/USOD	SFR	Improved	106,722	76,722	1,220	1953	\$367,888	\$521,332	\$153,444	2%	0	1.32%	\$6,415	SFR Connection			
26		541870 0065		Deblaine Roger & Norma	1147 NW 14th St	CLDR/USOD	SFR	Improved	17,000	17,000	1,740	1974	\$431,000	\$441,000	\$10,000	2%	0	0.09%	\$6,415	SFR Connection			
27		541870 0060		Fryer Christopher M & Sarah	1107 NW 14th St	CLDR/USOD	SFR	Improved	124,146	64,146	1,870	1934	\$694,730	\$855,095	\$160,365	23%	2	1.38%	\$102,868	SFR + Excess Land			
28		541870 0055		Patterson Jenna L & Morley	1309 Bendigo Blvd N	NB/USOD	Vacant	Improved	25,045	15,045	1,040	1958	\$121,855	\$170,597	\$48,742	40%	2	0.42%	\$31,266	SFR Connection			
29		541870 0052		Kline Douglas & Jane	1015 NW 14th St	NB/USOD	SFR	Improved	86,684	66,684	2,520	1929	\$711,420	\$721,420	\$10,000	1%	0	0.09%	\$6,415	SFR Connection			
30	D	541870 0050		La Tache LLC	1204 Bendigo Blvd N	NB/USOD	Industrial	Improved	29,830	29,830	8,960	1982	\$1,664,475	\$1,814,360	\$149,885	9%	2	1.29%	\$96,145	Commercial Connection			
31		541870 0045	Moon Motor Cycle/Auto Repair		*"No Site Address"	NB/USOD	Vacant	Vacant	17,244	17,244													
32	D	541870 0046	Moon Motor Cycle/Auto Repair		1266 Bendigo Blvd N	NB/USOD	Industrial	Improved	13,713	13,713	4,020	1964	\$298,120	\$476,992	\$178,872	60%	3	1.54%	\$114,740	Commercial Land			
33	D	541870 0047	Moon Motor Cycle/Auto Repair		1355 Boalich Ave NW	NB/USOD	Industrial	Vacant	59,624	59,624	2,160	1974	\$120,765	\$193,224	\$72,459	60%	3	0.62%	\$46,480	Commercial Land			
34	D	541870 0043	Chinook Lumber	La Tache LLC	939 NW 14th St	NB/USOD	Vacant	Vacant	44,924	14,924													
35	E	541870 0041	The Welding Shop	The Welding Shop	621 NW 14th St	NB/USOD	Industrial	Vacant	6,001	6,001	1,944	1934											
36	E	541870 0042	The Welding Shop	The Welding Shop	939 NW 14th St	NB/USOD	Industrial	Vacant	3,228	3,228													
37	E	541870 0040	The Welding Shop	The Welding Shop	1410 Boalich Ave NW	NB/USOD	Industrial	Improved	266,351	266,351	53,400	2005	\$12,700,000	\$12,954,000	\$254,000	2%	0	2.19%	\$162,931	Commercial Connection			
38	E	541870 0012	Eastside Self Storage	Kramer Donald E & Georgia J	1308 Boalich Ave NW	NB/USOD	Office	Vacant	65,113	65,113	2,032	1970	\$325,565	\$455,791	\$130,226	40%	2	1.12%	\$83,535	Commercial Land			
39		042308 9025	Snoqualmie Valley Transportation	Dizy Bee Investing LLC	1202 Boalich Ave NW	NB/USOD	Office	Vacant	691,347	81,347	4,290	1968	\$406,735	\$569,429	\$162,694	40%	2	1.40%	\$104,362	Commercial Land			
40		042308 9023	Youth Activity Center	NW Parks Commercial LLC	9300 394th Pl SE	NB/USOD	Office	Vacant	147,000	97,000			\$194,000	\$291,000	\$97,000	50%	1	0.83%	\$62,222	Commercial Land			
41		042308 9048	RR Corridor	NW Railway Museum	41810 W North Bend Way	POSPF	Vacant	Vacant	191,664	141,664			\$891,348	\$887,022	\$295,674	50%	1	2.55%	\$189,664	Commercial Land			
42	F	042308 9073	RR Corridor	City of North Bend	SE 106th Pl	POSPF	Vacant	Vacant	127,630	127,630													
43	F	042308 9031	RR Corridor	City of North Bend	SE 106th Pl	POSPF	Vacant	Vacant	26,380	26,380													
44	F	042308 9049	RR Corridor	City of North Bend	*"No Site Address"	POSPF	Vacant	Vacant	1,061,406	486,406			\$972,812	\$1,459,218	\$486,406	50%	1	4.19%	\$312,011	Commercial Land			
45	F	042308 9016	Power Substation	Yee Capital Partners LLC	1321 Alin Way	EP1	Vacant	Vacant	230,865	175,865			\$527,595	\$791,393	\$263,798	50%	1	2.27%	\$169,216	Commercial Land			
46		042308 9060		Tanner Electric Cooperative	*"No Site Address"	EP1	Vacant	Vacant	\$1,390,836	\$2,086,254			\$2,086,254	\$2,086,254	\$695,418	50%	2	5.99%	\$46,084	Commercial Land			
47		042308 9059		Puget Western Inc	Bendigo Blvd N	POSPF	Vacant	Vacant	387,709	347,709			\$42,247	\$42,247	\$0	0%	-	0.00%	\$0	City/County Park			
48		042308 9034		City of North Bend	1300 W North Bend Way	POSPF	Vacant	Vacant	42,247	42,247			\$28,000	\$28,000	\$0	0%	-	0.00%	\$0	City/County Park			
49		042308 9017	Tollgate Farm	City of North Bend	Bendigo Blvd N	POSPF	Vacant	Vacant	28,000	28,000			\$46,870	\$46,870	\$0	0%	-	0.00%	\$0	City/County Park			
50		042308 9063	Tollgate Farm	City of North Bend	*"No Site Address"	POSPF	Vacant	Vacant	46,870	46,870			\$911,017	\$911,017	\$0	0%	-	0.00%	\$0	City/County Park			
51		042308 9013	Tollgate Farm	City of North Bend	*"No Site Address"	POSPF	Vacant	Vacant	911,017	911,017			\$32,066	\$32,066	\$0	0%	-	0.00%	\$0	City/County Park			
52		042308 9038	Tollgate Farm	City of North Bend	301 Bendigo Blvd N	POSPF	Vacant	Vacant	732,066	732,066			\$437,462	\$437,462	\$0	0%	-	0.00%	\$0	City/County Park			
53		042308 9014	Tollgate Farm	City of North Bend	1325 NW 8th St	POSPF	Vacant	Vacant	43,560	43,560			\$866,744	\$876,744	\$10,000	1%	0	0.00%	\$6,415	SFR Connection			
54		042308 9022		Maguire Julia Laxomine	*"No Site Address"	EP1	Improved	Improved	47,044	27,044													
55	G	042308 9021		Maguire Julia Laxomine	*"No Site Address"	EP1	Vacant	Vacant	1,884,465	534,465			\$2,086,254	\$2,086,254	\$695,418	50%	1	13.16%	\$980,703	Commercial Land			
56		042308 9001		Bettes Victoria T	1307 404th Ave SE	EP1	Vacant	Vacant	1,887,112	21,212													
57	H	042308 9001		Bettes Victoria T	*"No Site Address"	EP1	Vacant	Vacant	1,887,112	21,212													
58	H	042308 9004		Bettes Victoria T	*"No Site Address"	EP1	Vacant	Vacant	1,887,112	21,212													
59	H	042308 9002		Bettes Victoria T	*"No Site Address"	EP1	Vacant	Vacant	1,887,112	21,212													
60	I	042308 9001	NINTENDO VACANT LAND	NINTENDO VACANT LAND	9999 SE 113th St	EP1	Vacant	Vacant	1,433,749	1,333,749			\$56,946,776	\$10,270,164	\$3423,388	50%	2	29.47%	\$2,195,973	Commercial Land			
61		042308 9001		McLuagh C Company L & U	7225 NW 8th St	NB/USOD	SFR	Improved	377,945	377,945													
62		042308 9064		Bailey Kerry E & Laura A	505 NW 8th St	NB/USOD	Office	Improved	354,142	129,142	2,170	1946	\$942,068	\$1,035,781	\$193,713	23%	1	1.67%	\$124,260	SFR + Commercial Land			
63		857090 9063		Schueler Ivan	409 NW 8th St	NB/USOD	SFR	Vacant	32,663	32,663	1,140	1989	\$97,989	\$163,315	\$65,326	67%	2	0.96%	\$41,904	Commercial Land			
64		857090 0121		Johnson Alexandra P	483 NW 8th St	NB/USOD	SFR	Vacant	43,896	43,896	1,010	1934	\$86,043	\$143,405	\$57,362	67%	2	0.40%	\$36,796	Commercial Land			
65		857090 0122		Bird Fonda M & Jerry	463 NW 8th St	NB/USOD	SFR	Vacant	33,896	33,896	1,450	1961	\$101,698	\$169,480	\$67,792	67%	2	0.98%	\$43,486	Commercial Land			
66		857090 0120		Obby Donald E & Carol M	*"No Site Address"	NB/USOD	Vacant	Vacant	188,299	58,299	96												

LID BOUNDARY AND PROPOSED SEWER SERVICE MAPS



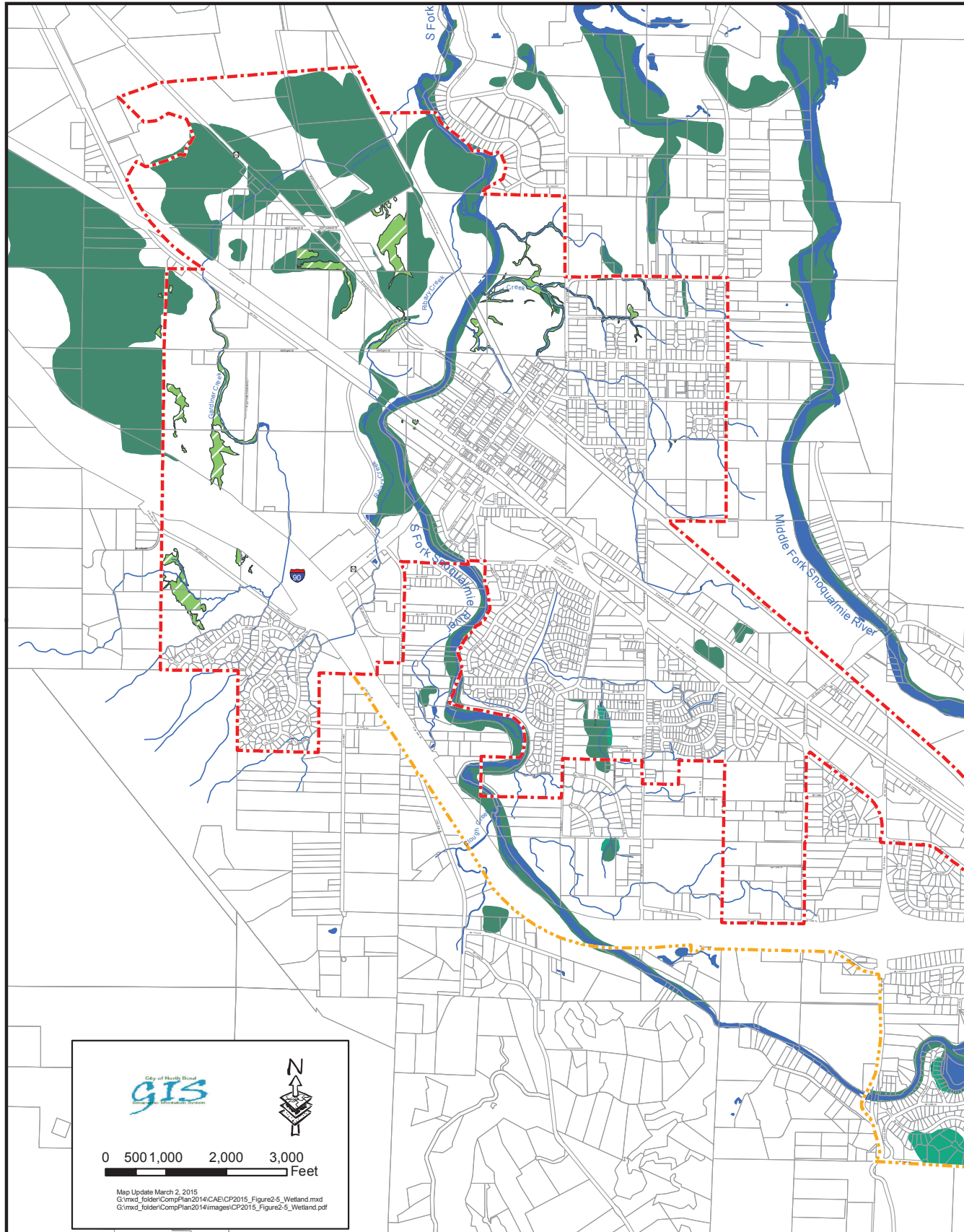








SENSITIVE AREA MAPPING

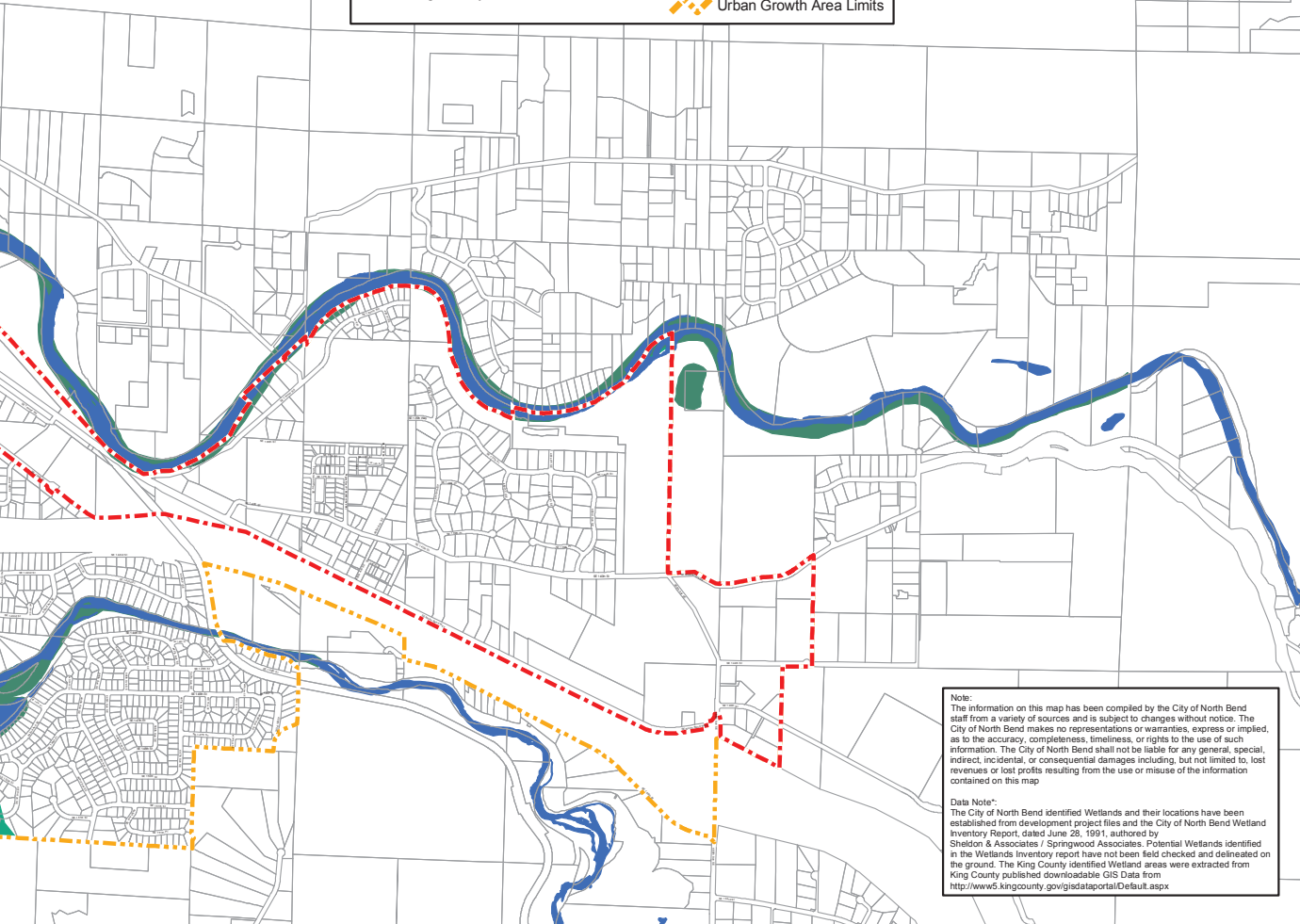




City of North Bend Comprehensive Plan 2015 Wetland Area Map Figure 2-5

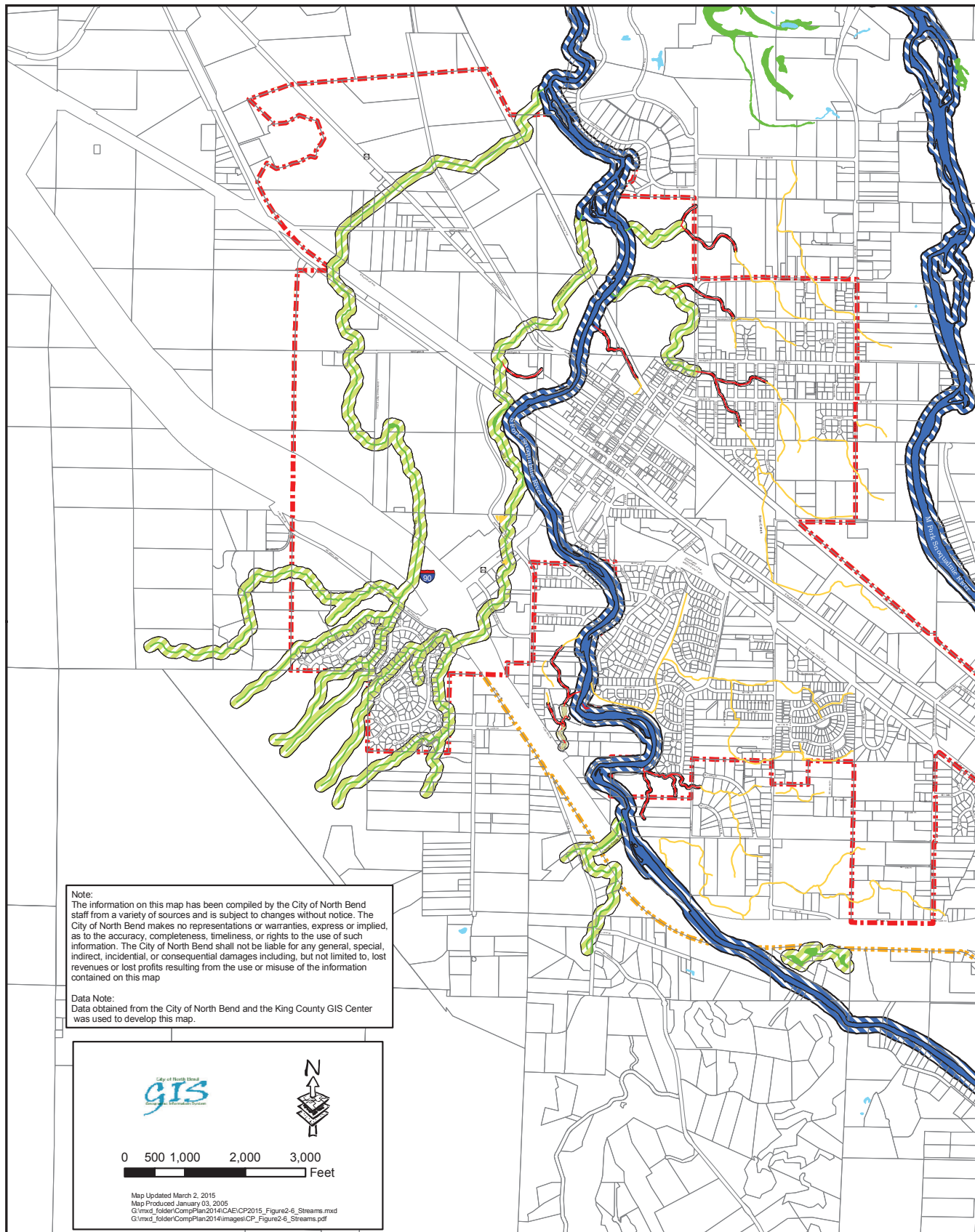
Legend

- | | | | |
|---|---|---|--------------------------|
|  | Delineated Wetland Areas identified by the City of North Bend |  | Creeks and Streams |
|  | Potential Wetland Areas identified by the City of North Bend* |  | Lakes and Rivers |
|  | Wetland Areas identified by King County |  | Parcel Boundaries |
| | |  | City Limits |
| | |  | Urban Growth Area Limits |

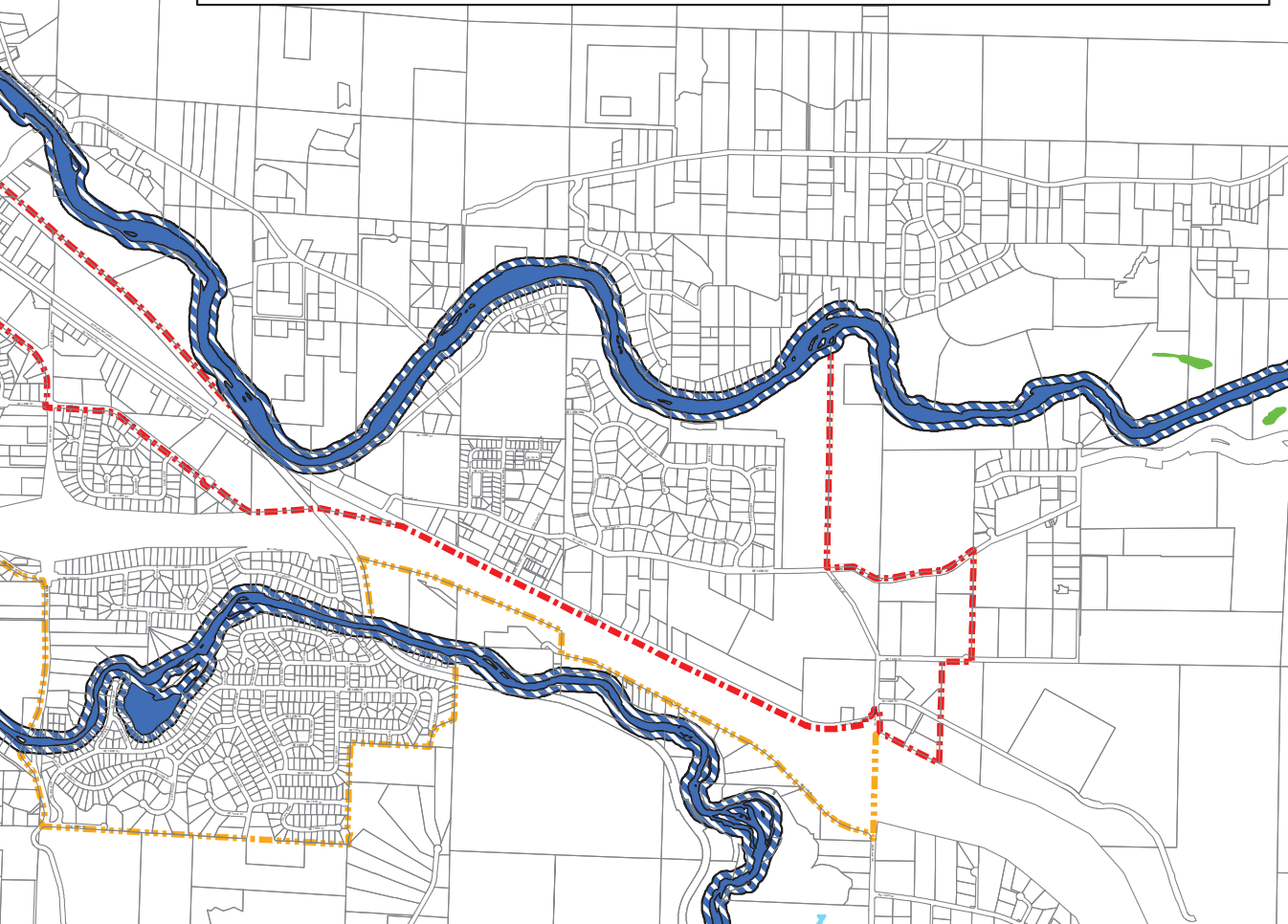
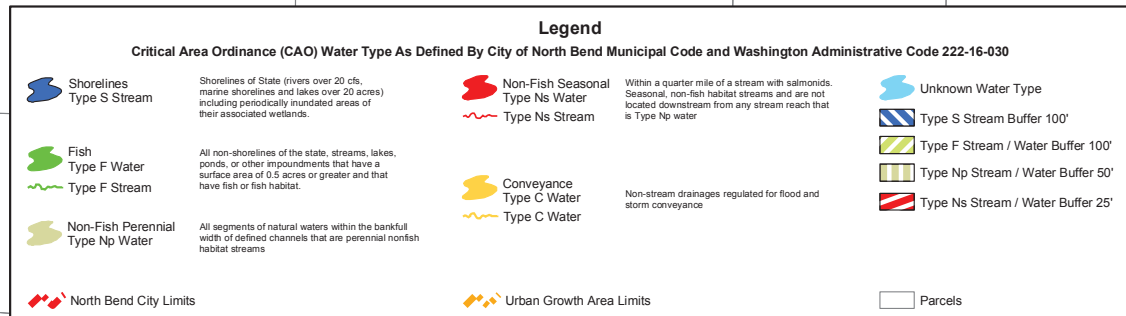


Note:
The information on this map has been compiled by the City of North Bend staff from a variety of sources and is subject to changes without notice. The City of North Bend makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. The City of North Bend 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.

Date Note:
The City of North Bend identified Wetlands and their locations have been established from development project files and the City of North Bend Wetland Inventory Report, dated June 26, 1991, authored by Sheldon & Associates / Springwood Associates. Potential Wetlands identified in the Wetlands Inventory report have not been field checked and delineated on the ground. The King County identified Wetland areas were extracted from King County published downloadable GIS Data from <http://www5.kingcounty.gov/gisdataportal/Default.aspx>.



City of North Bend
Comprehensive Plan 2015
River and Stream Map
Figure 2-6



QUALIFICATIONS OF GREGORY GOODMAN, MAI

Principal – SOVA Consulting, 2019 – Present

Principal – Valbridge Property Advisors, 1999 – 2019

Experience

Involved in the real estate field since February of 1999. Appraisal experience includes a wide variety of appraisal assignments, consisting of vacant and improved commercial, industrial, residential and mixed use properties. Examples of the wide variety of properties appraised include: large scale mixed use projects comprised of retail, office and residential uses, subdivisions, sensitive area properties, rail and utility corridors, lake bedlands, shopping centers, auto dealerships, as well as more typical commercial, industrial and residential improved properties.

Valuations have been performed for acquisitions in fee, leased fee and leasehold interests, as well as various partial interests including conservation easements, utility easements, subsurface easements and air rights easements. Numerous appraisal assignments performed have been associated with condemnation of all or a part of a property and involved mediation and other litigation support work. Appraisal assignments include work throughout the Puget Sound Region, including King, Pierce, Snohomish, Kitsap, Thurston, Whatcom, Skagit, and Island Counties.

Education

University of Washington, Seattle, Washington:

BA Degree in Business Administration with concentrations in Finance and Information Systems, December of 1998.

Appraisal Institute

Recent continuing education coursework includes:

- Basic and Advanced Condemnation courses
- Appraising Environmentally Contaminated Properties
- UASFLA (Yellow Book) course
- Attacking and Defending an Appraisal in Litigation
- Valuation of Easements and other Divided Interests

Select Client List

Government/Public Agencies

City of Auburn
 City of Bellevue
 City of Bellingham
 City of Bothell
 City of Edmonds
 City of Everett
 City of Kent
 City of Kirkland
 City of North Bend
 City of Puyallup
 City of Redmond
 City of Renton

City of SeaTac
 City of Sumner
 City of Seattle
 City of Tukwila
 City of University Place
 Covington Water District
 Edmonds School District
 Jefferson County
 King County Dept. of Transportation
 King County Open Space
 King County Public Works
 Monroe Public Schools

GREGORY GOODMAN, MAI, CONTINUED
Attorneys-at-Law

Cairncross & Hempelmann
 Davis Wright Tremaine
 Foster Pepper
 Graham & Dunn
 Hanson, Baker, Ludlow & Drumheller
 K&L Gates
 Lane, Powell, Spears & Lubersky
 Lasher, Holzapfel, Sperry & Ebberson

Perkins Coie
 Riddell Williams
 Short, Cressman & Burgess
 Stella Pitts and Associates
 Tousley Brain Stephens
 Washington State Attorney General's Office
 Williams & Williams

Private Sector

Burlington Northern Santa Fe
 Cadman, Inc.
 Cascade Land Conservancy
 Certified Land Services
 Clise Properties Inc.
 David Evans and Associates
 Deposit & Associates
 Development Services of America
 Evergreen Center Associates
 Greenwell/Renton LLC
 Jefferson Land Trust
 Johnson Underwood Properties
 Kittitas Conservation Trust
 Lakeside Industries
 Lynden Incorporated
 Master Park

McDonald's Corporation
 Nature Conservancy
 Newmark Realty Capital
 New Ventures Group
 Palmer Coking Coal
 Pharos Corporation
 Port Blakely Communities
 Puget Sound Energy
 Puget Western
 Quadrant
 San Juan Preservation Trust
 Seattle Art Museum
 Seattle Pacific University
 Staubach
 Stellar Holdings, Inc.

Financial Institutions

Anchor Savings Bank
 Bank of America
 Charter Bank
 Frontier Bank
 Timberland Bank

Toyota Financial Services
 Sterling Savings Bank
 Union Bank
 US Bank

State Certification Number – General:
Expiration:

27011-1101089
 12/02/21

QUALIFICATIONS OF MATTHEW C. SLOAN, MAI, SRA

Principal – SOVA Consulting, 2019 – Present

Principal – Valbridge Property Advisors, 2000 – 2019

Experience

Matt Sloan, MAI, SRA, has nearly 20 years of experience working directly with a wide variety of agencies, earning his MAI designation in 2016 and SRA in 2019. Experience includes an extensive history of large right of way projects throughout the region, focused on valuation-related consulting but also including many aspects of the public project development process including project scoping/impact analysis, project budgeting, sensitivity and risk analysis, federal funding participation, key appraiser and appraisal management activities. His practice focuses on appraisal and valuation issues relating partial acquisitions, easements, and specialized studies of damages and special benefits related to commercial, industrial and residential properties. He has also worked on large Local Improvement Districts (LIDs) and performed a wide variety of other specialized studies.

Education

University of Washington, Seattle, Washington:

Commercial Real Estate Certificate, a nine-month interdisciplinary program of specialized subject study including commercial real estate development, valuation, insurance, risk management, and business and real estate law. Completed June 2006.

City University, Seattle, Washington:

Bachelor of Science in Business Administration, emphasis in project management. Completed June 2005.

Appraisal Institute/North Seattle Community College, Seattle, Washington:

Completion of extensive required coursework, examination, capstone project and peer-audited experience review for obtaining MAI and SRA designations. Continual ongoing courses and seminars to satisfy continuing education requirements for both the Appraisal Institute and Washington Department of Licensing. Completion of extensive required coursework, examination, capstone project and peer-audited experience review for obtaining MAI and SRA designations. Continual ongoing courses and seminars to satisfy continuing education requirements for both the Appraisal Institute and Washington Department of Licensing.

Select Client List:

Sound Transit	Port of Seattle
Puget Sound Energy	City of Seattle
King County	Pierce County
Miller Nash Graham & Dunn	Preston Gates
CH2M Hill	Universal Field Services
RESGroup NW	Washington State Department of Transportation
City of Bellevue	Snohomish County
Skagit County	Ellis Li McKinstry
Enslee Best	HDR Engineering
LaBonde Land	Abeyta & Associates

State Certification Number – General:

27011-1101655

Expiration:

03/04/22



City Council Agenda Bill

SUBJECT:		Agenda Date: June 21, 2022		AB22-079
Public Hearing Continued & Resolution Adopting the 2023-2028 6-Year Transportation Improvement Plan (TIP)		Department/Committee/Individual		
		Mayor Rob McFarland		
		City Administrator – David Miller		
		City Attorney – Mike Kenyon/Lisa Marshall		
		City Clerk – Susie Oppedal		
		Administrative Services – Dawn Masko		
		Comm & Econ Development – Rebecca Deming		
		Finance – Richard Gould		
Cost Impact: Approximately \$53 Million		Public Works – Mark Rigos, P.E.		X
Fund Source: TIF, TBD, Storm, Streets, REET, Grants				
Timeline: Immediate				
Attachments: Resolution, TIP Table, TIP Narrative, TIP Map, Public Hearing Notice (hard copies of 11”x17” of TIP Map and TIP Table can be made available)				
<p>SUMMARY STATEMENT:</p> <p>Every year as required by Washington State law, RCW 35.77.010, each city in Washington must develop and adopt a 6-Year Transportation Improvement Plan (TIP). This program lays out a plan for improving and maintaining each respective city’s transportation system encompassing streets, trails and mass transit. Associated with each project is a financial program to support the proposed improvements. The TIP is a planning tool required by State law to ensure that each city continually has available advanced plans as a guide in carrying out a coordinated transportation plan. The law requires that each city holds an annual public hearing to adopt a 6-year TIP. The adopted TIP is then sent out to adjacent local jurisdictions and utility districts to coordinate projects, as well as to the State for incorporation into the Statewide TIP (STIP).</p> <p>There are several benefits derived from the annual update and adoption of a TIP. These include:</p> <ul style="list-style-type: none"> • The TIP is a management tool for city council and city staff. • It provides valuable information to the planning commission, citizens, developers and businesses interested in the development of the city. • It assists in leveraging available resources through improved timing of projects and improved coordination of city projects with those of private and public entities. • It helps to protect a city’s current infrastructure and to plan for new infrastructure. • Many grant sources require that projects be adopted in the city’s TIP prior to grant application. <p>The City of North Bend’s (“City”) 2023-2028 TIP is part of the framework for the City’s Capital Investment Program (CIP). The TIP is included in the City’s overarching CIP as the CIP includes parks projects, facilities projects, water projects, sanitary sewer/WWTP projects, and surface water / storm drainage projects. Essentially, the TIP is a plan to improve public transportation facilities. North Bend’s TIP is a 6-year plan that identifies capital projects, their costs, and funding sources. Staff prepares the TIP and presents it to City Council each year for review and adoption.</p> <p>Back in 2013, City staff assigned a project number to each transportation capital project. The ‘T-xxx’ numbers shown below are not project priorities, they are tracking numbers. Project priority numbers are different, as they change from year-to-year depending upon what projects were completed, what projects were removed, and changing priorities from City Council and City staff. Priority numbers are shown on the attached TIP Map and TIP Table. Below is list of projects that have been completed in recent years (I), active construction projects (II), and significant changes from last year’s TIP (III).</p>				

City Council Agenda Bill

I. Substantially Completed Recent Transportation Projects (year completed) are:

- T-019: Roundabout at North Bend Way / 436th Avenue SE Intersection (2022)
- T-035: Park Street Mid-Block Pedestrian Crossing at Healy Ave (2020)
- T-008: Roundabout at North Bend Way / Park Street / Downing Avenue (2020)
- T-043: Walkway along Cedar Falls Way from Maloney Grove Ave to City Hall (2019)
- T-002: Re-alignment of Tanner Road intersection with North Bend Way (2019)
- T-009: NE 12th Street Widening from Ballarat Avenue to Pickett Avenue (2018)
- T-003: Downtown Plaza at NBW and Main Avenue (2017)
- T-006: North Bend Way C&G/Landscape (Ballarat to Downing) North Side (2017)
- T-010: Right Turn Lane, Northbound Bendigo Blvd. at Park Street (2016)
- T-014: NW 14th Street Widening from Bendigo Blvd. to Boalch Avenue (2016)
- T-011: Cedar Falls Way Separated Walkway (2016)

II. Active Transportation Projects (in design or construction) are:

- T-007: North Bend Way Curb/Gutter/Sidewalk/Landscape South Side (Ballarat Ave to Park Street) – Construction in 2022
- T-040: Left Turn Pocket from Park Street to Bendigo Blvd – Construction in 2022
- T-013: 2nd Street Sidewalk and Storm Drainage Improvements (Ballarat to SR-202) – Construction in 2022
- T-050: Cedar Falls Way / Maloney Grove Avenue Crosswalk Improvements – Construction in 2022
- T-033: Mid-Block Crosswalk Across Maloney Grove Avenue Near Cedar Falls Plat Entrance (2022) – Private Development
- T-048: Mid-block Crosswalk across North Bend Way at SVT near Tanner Road (2022) – Private Development
- T-045: Roundabout at SR-202 and Mount Si Blvd
- T-039: Roundabout at 436th Avenue SE / SE 136th Street intersection (Private Development)
- T-021A: South Fork Avenue Extension – Bendigo to NW 8th Street Roundabout (Nintendo Bypass)
- T-016: Roundabout at SR-202 / NE 4th Street

III. Significant Changes from 2022-2027 TIP to 2023-2028 TIP are:

- Split the Nintendo Bypass and NBW/NW 8th Street Roundabout Project into Separate Projects due to funding requests
- Created T-057: SE 140th Street Sidewalk on North Side (NBW to Tanner Falls Frontage)
- Created T-058: Pedestrian Bridge Over South Fork Snoqualmie River west of the WWTP
- Moved many current year projects (2022) that have been constructed to the completed section as the TIP is a forward looking document for 2023-2028.

The first public hearing was held on May 17, 2022 and remains open until the June 21, 2022 City Council meeting to solicit public input on this year's Transportation Improvement Plan. Council had several requests/suggestions at the May 17, 2022 council meeting including:

1. Moving project T-016 (Roundabout at SR-202 / NE 4th Street) outside the 6-year horizon which has been done on the current TIP table. Project was moved from priority No. 12 to No. 36.
2. Coordinating with Si View MPD with project T-032 (Orchard Drive Sidewalk between Meadow Drive and Riverside Drive on South Side) on funding this project and moving it up the priority list. Project was moved from priority No. 20 to No. 11.

City Council Agenda Bill

Staff also brought this year's Transportation Improvement Plan back to TPW on May 24th, 2022 for a final review and the committee had one more request to look into Project T-026 (Alm Way Bridge Replacement). TPW wants to have this existing bridge removed in 2023 for safety reasons. Staff will look into this process and report back to TPW this summer.

APPLICABLE BRAND GUIDELINES: Consistent delivery of quality basic services including transportation and traffic management.

COMMITTEE REVIEW AND RECOMMENDATION: The Transportation and Public Works (TPW) Committee reviewed this item on April 26, 2022 and May 24, 2022 and recommended approval and placement on General Discussion.

RECOMMENDED ACTION: MOTION to approve AB22-079, a resolution adopting the 6-Year Transportation Improvement Plan 2023 – 2028, as a final reading.

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
May 17, 2022	Public Hearing & 1 st Reading	7-0
June 21, 2022		

RESOLUTION

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, ADOPTING THE 2023-2028 6-YEAR TRANSPORTATION IMPROVEMENT PLAN

WHEREAS, State Law (RCW 35.77.010) requires that the City adopt and annually update a 6-Year Transportation Improvement Plan (TIP); and

WHEREAS, RCW 35.77.010 also requires that a public hearing be held prior to the adoption or update of the TIP, and requires that the adopted TIP be filed with the Washington State Department of Transportation; and

WHEREAS, on May 17, 2022, the City Council held a public hearing on the proposed 2023-2028 TIP;

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

Section 1. The City Council does hereby approve the 2023-2028 6-Year Transportation Improvement Plan, a copy of which is attached hereto and incorporated herein by this reference.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND,
WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 21ST DAY OF
JUNE, 2022.**

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Lisa Marshall, City Attorney

ATTEST/AUTHENTICATED:

Effective:
Posted:

Susie Oppedal, City Clerk

City of North Bend 6-Year Transportation Improvement Plan (TIP) 2023-2028

City TIP Project #	2022 TIP Priority #	Year Planned (2023-2027)	2023 TIP Priority #	Year Planned	Project Name	Estimated Costs for 2023-2028 TIP				Estimated Costs Beyond 2028 TIP	Funding Breakdown			
						Design Costs	Construction Costs	Total Costs	Design and Construction Costs		Federal	State	County	Local
T-045	1	2026	1	2025	Roundabout at SR202 and Mt. St. Blvd.	\$ 1,380,610	\$ 7,266,595	\$ 8,647,205	\$ -	\$ 7,479,832	\$ -	\$ -	\$ -	\$ 1,167,373
T-056	2	2023	2	2025	North Bend Way/NW 8th Street Roundabout	\$ 1,125,000	\$ 3,776,000	\$ 4,901,000	\$ -	\$ -	\$ -	\$ 3,920,800	\$ -	\$ 980,200
T-021A	2	2023	3	2025	South Fork Ave Extension - Bendigo to NW 8th Street (Nintendo Bypass)	\$ 1,125,000	\$ 4,956,000	\$ 6,081,000	\$ -	\$ 5,260,065	\$ -	\$ -	\$ -	\$ 820,935
T-021B	4	2023	4	2026	South Fork Levee Subback	\$ 1,700,000	\$ 7,000,000	\$ 8,700,000	\$ -	\$ -	\$ -	\$ 4,100,000	\$ 4,100,000	\$ 500,000
T-049	5	2024	5	2027	NW 8th Street Widening and Sidewalk between NBW and Bendigo Blvd (includes new Ribary Creek bridge)	\$ 400,000	\$ 1,600,000	\$ 2,000,000	\$ -	\$ 1,730,000	\$ -	\$ -	\$ -	\$ 270,000
T-038	11	>2027	6	2027	Downtown Parking Lot/Garage	\$ 400,000	\$ 2,800,000	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200,000
T-034	7	2023	7	2026	Park Street Corridor Re-Channelization (add center turn lane and relocate 1 sidewalk) (possibly acquire ROW and relocate sidewalk)	\$ 400,000	\$ 3,000,000	\$ 3,400,000	\$ -	\$ -	\$ -	\$ 2,720,000	\$ -	\$ 680,000
T-031	12	2025	8	2023	Mid-Block Crosswalk across Cedar Falls Way near Stilson Ave. and Stilson Ave Sidewalk to Opstad Elementary School	\$ 100,000	\$ 600,000	\$ 700,000	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ 300,000
T-020	16	>2027	9	2026	Roundabout at North Bend Way / SE Mount St Road Intersection	\$ 600,000	\$ 2,400,000	\$ 3,000,000	\$ -	\$ 2,595,000	\$ -	\$ -	\$ -	\$ 405,000
T-044	15	2024	10	2024	WWTP Frontage Improvements	\$ 90,000	\$ 500,000	\$ 590,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,000
T-032	26	>2027	11	2025	Orchard Drive Sidewalk between Meadow Dr. and Riverside Dr. on South Side	\$ 70,000	\$ 480,000	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000
T-046	17	>2027	12	2026	McClellan Alley Improvements and Bendigo Sidewalks	\$ 600,000	\$ 2,400,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 2,400,000	\$ -	\$ 600,000
T-047	19	>2027	13	2023	North Bend Way Rechannelization between SVT and Tanner Road	\$ 25,000	\$ 115,000	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000
T-053	20	2023	14	2024	CFW South Side Sidewalk (Mountain View Blvd SE to Mt. Tenetiffle Dr SE)	\$ 75,000	\$ 525,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000
T-054	21	2023	15	2024	Old St. View to New St. View Pedestrian Connection	\$ 10,000	\$ 40,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
T-057	NA	NA	16	2023	SE 140th Street Sidewalk on North Side (North Bend Way to Tanner Falls Frontage)	\$ 50,000	\$ 250,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
T-027	22	2025	17	2026	Bendigo Blvd. Traffic Reconfiguration (3rd Street to NBW)	\$ 50,000	\$ 250,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
P-004	23	>2027	18	2026	Tanner Trail Phase 2 and 3 Construction	\$ 200,000	\$ 1,300,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
T-039	24	2021	19	2023	Roundabout at 438th Avenue SE / SE 138th Street Intersection	\$ 400,000	\$ 2,000,000	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000
T-017	29	>2027	20	>2028	Roundabout at 488th Avenue SE / Middle Fork Road Intersection	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 1,816,500	\$ -	\$ -	\$ -	\$ 283,500
T-030	27	>2027	21	>2028	NW 14th Street Widening and Reconstruction West of Bendigo Blvd. (Phase 2)	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
T-058	NA	NA	22	>2028	Pedestrian Bridge over SF Snoqualmie at WWTP	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 1,038,000	\$ -	\$ -	\$ -	\$ 162,000
T-055	25	>2027	23	>2028	Cedar Falls Way Pedestrian Improvements (Maloney Grove Ave to 438th Ave SE)	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 750,000	\$ -	\$ -	\$ 750,000
T-015	28	>2027	24	>2028	Ballarat Avenue Widening and Sidewalk from NE 6th to NE 12th Street	\$ -	\$ -	\$ -	\$ 1,450,000	\$ -	\$ 725,000	\$ -	\$ -	\$ 725,000
T-001	30	>2027	25	>2028	SE 140th Street Sidewalk on North Side (Eagles Nest Pl SE to Twin Falls MS)	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
T-025	31	>2027	26	>2028	SE 146th Street Reconstruction from 468th Ave SE to East City Limits	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
T-028	32	>2027	27	>2028	North Bend Way / Ballarat Ave All Way Stop of Traffic Signal	\$ -	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000
T-024	33	>2027	28	>2028	SE 16th Street Extension (Maloney Grove Ave SE to 438th Ave SE)	\$ -	\$ -	\$ -	\$ 3,400,000	\$ -	\$ 1,700,000	\$ 1,100,000	\$ -	\$ 600,000
T-041	34	>2027	29	>2028	Left Turn Pocket on 438th Avenue to Cedar Falls Way including Sidewalks	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
T-023	35	>2027	30	>2028	Traffic Signal at SE 148th Street / 468th Avenue SE Intersection	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
T-022	36	>2027	31	>2028	South Fork Ave SE Extension - New Bridge across SF Snoqualmie River (Mt. St Blvd to Maloney Grove Avenue SE)	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 10,000,000	\$ 10,000,000	\$ -	\$ -	\$ -
T-042	37	>2027	32	>2028	Roundabout at Cedar Falls Way / Maloney Grove Avenue Intersection	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 1,816,500	\$ -	\$ -	\$ -	\$ 283,500
T-051	38	>2027	33	>2028	NE 8th Street Storm and Reconstruction Project	\$ -	\$ -	\$ -	\$ 775,000	\$ -	\$ -	\$ -	\$ -	\$ 775,000
T-052	39	>2027	34	>2028	Tanner Road Improvements (north of North Bend Way)	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
T-026	40	>2027	35	>2028	Alm Way Bridge Replacement	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,297,500	\$ -	\$ -	\$ -	\$ 202,500
T-016	9	2024	36	>2028	Roundabout at Bendigo Blvd / 4th Street Intersection	\$ -	\$ -	\$ -	\$ 6,586,000	\$ 5,696,890	\$ -	\$ -	\$ -	\$ 889,110
					Sidewalk Trip Hazard Elimination - Annual funding \$150k	\$ -	\$ 900,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000
					Pavement Overlay Program - Annual funding \$240k	\$ -	\$ 1,440,000	\$ 1,440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440,000
					Chip Seal - Annual funding \$30k	\$ -	\$ 180,000	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
					Crack Seal - Annual funding \$30k	\$ -	\$ 180,000	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
	Developer Project				Alley Reconstruct and Paving - Annual funding \$68k	\$ -	\$ 414,000	\$ 414,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414,000
	Current Project in design or construction phase				Totals	\$ 8,800,610	\$ 44,372,595	\$ 53,173,205	\$ 46,761,000	\$ 38,730,287	\$ 27,365,800	\$ 5,200,000	\$ -	\$ 28,638,118
Completed Projects thru 2022 or Removed Projects														
T-048	2022	Mid-Block Crosswalk across North Bend Way for Snoq, Valley Trail near Tanner Road												
T-019	2022	Roundabout at North Bend Way / 438th Avenue SE Intersection												
T-033	2022	Mid-Block Crosswalk across Maloney Grove Avenue near Cedar Falls Plat entrance												
T-050	2022	Cedar Falls Way / Maloney Grove Avenue Crosswalks												
T-013	2022	2nd St Sidewalk and Storm Drain Improvements (Ballarat Avenue to Bendigo Blvd)												
T-007	2022	North Bend Way C&G/Landscape (Ballarat to Downing) South Side												
T-040	2022	Left Turn Pocket on Park St to Bendigo Blvd. and Traffic Signal Re-calibration												
T-035	2020	Park Street Pedestrian Crossing at Healy												
T-029	2020	Picket Avenue Extension												
T-018	2019	SW Mount St Blvd Reconstruct with concrete												
T-035	2018	NBW 4 Travel Lanes & Planter Median between CF RAB and Park St RAB												
T-008	2019	Roundabout at North Bend Way / Park Street / Downing Avenue Intersection												
T-002	2019	Tanner Road Realignment with North Bend Way (Developer Project)												
T-037	2019	Volition Alley Improvements												
T-043	2019	Cedar Falls Way Separated Walkway between Maloney Grove Ave and City Hall												
T-009	2018	NE 12th Street Widening (Ballarat to Pickett)												
T-003	2017	Downtown Plaza (NBW and Main Avenue)												
T-006	2017	North Bend Way curb, gutter, sidewalk, landscape (Ballarat Ave to Downing Ave) north side only												
T-010	2016	Right Turn Lane from Bendigo Blvd. onto Park Street												
T-014	2016	NW 14th Street Widening from Bendigo Blvd. to Boaltch Ave NW												
T-011	2016	Cedar Falls Way Separated Walkway												

City of North Bend
6-Year Transportation Improvement Plan (TIP) for 2023-2028
Project Narratives

TIP Priority Number is same as Item Number
Capital Project # has a T-#
(Updated 6/14/2022)

1. T-045: Roundabout at SR-202 and Mt Si Blvd – Replace signalized intersection with roundabout and ADA compliant ramps and walkways; improved crosswalks, installation of landscaped center island and medians and improve the walkability and bicycle access for increased access to local businesses and outlet mall.

2. T-056: North Bend Way/NW 8th St Roundabout – Installation of new 5 leg roundabout at the intersection of North Bend Way and NW 8th Street. One leg of the roundabout would be the connection to the South Fork Avenue Extension (Nintendo Bypass).

3. T-021A: South Fork Avenue Extension - Bendigo to NW 8th Street (Nintendo Bypass) – Project extends South Fork Avenue SW from current Nintendo east access gate westerly to the intersection of North Bend Way and NW 8th Street.

4. T-021B: South Fork Levee Setback – Project removes existing left bank levee between Bendigo Blvd and North Bend Way and sets the levee back to create more flood storage area. The City currently owns the area necessary to set the levee back. Project has received some grant funding and staff continues applying for Floodplains by Design grant funding and working with KCFCF.

5. T-049: NW 8th Street Widening and Sidewalk between North Bend Way and Bendigo Blvd. - Project provides a more formal and safer connection from Bendigo Blvd to North Bend Way.

6. T-038: Downtown Parking Lot/Garage– Project is conceptual at this time. Create 70-100 new parking stalls at an unidentified location in downtown. Parking could be at grade with land acquisition or could be a parking garage.

7. T-034: Park Street Corridor Re-channelization – Park Street between Bendigo Blvd and the Park Street roundabout currently has 2 parking shoulders, 2 travel lanes and 2 sidewalks. Corridor will be widened for additional capacity.

8. T-031: Mid-Block Crosswalk across Cedar Falls Way near Stilson Avenue and Stilson Ave Sidewalk to Opstad Elementary School – Crosswalk and sidewalk project to make pedestrian and school children passage from Cedar Falls Way down to Opstad Elementary safer.

9. T-020: Roundabout at North Bend Way / SE Mount Si Road Intersection – Design and construct roundabout to serve increasing number of vehicles traveling on North Bend Way and to provide safer vehicular movements off Mt Si Road.

10. T-044: WWTP Frontage Improvements: - To provide screening for the WWTP with new curb and gutter, sidewalk, and landscaping from NE 4th Street to SR202 bridge near WWTP.

11. T-032: Orchard Drive Sidewalk between Meadow Drive & Riverside Drive on South Side – Provide new sidewalk and shoulder parking on opposite side of street from Si View Metro Parks District headquarters.

12. T-046: McClellan Alley Improvements and Bendigo Sidewalks – Project is very conceptual at this stage, but the idea is to create a one-way travel direction with angle parking on both sides, shared trash enclosures for businesses and landscaping.

13. T-047: North Bend Way Re-channelization between Snoqualmie Valley Trail & Tanner Road – Project is to shift travel lanes to the south to create a pedestrian walkway on north side of road.

14. T-053: Cedar Falls Way South Side Sidewalk (Mountain View Blvd SE to Mt Teneriffe Dr. SE) Project would add sidewalk or paved trail to complete the gap between Mt Teneriffe Dr and Mountain View Blvd.

15. T-054: Old Si View to New Si View Pedestrian Connection – Project would add paved trail connection between south end of Meadow Dr SE and SE 10th Street which would formally connect the Old Si View and New Si View neighborhoods.

16. T-057: SE 140th Street Sidewalk on North Side (North Bend Way to Tanner Falls Frontage) – Project would extend approximately 400 feet of sidewalk along the north side of SE 140th Street from North Bend Way to the Tanner Falls Development frontage.

17. T-027: Bendigo Blvd Traffic Reconfiguration – 3rd Street to North Bend Way – Due to traffic congestion at North Bend Way/Bendigo Blvd intersection, better queuing configurations for through and turning movements will be developed. Work will consist of restriping and resigning the corridor and creating time-restricted parking areas related to peak traffic hours.

18. P-004: Tanner Trail Phase 2 & 3 Construction – This project consists of continuing the paved Tanner Trail adjacent to North Bend Way from its current location near City Hall east to connection with the Snoqualmie Valley Trail.

19. T-039: Roundabout at 436th Avenue SE / SE 136th Street Intersection – Design and construct roundabout. Roundabout needed to serve growing traffic demand. **Developer Project.**

20. T-017: Roundabout at 468th Avenue SE / Middle Fork Road Intersection - Design and Construct roundabout as a truck turnaround with provisions for safe pedestrian and bicycle travel. Located at SE 140th Street terminus. Design has been completed.

21. T-030: NW 14th Street Widening and Reconstruction West of Bendigo Blvd (Phase 2) – Reconstruct NW 14th Street including installation of stormwater infrastructure. Could potentially use a cement treated base if existing ground is sufficient.

22. T-058: Pedestrian Bridge over SF Snoqualmie at WWTP – Installation of pedestrian bridge over South Fork of Snoqualmie River adjacent to the SR202 bridge near the WWTP. Existing WSDOT bridge is not safe for pedestrians and not ADA compliant. Bridge could also act as the utility carrier.

23. T-055: Cedar Falls Way Pedestrian Improvements (Maloney Grove Ave to 436th Ave SE) – Project would add sidewalk along the south side of Cedar Falls Way from Maloney Grove Avenue to 436th Ave SE.

24. T-015: Ballarat Ave Widening and Sidewalk from NE 6th to NE 12th Streets – Reconstruct Ballarat including replacement of culverts and related stormwater facilities. Add widened shoulder to possibly fit combined bike lane / walking shoulder (no parking). Road may have thickened edge section.

25. T-001: SE 140th Street Sidewalk on North Side (Eagles Nest PL SE to Twin Falls MS) – Installation of sidewalk provides safe pedestrian connectivity to nearby middle school on north side of SE 140th Street from Eagles Nest Pl SE to Twin Falls Middle School SE.

26. T-025: SE 146th Street Reconstruction from 468th Ave SE to east city limits – Reconstruct deteriorated 2-lane roadway with pavement suited to heavy vehicle loads. Thicker pavement section is necessary to handle truck traffic.

27. T-028: North Bend Way/Ballarat Avenue All Way Stop or Traffic Signal – This project is tentative, awaiting the outcome of traffic redistribution as a result of other projects in the downtown area. If implemented, and due to current level of service below city LOS standard “D” on Ballarat Avenue leg of intersection with North Bend Way, a signal could be installed to help with public congestion. Signal would be installed using poles and mast arms at each corner. Signal is to be interconnected and synchronized with the signal at North Bend Way/Bendigo Blvd intersection. All-way stop will be considered instead.

28. T-024: SE 16th Street Extension from Maloney Grove Ave SE to 436th Ave SE – Reserve public right-of-way (ROW) to extend a collector street from Maloney Grove Avenue to Stilson Avenue SE to serve future residential development. This project would connect with SE 16th Street running east to west through Cedar Landing Plat.

29. T-041: Left Turn Pocket on 436th Avenue SE to Cedar Falls Way including Sidewalks – Project was added based on recommendation from 2017 LOS Study by Perteet. Existing pavement channelization leaving roundabout to the north shall be evaluated.

30. T-023: Traffic Signal at SE 146th Street/468th Avenue SE Intersection– Intersection control improvements.

31. T-022: South Fork Avenue Extension – New Bridge across SF Snoqualmie River (Mt Si Blvd to Maloney Grove Avenue SE)- Reserve ROW to extend road as a collector street to serve future residential development from Mount Si Blvd to Maloney Grove Avenue. Project involves a new bridge across South Fork Snoqualmie River.

32. T-042: Roundabout at Cedar Falls Way / Maloney Grove Avenue Intersection – Project was added based on recommendation from 2017 LOS Study by Perteet. ROW is quite wide here. Acute turning angles are present.

33. T-051: NE 8th Street Storm and Reconstruction Project – Installation of new storm drainage infrastructure and roadway reconstruction from Ballarat Avenue to Thrasher Avenue.

34. T-052: Tanner Road Improvements (north of North Bend Way) - Work to provide safer pedestrian connection along Tanner Road between residential area to the north down to the intersection with North Bend Way.


35. T-026: Alm Way Bridge Replacement - A 2012 bridge inspection performed by King County gave the bridge a sufficiency rating of 25.33 out of 100 due to the poor condition of timber elements. This

project replaces the aging bridge with a new structure. Bridge and pavement approaches are currently closed.

36. T-016: Roundabout at Bendigo Blvd / 4th Street Intersection – Reconfigure intersection to remove diverter and allow full movements with implementation of a roundabout. Alternate configurations will also be considered and will need WSDOT approval. ROW acquisition is necessary. Conceptual design options have been completed.

Re-Occurring Projects (As funded)

- **Pavement Overlay Program** – To protect the city’s investment in its roadway system, regular maintenance is required. One of the maintenance components includes providing overlays to extend the life of the street surface and protect the roadway base. The ideal program would provide \$540,000 per year of overlay work to maintain our current Pavement Management Index (PMI). The locations are to be determined by the pavement management system update completed in 2019. Currently, the city is budgeting \$300,000 per year and typically receiving grants from the Transportation Improvement Board (TIB) every other year for arterial roadways.
- **Crack Sealing** - Various locations. Develop an annual crack seal program to preserve the City investment in roadways. Staff has done this work internally with Public Works staff and contracted it out in years past.
- **Sidewalk Trip Hazard Elimination** - Trip hazards in the existing sidewalk system will be systematically repaired through either removal of affected sidewalk panels, removing the cause of the problem, and re-pouring the panels, or by grinding the problem areas and resurfacing the affected areas.
- **Inactive: Chip Seals** - Various locations. Develop an annual program to preserve the City investment in roadways.
- **Inactive: Alley Reconstruction and Overlay** - Various locations. Develop an annual program to reconstruct and overlay alleys to reduce maintenance costs.



City of North Bend

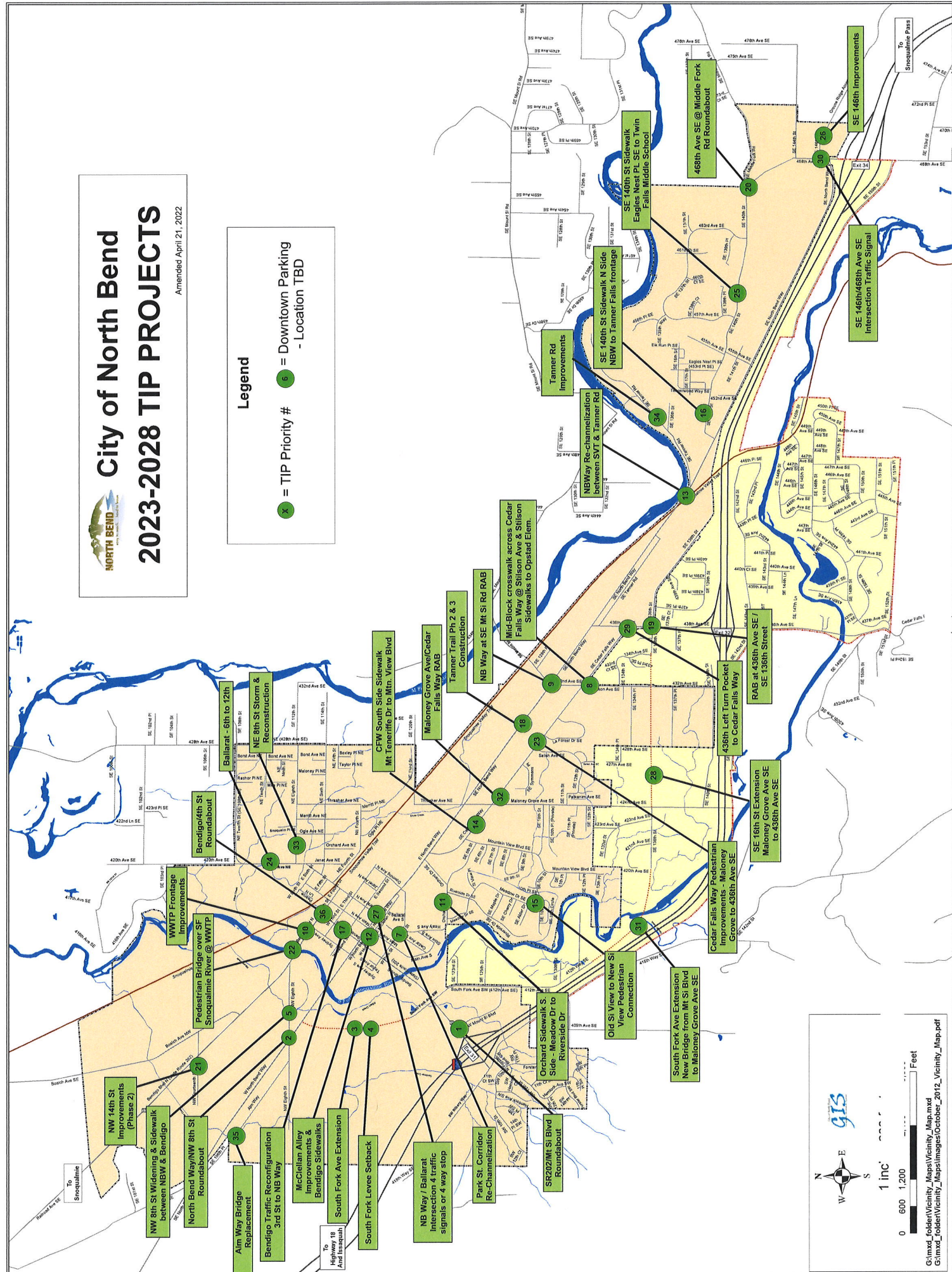
2023-2028 TIP PROJECTS



Amended April 21, 2022

Legend

X = TIP Priority #

● = Downtown Parking
- Location TBD



1 in' = 600 1,200 Feet

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NOTICE OF PUBLIC HEARING

Six-Year Transportation Improvement Plan (TIP)

NOTICE IS HEREBY GIVEN that the North Bend City Council has scheduled a hearing to solicit public input and comments on the proposed Six-Year Transportation Improvement Plan (TIP). The public hearing will take place during a Regular City Council Meeting on Tuesday, May 17, 2022, at 7:00 p.m. at City Hall, 920 SE Cedar Falls Way, North Bend, WA. For those that don't wish to attend the in-person meeting, a teleconference option will be available using Zoom Meetings, with detailed meeting access information to be provided on May 12, 2022 on the City website calendar item for the May 17, 2022 City Council meeting.

Comments may be presented orally at the public hearing or submitted in writing to the Deputy Public Works Director at 920 SE Cedar Falls Way, North Bend, WA, 98045, or by e-mail to: tmohr@northbendwa.gov prior to 5:00 PM, Monday, May 16, 2022. Questions may be answered by contacting the Deputy Director at tmohr@northbendwa.gov.

A copy of the draft Six-Year (2023 – 2028) Transportation Improvement Plan (TIP) will be available for viewing under Public Notices on the City of North Bend website at www.northbendwa.gov.

North Bend does not discriminate on the basis of disabilities. If you need special accommodation, please contact City Hall within three business days prior to the public hearing at (425) 888-7627.

Posted: May 6, 2022

Published in the Snoqualmie Valley Record: May 6, 2022