

Lakeland HILLS grows in the 1980's

Change had come and no longer did one man (Roland Crabtree) make the call for the growing structure of Lakeland Hills in south Auburn. Shortly before his death, the developed lots in Phases 1 and 2 had been sold to Burnstead Homes, a solid builder well established in the general Seattle market. Within weeks following the tragic death, the pace resumed. To fulfill commitments & pre-agreements, Mrs. Crabtree officially donated the undeveloped land to Brigham Young University, and Beneficial Construction assumed management.

Beneficial Development Co., is a Mormon Church owned property development company, dealing primarily with real estate holdings in and around Salt Lake City. In a very few instances, the company has gone out of the area (as at Lakeland Hills) to liquidate donated land holdings, to install roads, water systems, and other amenities for residential developments.

Each of the businesses owned by the Church operates in a competitive environment and must succeed or fail according to standard business operating principles. These companies pay taxes to federal, state and local governments; they are operated by professional managers who need not be Church members, but are required to operate the businesses in harmony with its principles and values of honesty, integrity, sensitivity and service.

The Church expects its businesses to return something back to the communities from which they derive their revenues, and it encourages managers to participate actively in community activities and in business and professional associations. The Church expects them to set standards of excellence, to be leaders in their particular industries, and always to be conscious of the values of the ownership that they represent.

October 30, 1984, Dave Millard, signing as President, was the first dated recording of their city permit activities. As an Engineer, he negotiated with the City and prepared documentation to its requirement for construction and development. By mid 1985 with expansion moving well, Wayne Fraser began signing as President and construction

progressed up the hill toward Lakeland Hills Way which was under development.

"Pete Lewis," prior to becoming Mayor in 2002, was an active Banker for 20 years watching the area with far more than casual interest. White River Museum accounts indicate Auburn maintained the flavor of a country farming town even as it grew. In conversation, he recalled that after the surge of starter homes ended in the 1950's, very few single family homes had been built in Auburn. When Boeing started construction of the plant on 15th and "C", apartments sprang up on both sides of the railroad track to fill needs of the labor force and expanding community.



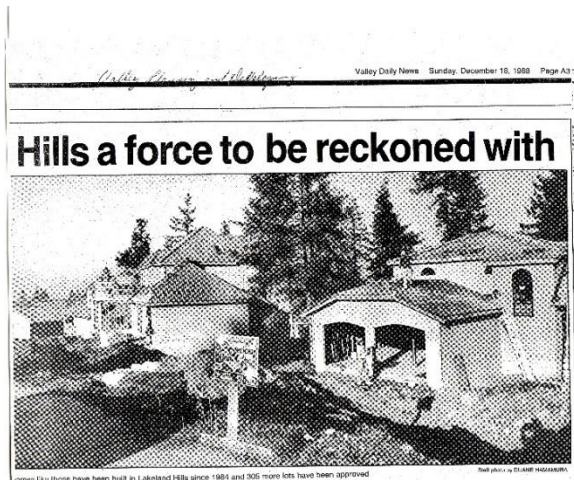
City Construction Manager Larry Dahl states in very clear tones that Roland Crabtree knew exactly what he wanted Lakeland Hills to look like and how to "make it happen", too often without benefit of final drawings and plans. This meant Larry's being on the site a lot and - eventually the "as built" were the only plans to be entered into the City records. He quickly adds that Roland was most often within a foot or two of the final surveys. As Mr. Millard was an engineer, Larry was still on site a lot as this was the center of action, but the paper work was done in advance of moving the earth.

Burnstead Construction using their developed lots "on the hill", soon broke ground with a series of Model Homes on Mill Pond Loop, beginning to sell homes and lots. Bob and Violet Nelson, now both retired, were one of the first buyers for their own custom home at 4831 Mill Pond Loop, and currently have the distinction of living in the Lakeland Hills HOA longer than any other residents.

The Plat of Lakeland Hills, Division 1 and 2 was the legal description recorded by Burnstead September 21, 1984, creating the initial Lakeland Hills Homeowners Association. He maintained control of the HOA until near the end of his building on the property. By this time, his company had built the larger number of homes. There were other builders using a few of his as well as the Beneficial lots shown on the plat.

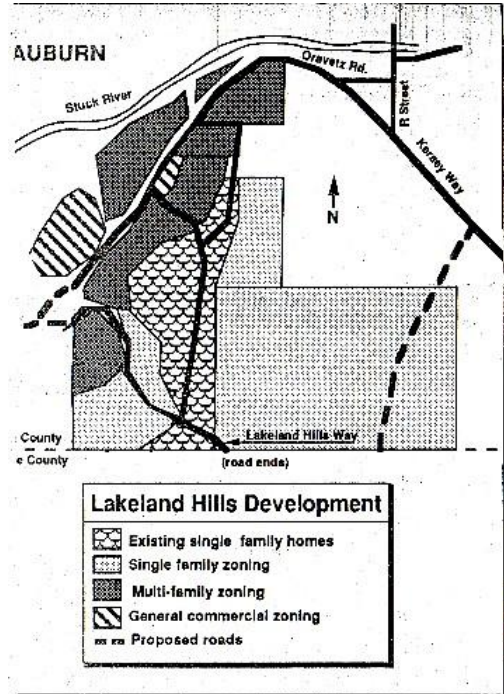
The original HOA assessments were capped at \$35 per lot per year through 2000 to cover taxes and insurance, repair, replacements, management, and maintenance of the common areas land and improvements consisting of the large monument, retaining walls, and landscaping starting at the corner of Oravetz Rd and Mill Pond, following the developed land up and across the hill.

The owners objected to some of the plan including the multifamily rezoning and talk of a four lane road as an extension of "A" street (Valley Highway East) that included a new bridge over the Stuck River and shown ending at the still incomplete Lakeland Hills Way. This would mean going through Lakeland Hills to also serve Lake Tapps to the southeast, Bonney Lake and Sumner to the southwest. Parks off Oravetz Road were under construction as was the start of the path system.



A lead article in the Valley Daily News Sunday, December 18, 1988 focused with a headline **"Lakeland Hills a force to be reckoned with"**. The article included a map indicating the land use plan and location of the 130 existing single family homes on the 305 lots approved for development.

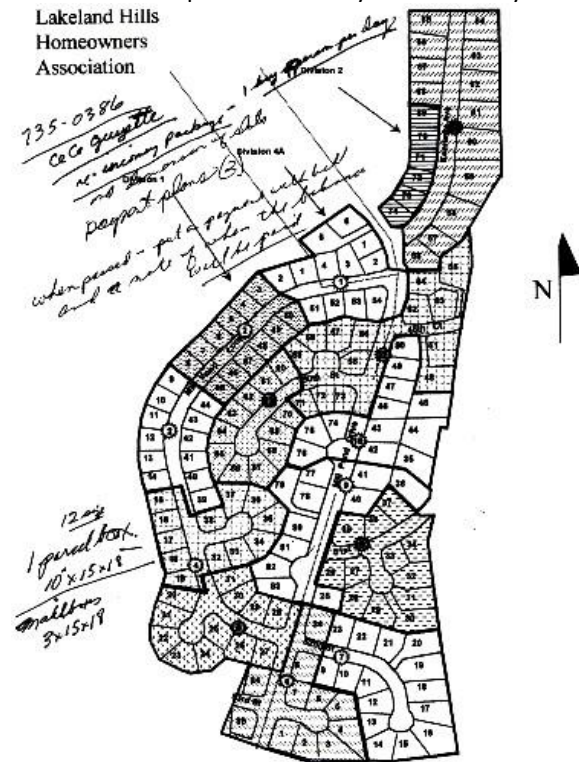
Earlier in the year, the City of Auburn had adopted a "Lakeland Hills Special Area Management Plan" after eight years in the making. On paper, it laid out allowable land uses including parks and facilities. Pierce County was being urged to lay out a comprehensive plan for that portion of Lakeland Hills, which had not been incorporated into Auburn. Auburn favored this event, and explained that as the Special Area Management Plan was under development, Pierce County and Pacific were kept well informed – and there was some participation.



Seventy-five owners, as members of the original Lakeland Hills HOA declaration had done some CC&R modification in 1987, including addition of the Lakeland Hills Division 4A plat. HOA President and spokesman, Joe Racek now expected accelerated HOA growth. By this time, construction had been well underway on land developed by Beneficial. These owners could ask to join the Lakeland Hills HOA, but joining was an open option, not a requirement. Although existing within Lakeland boundaries, many homes shown on our current maps as "Beneficial," do not belong to any association.

With the number of homes growing, it was natural the owners banded more closely together to ensure their voices were heard in developing the character of the area. A plan in force when they purchased appeared to be changing from what they had

believed when they purchased. A pinpointed concern at that date was the Beneficial Construction application to develop another 12.4 acre plot with less road development than they felt necessary



Lots indicated as blue were developed and many built on in 1985; yellow indicates homes built in 1986; green in 1987, Red in 1988, and purple in 1989.

Contested earlier by the residents, the planning commission now recommended approval subject to completion of Lakeland Hills Way down to A Street, creating a second access/egress to the community. Beneficial wanted to phase that connection in slower due to the small size of the plat under consideration. Their alternative plan offered was completion of total engineering, and then building in smaller sections concurrent with further development.

Though, the "Lakeland Hills Special Area Management Plan" had been finalized, the issue of the "A" street four lane expansion to the south was still a concern and Racek said the group isn't done yet. To get better representation in Auburn, the group had fielded two residents of Lakeland Hills to apply for a City Council seat but when Linda Wisner vacated it, the seat was not won by either Martha Hubbard or Glenn Rodenhurst - but both expressed interest in running in November.

A longer range goal of the group represented by Racek was a positive voice in the overall Lakeland Hills Development as it currently existed under Auburn, Pacific and Pierce County jurisdictions.

For Beneficial, due to sales of lots and homes, "Fruits of the harvest" funds were being sent to Provo for use in further campus expansion and scholarships by BYU.

Construction and positioning continued after the quoted Newspaper article from the Historical Museum; but, by the end of the decade of the 1980's, both Burnstead and Beneficial sold their remaining lots and the undeveloped land to Pat Hendley.

A Building is Dedicated

A dedication service was held at (BYU), Brigham Young University on 20 October, 1985. The event was in honor and recognition of Roland and Dora Mae Crabtree, donors of the "Crabtree Technology Building", newest of the four major Engineering and Technology structures on campus. The building consists of five levels, contains 55,000 sq ft including a common area for study, 23 laboratory rooms, 30 offices, three classrooms and a multi-media auditorium that serves as a chapel on Sunday's.



"Crabtree Technology Building" on BYU Campus

In his address, Boyd K Packer, spoke at length of the Crabtree's - stating that no building on campus is more honored by the name it bears than the Crabtree Technology Building. He went on to say that the gift of several million dollars was appreciated, but the money almost gets in the way of the full facts by illustrating three Insights:

Insight One:

When he was 30 years old, Roland was sprawled under an army truck in his little garage. A Cadillac pulled in and the driver asked if the boss was around. From under the truck, he heard that the

man there would be through in a minute. The customer responded politely that he should take his time but he would like to talk about a job.

The car had trouble with the left rear wheel and several other garages had refused help. After three and a half hours, Roland had used nine dollars worth of parts and fixed the wheel. When he handed the man the bill for eighteen dollars, he was handed a thousand dollars and told to keep the change. Roland refused saying, "there was not that much to it".

Insight Two:

In 1982, he had a heart attack that required open-heart surgery with five bypasses. A week after leaving the hospital, he insisted his wife drive him out to the project. When she was not looking, he climbed aboard a D-8 Caterpillar and took off through the trees. He was gone about 45 minutes and on returning smiled and said everything seemed to be in place.

Insight Three:

Up till the time of his death, he was president of a special MIA program for mentally handicapped people. Mr. Packer goes on to share an observation he made during the occasion when he was addressing a Stake conference. The Crabtree's sat two-thirds back in a middle row, each with an arm around one of their handicapped children.

AUTHORS NOTE:

Doing research and writing this History of Lakeland, it appears that he used the same personal philosophy, dedication and approach to his plan for gathering the land and outlining the development of this community where we have chosen to live. That pattern was strong enough to be carried on by the future developers and those owners who cared by serving on committees and boards.

Chapter 4 speaks to progress in the Decade of the 1990's and will appear in the Newsletter first quarter edition. The unabridged version of this chapter is posted on LaklandLiving.net.