City of McCleary
Home of the McCleary Bear Festival
www.cityofmccleary.com

City of McCleary

100 S 3rd Street
McCleary, WA 98557
Phone: 360-495-3667
Fax: 360-495-3097

Application for:
- [x] Comp Plan Amendment
- [x] Rezone

Fee $ 300.00

Paid 9/15/08 21743
date receipt #

General Information:

Project name: Madison Sky Apartments

Applicant Name: M+M Harbor Properties L.L.C.

Address: P.O. Box 760 Elma WA. 98541

Phone: (360) 482-4888 Cell/Other: (360) 463-0074 Fax (360) 482-6072

Applicant's Representative: Monte A. Hicks

Address: Same

Phone: " Cell/Other: " Fax: "

Assessor's Parcel Numbers: 6180 5133 2004

Attach a written explanation of the purpose of the proposed action, including specific areas within the comprehensive plan and/or development regulations associated with the proposed action, and a specific description of the proposal:

Attach a written explanation of how this amendment will meet the following criteria:

1. The amendment is necessary to resolve inconsistencies between the comprehensive plan and implementing ordinances, or inconsistencies between the plan or ordinances and local, state or federal mandates.

2. The amendment of the plan and/or the development regulations will further the implementation of the comprehensive plan and resolve inconsistency between the two in a manner that will not adversely impact the general public health, safety, and/or welfare.

3. Conditions have changed so much since the adoption of the comprehensive plan on factors such as, but not limited to population, employment, housing, transportation, capital facilities, or economic conditions that the existing goals, policies, objectives and/or map classifications of the comprehensive plan or development regulations are inappropriate.

5. The proposed amendment is consistent with the overall intent of the goals of the comprehensive plan.

6. an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation.

7. Public facilities, infrastructure and transportation systems are present to serve the intended amendment or provisions have been made in accordance with the city comprehensive plan to provide the necessary facilities.

8. The proposed amendment is complementary and compatible with adjacent land uses and the surrounding environment.

CITY OF MCCLEARY
OCT 07 2008
RECEIVED

EXHIBITS: Except where noted, provide seven (7) sets.

gm ☒ 1. Vicinity Map* showing site boundaries, existing roads and accesses, and existing utilities within the site and 100 feet beyond the site boundaries

gm ☒ 2. Legal description of boundaries of the parcel(s) being considered for plan amendment and/or zone change, prepared and certified by a title company or registered land surveyor

gm ☒ 4. SEPA checklist, if required

gm ☒ 5. Prestamped #10 envelopes addressed to all property owners within 300 feet of the parcel(s) being development and one list of the names and addresses

☐ 6. Any other information deemed pertinent by the City

☐ 7. The proponent may be required to provide additional information requested by the City during its review to address issues specific to the action being evaluated.

* Scale shall be 1"=20', 30' or 50' with bar scale directly below the North Arrow. Any variation to the scale must be approved by the City in advance of plan submittal.

Application Incomplete, returned 10/07/08 BN (date, initials)	Application Complete 10/24/08 BN (date, initials)
Application: ☐ Approved ☐ Approved with Conditions (attached) ☐ Disapproved	City Administrator Date

10/07/08 – Incomplete application. Comprehensive Plan change not addressed. Issues 1-8 on 1st page of application must be addressed for both comprehensive plan and rezone. BN

October 27, 2008

Mr. Monte A. Hicks
M&M Harbor Properties, L.L.C.
PO Box 760
Elma, WA 98541

RE: Assessor's Parcel # 618051332004

Dear Mr. Hicks:

This letter is to notify you that the City of McCleary has accepted your application requesting an amendment to the City of McCleary's Comprehensive Land Use Plan and a Rezone of the above mentioned property as technically complete.

The Planning Commission has set a Public Hearing for November 18, 2008 at 6:00 pm in the Council Chambers at the McCleary City Hall. At that time you may present your case to the Commission. The City will provide your application materials to the Commission prior to the hearing.

We have distributed your submitted documents to our staff and the City Engineer for review and comment. Because this requires the City Engineer's review, you will be billed for this at 110% of cost to cover City administrative costs, per City regulations. You will receive a copy of the staff report that will be sent to the Planning Commission prior to the hearing.

We appreciate your patience as we work through this process.

Sincerely,

Busse Nutley
City Administrator

M & M Harbor Properties L.L.C.

Leading the way in earth friendly development

September 14, 2008

To: City of McCleary Planning Commission
100 South 3rd Street
McCleary, WA. 98557
(360) 495 - 3667

From: M & M Harbor Properties
P.O. Box 1492
Elma, WA. 98541
(360) 482-4888 (360) 463 - 0074 cell

RE: **Request amendment to comprehensive plan to rezone tax parcel 618051332004.**

Our company is requesting an amendment to the comprehensive plan to rezone the above stated property from designation C-3 to R-2. The property is located near the St. Route 8 and Mox Chehalis Road interchange. We feel the amendment is consistent with the comprehensive for the following reasons:

1) Growth Ordinance Section 17-16-040 subsection "F" states in part" **(C-3) district provides for highway oriented or vehicle oriented uses that can benefit from highway exposure".**

The property in it's current state lacks **the "benefit from highway exposure"** for the following reasons:

A) Due to the elevation change between State Route 8 and the property, **visibility from both westbound and eastbound highway traffic is severely limited.** B) As traffic exits State Route 8 and approaches the Mox Chehalis and McCleary Road intersection, **visibility of the east section (the section of the property which may be utilized due to wetland restrictions) is also restricted due to the vegetation which occurs in the wetland** area. C) **The west section of the property cornering the interchange which would typically be the area desirable for commercial use is inaccessible due to the wetland division.**

2) The amendment would further the plan in that it would:

A) **"Preserve the City of McCleary's traditional land use pattern which separates homes from intrusion by commercial and industrial activities"** B) **"The city shall encourage economic development and population growth"** C) And the amendment would not pose any undue public health, safety, risks.

3) Although conditions have changed since the comprehensive plan was adopted the amendment is still consistent as it allows for population growth while still protecting the critical areas of city. **It separates business and industry from the neighboring homes helping to " maintain a balanced and efficient residential pattern".** The residential complex would not restrict traffic flow as it is supported by ample streets is in close proximity to the state highway.

4) The amendment is consistent with the overall intent and goals of the comprehensive plan for not only the reasons stated above but also in that it " **helps provide a housing supply that is adequate to meet the needs of populations of all age and income groups".** Many people today find it difficult if not impossible to become homeowners which increases the need for rental properties. The amendment would allow high quality affordable housing in close proximity of public transportation, he services, parks and schools.

5) The amendment would be more consistent with all surrounding R-2 designated properties than a commercial or industrial use.

6) All necessary public facilities, infrastructure and transportation systems are present.

7) The proposed amendment is complementary and compatible with all of the surrounding properties as they are all R-2 designated zoning.

Sincerely,

Monte A. Hicks

Monte A. Hicks
M & M Harbor Properties L.L.C.

M & M Harbor Properties L.L.C.

Leading the way in earth friendly development

September 14, 2008

To: City of McCleary Planning Commission
100 South 3rd Street
McCleary, WA. 98557
(360) 495 - 3667

From: M & M Harbor Properties
P.O. Box 1492
Elma, WA. 98541
(360) 482-4888 (360) 463 - 0074 cell

Project: McCleary Road parcel 618051332004.

Our company is requesting a zoning change from designation C-3 to R-2 for the above stated property located near the St. Route 8 and Mox Chehalis Road interchange. We feel our request is justified based the following:

Over the past year our company has spent considerable time and resources engineering plans to construct three 4000 square foot warehouse buildings on the property, which would be consistent with the current zoning district classification of C-3. As some of you may be aware the property has a wetland area which divides the property into two sections. Due to access constraints which require specific set-backs from the interchange, traffic must access the property on the east side of the wetland area which completely prohibits access to the west section.

We commissioned "Genesis Resource Consulting Environmental Specialists" and"Morta Engineering and Testing Inc." to study the feasibility of installing a large culvert system and filling the wetland area in an effort to make the property more consistent with the current C-3 zoning designation. After significant study and research both companies recommended that due to the sensitive nature of the wetland it would be more reasonable to consider a use for the property which would not require commercial visibility and thus preserve the wetland.

Anouther aspect of the property which tends to lend itself to the R-2 designation is that all of the property boundaries not bordering the interchange right- of- way are adjoining R-2 zoned properties. The east half of the property is relatively quiet and

private which would provide for a pleasant residential atmosphere.

If granted the changed zoning status it is our plan to build two three story residential complexes (18 and 12 unit) and enhance the wetland area. We would also offer the west section of the property to the city which would make it available for public interests such as a city park area where local students would have an area in close proximity to perform wetland studies.

The two complexes would be similar to the high quality units we recently constructed in Montesano. We think you would consider them an asset to the community and would encourage you to call us and arrange for a tour of our current facilities which we own, monitor and manage.

We very much appreciate your consideration in our project and look forward to working with you in a collected effort.

Sincerely,

Monte A. Hicks
M & M Harbor Properties L.L.C.

REQUEST FOR CONCURRENT REZONE AND CHANGE OF LAND USE IDENTIFICATION

AN ADDENDUM TO THE 9/14/08 "REQUEST FOR AMENDMENT" DOCUMENT

APPLICANT: M&M Harbor Properties L.L.C.

PROPERTY: Tax Parcel 618051332004 Located near the Mox Chehalis Road and State Route 8 interchange (Approximately 1.99)

REQUEST: To change the current future land use to a high density residential designation with a concurrent rezone from a C -3 to R – 2 classification. (Please refer to the September 14, 2008 "Request For Amendment" document.

A plan amendment to change the future land use to a multifamily type is requested. The applicant feels the request is consistent with review criteria and land use methodology adopted by the City of McCleary. The cities vision states in part that:

"McCleary is a city that effectively accommodates growth pressures while preserving it's small community character".

And Land Use Goal LU – 1 states the importance to:

Preserve the City of McCleary's traditional land use pattern which separates homes from commercial and industrial activities.

The proposed change would satisfactorily satisfy these objectives and goals as it effectively increases density and accommodates medium income housing offering people who would like to reside in McCleary an additional high quality housing option. It also allows for greater infill in an area where existing transportation, public schools and transit systems can utilized more effectively and efficiently.

The addition of a high quality relatively small multifamily complex would create a logical and orderly development pattern separating the single family homes to the east and north from the traffic center and schools located west and south.

Our company agrees with the statement that *"McCleary is clean, attractive and maintains a charming visual quality"*. We feel this makes it evermore imperative that the architectural design and character of the buildings and landscaping coincide with and compliment the city. Therefore, the proposed exterior design shall provide visual interest by avoiding long monotonous walls without windows, doors, openings or trim detail. Materials and use of trim design will be that which provides visible texture, relief and shadow lines. Careful attention will be given to landscape design to break up and visually screen those areas of monotonous propensity such as parking lots.

Interior features will include 9' ceilings, granite countertops, tile floors and individual concrete decks.

Green architectural roofing materials, brownstone, timber cornices and natural colors similar to those of the public transit station will also be used, all in an extended effort to coordinate with the city's existing theme colors.

We feel this project will not adversely effect property values or diminish high quality living conditions, but instead will create an attractive transition from the relatively few existing single family homes to the intersection and one of the city's primary gateways.

Please refer to the September 14, 2008 letter which provides an explanation of the purpose of proposed actions for all areas of safety and public health. The letter also sets forth our plan to enhance and create a preservation plan for the wetland area and subsequent western corner. It also describes our intent to offer the city ownership and/or ability to use the western corner inside the intersection for public benefit.

We thank you for considering our request.

Sincerely,

Monte A. Hicks
M&M Harbor Properties L.L.C.