



McCleary City Council

PROPOSED AGENDA

January 28, 2009

6:30 Worksession

7:00 Council Meeting

Flag Salute

Roll Call

Minutes

Public Comment

Mayor's Report

Staff Reports:

Busse Nutley, City Administrator
Dan Glenn, City Attorney
Department Heads
December Financial Report

Public Hearing:

M & M Harbor Properties – Comprehensive Plan and Rezone

Old Business:

New Business:

Professional Services Contract – Jim Huff

Ordinances:

Amend Zoning Map: M & M Harbor Properties – C-3 to R-2
Utility Billing Practices

Resolutions:

Amend Comprehensive Plan: M & M Harbor Properties:
Single Family Residential to Multifamily Residential
Utility Billing Practices

Vouchers

Mayor/Council Comments

Public Comment

Executive Session

Adjournment

Americans with Disabilities Act (ADA)
Accommodation is Provided Upon Request

Please Turn Off Cell Phones – Thank You



McCleary City Council

PROPOSED AGENDA

January 28, 2009

6:30 Worksession

7:00 Council Meeting

Flag Salute
Roll Call
Minutes (Tab A)
Public Comment
Mayor's Report
Staff Reports:

Busse Nutley, City Administrator (Tab B)
Dan Glenn, City Attorney (Tab C)
Department Heads (Tab D)
December Financial Report (Tab E)

Public Hearing: M & M Harbor Properties – Comprehensive Plan and Rezone (Tab F)

Old Business:

New Business: Professional Services Contract – Jim Huff (Tab G)

Ordinances: Amend Zoning Map: M & M Harbor Properties – C-3 to R-2 (Tab H)
Utility Billing Practices (Tab I)

Resolutions: Amend Comprehensive Plan: M & M Harbor Properties:
Single Family Residential to Multifamily Residential (Tab J)
Utility Billing Practices (Tab K)

Vouchers
Mayor/Council Comments
Public Comment
Executive Session
Adjournment

Americans with Disabilities Act (ADA)
Accommodation is Provided Upon Request

Please Turn Off Cell Phones – Thank You

CITY OF McCLEARY

January 14, 2009
Regular Council Meeting

The regular meeting of the Council was called to order by Mayor Bentley with the flag salute.

Roll Call: Mayor Wallace Bentley
Council Members: Vatne, Hays, Lake and Boling

Staff Present: Attorney Glenn, Administrator Nutley, Facilities Manager Baun, and Engineers Hinton and Bird of Gray & Osborne

It was moved by Councilman Vatne, seconded by Councilman Boling, that the minutes of the last regular meeting be approved as distributed. Carried.

Under Public Comment, Ann Hartman thanked Manager Baun and his crew for the snow removal during the recent storm, however, as an owner of Hartman Jewelers, she did not feel all the business owners were treated equally as far as keeping access to their businesses open. She asked that should there be another weather emergency, that all businesses be treated the same.

Mayor Bentley and Administrator Nutley also thanked Manager Baun and his crew for all the snow removal work, and thanked Ardyce Taylor and Jennie Reed for manning the phones and keeping City Hall open. Administrator Nutley asked all staff members for input on how the storm was handled—their input could be essential for future disaster planning for the City.

Administrator Nutley referred Council to a draft Wildcat aquifer management plan for future action.

It was moved by Councilman Vatne, seconded by Councilman Boling, to set a Public Hearing for 7:00 PM on January 28, 2009 to consider the recommendation of the Planning Commission to grant the requests by M & M Harbor Properties to change the McCleary Comprehensive Plan designation from Single Family Residential to Multifamily Residential for Parcel Number 618051332004, located at the SE corner of the intersection of McCleary Road and Mox Chehalis Road. Carried.

It was moved by Councilman Vatne, seconded by Councilwoman Lake, to authorize the Mayor to sign a contract amendment between the City and Technology Tamers to make necessary repairs and changes to the City's E-Mail system and server at a cost of \$7,350.75. Carried.

It was moved by Councilman Vatne, seconded by Councilman Boling, to authorize the Mayor to sign a 2009 contract between the City and Grays Harbor Economic Development Council with an annual fee of \$1,000.00. Carried.

Resolution No. 580 entitled, A RESOLUTION RELATING TO PUBLIC SERVICES; ESTABLISHING AND CONFIRMING FEES IN RELATION TO CONNECTION TO THE CITY'S UTILITY SYSTEMS; REPEALING RESOLUTION 509; AND PROVIDING FOR EFFECTIVE DATES, was introduced. It was moved by

Councilman Boling, seconded by Councilman Vatne, that the resolution be adopted. Carried.

It was moved by Councilman Boling, seconded by Councilman Vatne, to confirm an emergency bid from Bill's Design in the amount of \$2,684.37 to replace the Court Room carpeting which was destroyed by the flooding. Carried.

It was moved by Councilman Boling, seconded by Councilman Vatne, to authorize the Mayor to apply for a PWTF loan for six years, at 0% interest, at an approximate amount of \$50,000.00—for use in drafting a Storm Water Capital Improvement Plan. Carried.

It was moved by Councilman Vatne, seconded by Councilman Boling, that the vouchers be paid as audited. Carried.

Council members thanked the crew and staff again for the work done during the recent snow and flood conditions.

It was moved by Councilman Vatne, seconded by Councilman Boling, to hold an executive session regarding employee labor negotiations and continuing negotiations with Rural Fire District No. 5 for a contract extension for ambulance service. Carried. The session began at approximately 7:45 PM.

Back in session at 8:11 PM, it was moved by councilman Vatne, seconded by Councilman Boling, to authorize the Mayor to sign a contract extension of four months between the City of McCleary, the City of Elma, Fire District #12 and Fire District #5 for ambulance service, with an updated rate schedule attached. Carried.

It was moved by Councilman Boling, seconded by Councilman Vatne, that the meeting be adjourned. Carried.

STAFF REPORT

To: Mayor and City Council
From: Busse Nutley, City Administrator
Date: January 26, 2009
Re: Current Non-Agenda Activity

Ambulance Service

The issue will be discussed at the Council meeting.

Engineering Work

Our contract with Gray & Osborne allows me to approve small projects that do not exceed a cost of \$500.00, and to inform the Council.

Every day we learn a bit more about the proposed federal economic stimulus package. As you recall, we have already identified the Simpson Sidewalk project as a possible project for these funds. We required the project engineer, Morrissette and Associates, to comply with City standards; however, we really do need to have our City engineer make sure that all the standards have been met, and to help us be certain that the project is truly ready-to-go in a very short turn around time.

The scope and budget email is attached for your information

Computer Chaos

A substantial amount of my time (and greater amounts of Ardyce's Chris' and Donnie's time) has been spent trying to get the new printer to work with the old accounting software (see reports for the Resolution and Ordinance for Utility Billing) and to troubleshoot the continuing problems with our email system as we move toward installing the new server and system.

Local Public Managers Breakfast

Each month I attend a breakfast with the heads of local agencies throughout the South Sound area. It is always an interesting discussion, and it shows that small towns have the exact same issues as very large entities.

MEMORANDUM

TO: MAYOR AND CITY COUNCIL, City of McCleary
FROM: DANIEL O. GLENN, City Attorney
DATE: January 23, 2009
RE: LEGAL ACTIVITIES as of JANUARY 28, 2009.

THIS DOCUMENT is prepared by the City Attorney for utilization by the City of McCleary and its elected officials and is subject to the attorney-client privileges to the extent not inconsistent with laws relating to public disclosure.

1. **UTILITY BILLING ORDINANCE & RESOLUTION:** As Donnie and Ardyce work through the billing, collection, and enforcement elements of operating the utilities, apparently issues have arisen in terms of inconsistencies between the most beneficial practices and the existing provisions of the Code, some of which were enacted in 1951. Thus, at Busse's request, I have drafted the referenced documents.

In terms of the documents, I am suggesting a two step approach.

A. **The Ordinance:** Currently, all of the details in this area of billing, enforcement, and termination for breach are contained within the Code. What that means is each time a change is desired, it has been necessary to amend the Code through adoption of an ordinance with the accompanying costs of recodification and publication of a synopsis.

What I am suggesting is that we adopt the procedure which has been implemented in a number of other areas of operation. That is to authorize by ordinance the implementation of the operational elements through the adoption of a resolution. Thus, this ordinance would repeal the current section relating to the electrical utility and place a new section in the Code chapter relating to termination of and/or reconnection of utilities. (Currently the referenced chapter relates only to voluntary termination. This will bring termination authority for all utilities into one chapter.)

B. The Resolution: The resolution would implement the actual procedures. As you will note, it sets forth billing patterns, protocols for notification, termination, and reconnection in the event of failure to timely pay, and certain costs.

As of the time of the preparation of this Report, it is being reviewed by Ardyce and Donnie to insure that it fits with the operational desires.

As a side point, I have recommended to Busse that the entire sequence of chapters in relation to utilities be reviewed for sections which are either contrary to our current practices and standards or are simply unnecessary. For instance, it appeared to me that it is unlikely necessary to specify the details of a hot water tank in the Municipal Code or that Mick checks a newly installed water heater to determine if it complies with the 1951 standards. However, based upon a discussion Friday morning, it is likely these elements will be dealt with in a separate ordinance developed for your consideration at a later time.

2. HEARINGS ON PROPOSED AMENDMENTS TO COMPREHENSIVE PLAN AND ZONING ORDINANCE: On the agenda is the consideration through the hearing process of the related requests to amend the Comprehensive Plan, which sets forth general concepts as to land use, and the Zoning Code, which is far more specific. However, the consistency of the two is extremely important for the property owner, in terms of land utilization, and the City, in terms of administration.

Any amendment you end up authorizing to the Plan will be implemented in a resolution while a zoning code amendment, since it is part of our UDC, will be done by ordinance. Any action you take is discretionary on your part.

The Commission has made recommendations on both matters, after hearing and consideration. Under the applicable law, any action in relation to the recommendation on the Comprehensive Plan amendment (approve, disapprove, refer back to Commission) is to be made within 60 days of the Council's receipt of the Commission's recommendation. If an amendment to the Plan is adopted, then it is likely the zoning code will also be amended since the law requires the latter be consistent with the former.

As always, this is not meant to be all inclusive. If you have any questions or comments, please direct them to me.

DG/le

**McCLEARY POLICE DEPARTMENT
REPORT TO COUNCIL MEMBERS**

Reporting Date: 01-28-2009 Wednesday

#2

Date of Last Report: 01-14-2009

The below is a list of activities and complaints occurring which were either reported to, generated by, responded to or assisted with by the McCleary Police Department.

SUMMARY OF INCIDENTS

2008 Close out Incidents for the Year: 2690 Incidents, Court generated monies to City in 2008: \$45036.26

2009:00129 Incidents ()

17 Traffic Stops.

Speed Infractions-DWLS-with court-, -Insurance Violation.

VIOLATIONS REPORTED OR INVESTIGATED

Abuse, Adult or Child	Civil Complaint(s)
Ambulance/9-Fire Response Broadcast	Sex Offense (Adult or Child)
Agency Assist Police	Court Order Service/ Violation)
Harassment	Subject Stop / Pedestrian Stop-
Aid Call	Citizen Assist
Hit & Run	Prowler
Juvi Problem /Found Child/Runaway	Defrauding Public Utility
Alarm(s)	Suspicious= , Vehicle, Circumstances.
Liquor Violation (MIP-minor in possession)	Death Report
Animal Complaint(1 dog bite)	Theft Complaint(s)
Malicious Mischief	DUI
Arrest(s) (Booked)	Threat Complaint(s)
Missing Person/Runaway Report	Disorderly Conduct/person
Arrest(s) (Warrant)	Trespassing Complaint
Man Down-intoxicated sub	Domestic Violence
Motorist assist	Traffic Hazard=/ Reckless / Offence
Arson Report	Unknown Problem
Noise Complaint	HAZMAT
Arrest Juvenile	Verbal Argument/Dispute
Open Window/ -Door	Dog Impounds
Attempted Suicide	DRUGS-VUCSA (Violation Uniform Controlled
Parking Violation/Complaints	Substance Act)
Assault Complaint(s)	Vehicle theft / Prowl / Recovered Stolen.
Possession of Drug Paraphernalia	Fight
Burning Violation(s)	Vehicle = Accident / Disabled- / Abandon
Possession of Stolen Property	Firearm/Weapons complaint
<u>Burglary Complaint(s)</u>	Warrant Service/Transfer
Police Information	Fraud complaint
Controlled Substance Violation(s)	Welfare Check
Public Works Assist (McCleary City)	Found- / Lost Property-
Custody Dispute(s)	911 Hang Up/Open Line
Referral	
Fire Response	

Discussion: Open

4 Responses to the Lateral position

Council Members Present: ALL? Mr. Vessey, Mr. Vatne, Ms. Lake, Mr. Hays, Mr. Boling

Mayor Bentley: Present / Not Present

Officer Reporting : Chief Crumb _____

STAFF REPORT

To: Mayor and City Council
From: Mick Schlenker, Building Official 
Date: January 23, 2009
Re: Decemeber Activity

Building Permit Activity

	December		Total 2009	
	Current	Fees	YTD	Fees
Last Month				
Customer Service	82		82	
Building Permits				
Issued	3	\$595.00	3	\$595.00
Nuisance Letters	0		0	
Inspections				
Performed	58		58	
Plan Reviews	0	Inc in Permit	0	
Stop Work Issued	0		0	
City Projects	0		0	
Complaints	1		1	
Demo Permits	0		0	
Court Issues	0		0	
Fire Projects	0		0	
Cars	0		0	
Abatements	0		0	
Total	141	\$595.00	141	\$595.00

Summit II

1. No new permits issued at this time.

Cedar Heights/Kingbuilt Homes

1. No new activity

Beehive

1. Demo of Two residential buildings

McCleary School

1. Working on under ground power lines and vaults
2. Working on Storm water lines
3. Some drywall work going on
4. Working on new roof system
5. Some framing going on
6. Different stages of plumbing being worked on

Rossvale Plat

1. no activity

Brookside MH Park

1. Demo permit taken out for removal of MH

Still working on inspections and finals for small projects around the city.

Thank you

Mick Schlenker
Building Official
City of McCleary
360 495-3667 ext. 5

STAFF REPORT

To: Mayor and City Council
From: Todd Baun 
Date: January 23, 2009
Re: Month of December

Here are the projects I've been working on for December

- The Surface Transportation Grant for additional funding on Simpson Avenue sidewalks, which was turned in to the GHCOG, was not ranked high enough to receive funding. We are still looking for additional funding.
- Nick Bird, from Gray and Osborne, and I attended a GHCOG meeting to get an early start on projects that could possibly be eligible for the first round of the new economic stimulus plan that is working its way through Congress. We turned in 3 projects that we feel would be the most ready to be constructed in 2009. The projects include a dehydration system for the treatment plant, asphalt overlays of 4500 feet of city streets, and Simpson Ave sidewalks. To fund these 3 projects we are asking for close to 1.8 million dollars. We have another meeting in February and we will know more about the details of the stimulus package. I will keep you guys updated.
- I attended the road and street supervisor conference in SeaTac on December 9-11th. I attended classes on becoming a better supervisor, road maintenance techniques, and winter storm management. The classes were very good and I met a lot of small city managers/supervisors that are going through situations that are very similar to McCleary. I look forward on attending this conference in the future.
- We worked on snow and ice removal from December 14th through December 26th. Everyone on the crew did an outstanding job and I'm very proud of our crew.

If you have any questions, don't be afraid to ask. If you see something that needs attention or have any ideas that you would like me to pursue, my door is always open, so please come and talk to me.

STAFF REPORT

To: Mayor and City Council
From: Water/Wastewater 
Date: January 2009
Re: Monthly Council Report

It was a busy yet interesting year learning additional requirements of our jobs and then implementing them in such a way that we could see and share our accomplishments together.

The water system survived, we were able to keep water production less than in 2007. This helps us with the conservation requirements, which are published in our new Water System Plan.

Wastewater discharge spiked in November when 18 inches of rain came down. At that time we were thickening the solids in the digesters and the sudden influx of influent washed the plant out. We started the thickening of the digesters again only to have the same thing happen during this last flood event. This makes tracking our biosolid production difficult.

The graphs identify what the production and discharges have been for the past year.

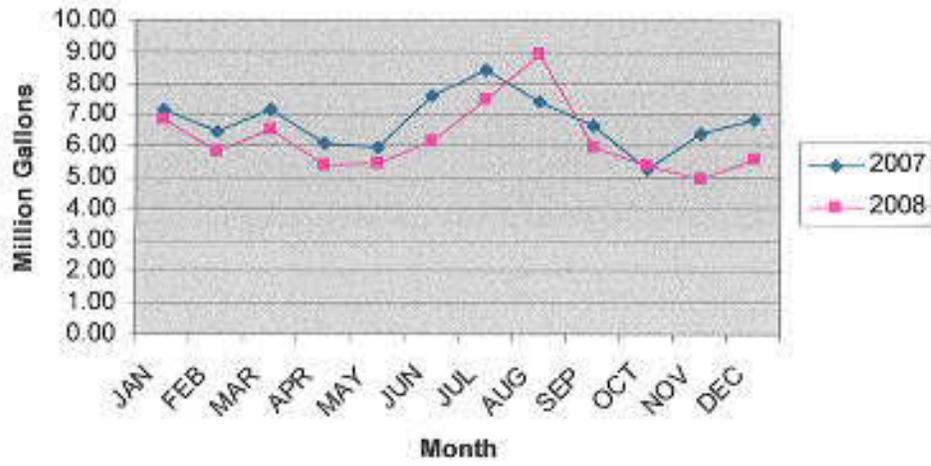
Total water production for 2008 was 74.5 million gallons, 6.9 million less than in 2007.

Total wastewater flow for 2008 was 69.1 million gallons, 1.2 million less than in 2007.

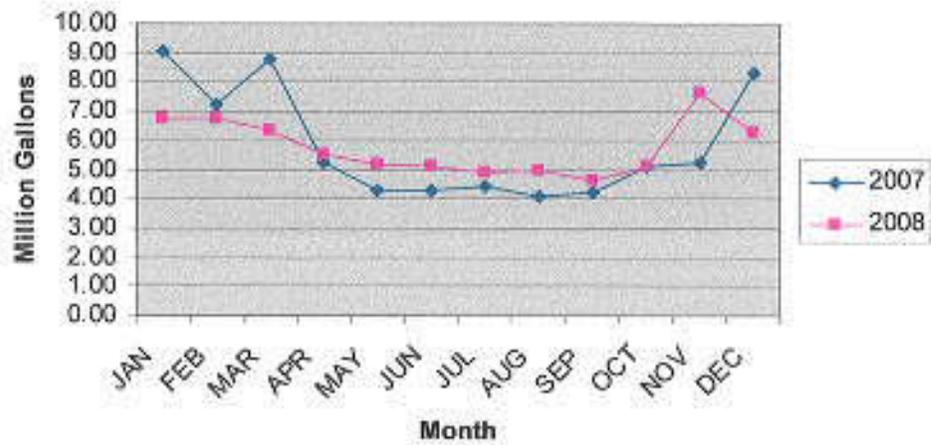
Further identification of the weak areas in the wastewater collection and water distribution systems is a priority for 2009.

The water reservoirs have been scheduled for cleaning this year. For those interested in seeing video footage of this let me know.

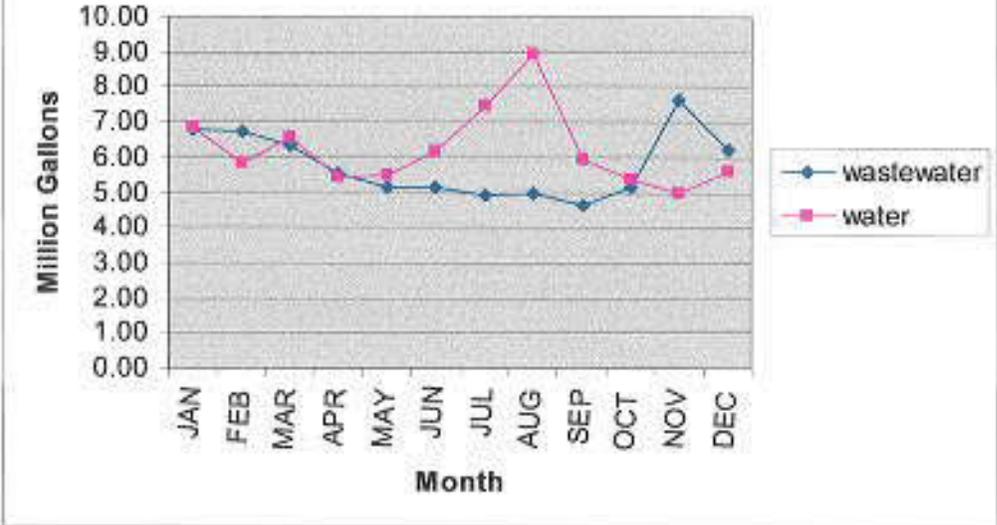
WATER PRODUCTION 2007/2008



WWTP FLOW 2007/2008



WATER / WASTEWATER 2008



STAFF REPORT

To: Council and Mayor
From: John Allardin, Maintenance Crew Foreman
Date: January 22, 2009.
RE: December Status Report

TASK	DESCRIPTION	MONTH		YEAR TO DATE	
		NO.	HOURS	NO.	HOURS
Building maintenance	Park, transit station restrooms, city compound, library, float shed & museum.		40		745
Meetings and appointments	Safety meeting, interviews, public works meetings, outside agencies and contractors.		5		202.5
Water leaks	water leaks			16	152.5
Water complaints	Dirty, smelly or low water pressure.			7	6
Garbage collection	Down town, park, cemetery, city compound and city park trash cans.		8		130
Grounds maintenance	Gardening, hanging baskets, mowing, raking, baseball field maintenance and pressure washing		10		935.5
Motor pool maintenance	Motor pool maintenance in house and contract work			23	140
Pot hole program	patching potholes			162	120.5
Utilities locates	Locating underground utilities	1	5	38	25.5
Meter reading	Three people task includes meter reading, shut off list and re-reads		36		571
Flagging traffic	Flagging			3	14
Citizen requests	Forms generated by requests from citizens	2	2	44	75
Valve exercising program	Checking for valve operation, location, and maintaining proper valve operation			70	81
Hydrant flushing program	Maintenance, flushing and exercising hydrants			21	56

The numbers and the hours are low for the month of December for the routine work performed by the crew, Mother Nature got the crews attention with a snow storm followed by heavy rains and flooding demanding most of our time including approx 231 hours of overtime.

CURRENT EXPENSE BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
REVENUES				
Beginning Balance				
Begin Net Cash	250,000.00	178,347.56		
Begin Investments	190,000.00	190,000.00		
REET ¹	175,000.00	176,663.10		
Begin City Assistance	0.00			
Total Beginning Balance	615,000.00	545,010.66	88.62%	
General Property Tax				
Real & Personal Property Tax	142,000.00	141,118.97	99.38%	
Special Levy Property Tax	200.00	22.06	11.03%	
Total General Property Tax	142,200.00	141,141.03	99.26%	Tax received in spring & fall
Retail Sales & Use Tax				
Private Harvest Tax	1,200.00	1,041.24	86.77%	
Retail Sales & Use Tax	70,000.00	97,002.15	138.57%	
C.J. Sales Tax from County	13,000.00	20,037.03	154.13%	
Total Retail Sales & Use Tax	84,200.00	118,080.42	140.24%	
Private Utility Tax				
Natural Gas	12,500.00	10,797.94	86.38%	
Television Cable	19,000.00	20,518.94	107.99%	
Telephone Tax	13,000.00	11,958.47	91.97%	
Cellular Telephone Tax	15,000.00	19,143.82	119.65%	
Total Private Utility Tax	60,500.00	62,418.97	103.17%	
Total Public Utility Tax	196,000.00	195,068.67	99.52%	
Licenses & Permits				
Building Permits	135,000.00	87,417.64	64.75%	
Platting Fees	2,000.00	0.00	0.00%	
Review Fees	10,000.00	36,092.83	360.93%	
Plat Inspection Fees	8,000.00	4,418.50	55.21%	
Animal Licenses	150.00	145.00	96.67%	
Total Licenses & Permits	155,150.00	128,071.97	82.55%	
Total Direct Federal Grants	0.00	33,121.00	0.00%	
State Entitlements				
City Assistance	30,000.00	36,816.88	122.72%	
Criminal Justice Pop	800.00	1,000.00	125.00%	
CJ-CTED Programs 1-3	1,200.00	1,238.98	103.08%	
DUI Cities	500.00	280.96	56.19%	
Liquor Excise Tax	9,000.00	7,484.60	83.16%	
Liquor Board Profits	9,000.00	10,509.80	116.78%	
Total State Entitlements	50,500.00	57,329.20	113.52%	
Total Interlocal Grants	0.00	0.00	0.00%	
Fire District 12	8,240.00	8,240.00	100.00%	
Mason County Fire	720.00	720.00	100.00%	
Total Interlocal Gov Payments	8,960.00	8,960.00	100.00%	
Charges for Services				
Printing & Duplicating Services	300.00	148.46	49.49%	
Animal Control & Shelter Fee	100.00	0.00	0.00%	
Total Charges for Services	400.00	148.46	37.12%	

CURRENT EXPENSE BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Fines and Forfeits				
Municipal Court	30,000.00	25,636.83	85.46%	
NSF Fines	800.00	928.00	116.00%	
Total Fines and Forfeits	30,800.00	26,564.83	86.25%	
Miscellaneous Revenues				
Interest Earnings - Investments	13,000.00	32,625.27	250.96%	
Interest - Prop Tax/ Real Estate	800.00	746.19	93.27%	
Rent - Cell Tower	11,000.00	12,155.22	110.50%	
Donations from Private Source	100.00	0.00	0.00%	
Surplus/Junk Sale	0.00	2,543.50	628.50%	Surplus Sale
Other Misc. Revenues	1,500.00	384.80	25.65%	
Total Miscellaneous Revenues	26,400.00	48,454.98	183.54%	
Non-Revenues		35,969.91		10,767.77 fire siren
TOTAL CURRENT EXPENSE REVENUES	1,370,110.00	1,400,338.10	102.21%	
EXPENDITURES				
Reserves				
Ending Net Cash	192,112.00	122,524.26	63.78%	Ambulance transfer
Ending Investments	190,000.00	190,000.00		
REET	155,000.00	0.00		
Cumulative Reserve - Equipment	10,000.00	10,000.00	100.00%	Fire Gear
Unanticipated Expense	20,000.00	35,693.11	178.42%	City Hall re-roof, Fire Gear
Total Reserves	567,112.00	358,207.37		
Legislative/Council				
Salaries & Wages	6,000.00	6,000.00	100.00%	
Personnel Benefits	600.00	610.80	101.80%	
Travel	200.00	112.32	56.16%	
Miscellaneous	500.00	72.14	14.43%	
Training	200.00	0.00	0.00%	
Total Legislative/Council	7,500.00	6,795.26	90.60%	
Judicial				
Salaries & Wages	31,710.00	32,678.00	103.05%	
Personnel Benefits	5,095.00	4,893.69	96.24%	
Office Supplies	750.00	953.80	127.17%	
Professional Services	250.00	480.05	196.02%	Interpreters
Communication	1,100.00	1,350.00	122.73%	
Travel	50.00	0.00	0.00%	
Miscellaneous	500.00	318.14	63.63%	
Repair & Maintenance	0.00	0.00	0.00%	
Dues	100.00	100.00	100.00%	
Process Serving	0.00	0.00	0.00%	
External Taxes	0.00	0.00	0.00%	
Capital Outlay	250.00	230.22	92.09%	
Total Judicial	39,795.00	41,013.90	103.06%	
Executive/Mayor				
Salaries & Wages	3,600.00	3,600.00	100.00%	
Personnel Benefits	400.00	396.96	99.24%	
Professional Services	50.00	0.00	0.00%	
Travel	150.00	0.00	0.00%	
Miscellaneous	300.00	0.00	0.00%	
Training	300.00	0.00	0.00%	
Total Executive/Mayor	4,800.00	3,996.96	83.27%	

CURRENT EXPENSE BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Finance & Administration				
Salaries & Wages	20,535.00	17,442.83	84.94%	
Personnel Benefits	6,150.00	4,584.42	74.54%	
Supplies - General	6,000.00	7,442.01	124.03%	
Supplies - F & A	3,000.00	8,190.92	273.03%	Underestimated + Bear Festival
Professional Services	7,000.00	34,101.43	487.16%	Ambulance settlement
Communications	7,400.00	725.30	9.80%	
Travel	2,000.00	1,510.23	75.51%	
Miscellaneous	800.00	5,465.59	683.20%	Newspaper ads (RFP, rosters)
Misc: Special Projects/Legal	14,650.00	4,827.67	32.95%	
Rental/Lease Equipment	3,500.00	5,368.82	153.39%	Change in copy machine/fax
Repair & Maintenance	0.00	133.57	0.00%	
Training	1,500.00	735.25	49.02%	
External Taxes	400.00	369.09	92.27%	
Capital Outlay - Building	11,000.00	4,022.00	36.56%	
Capital Outlay - Equipment	5,000.00	1,991.70	39.83%	
Election Services	500.00	0.00	0.00%	
Total Finance & Administration	89,435.00	96,910.83	108.36%	
Legal				
Professional Services	27,520.00	34,802.97	126.46%	
Indigent Defense	7,200.00	7,200.00	100.00%	
Codification	0.00	0.00	0.00%	
Prosecution	7,200.00	5,009.40	69.58%	
Total Legal	41,920.00	47,012.37	112.15%	
Other General Gov Services				
Professional Services	12,000.00	10,530.00	87.75%	
Rent - City Hall	720.00	720.00	100.00%	
Insurance	22,019.00	22,019.00	100.00%	
Misc - AWC/COG/EDC	7,200.00	7,117.30	98.85%	
Total Other General Gov Services	41,939.00	40,386.30	96.30%	
Law Enforcement				
Salaries & Wages	202,510.00	196,493.79	97.03%	
Overtime Wages	25,000.00	47,318.65	189.27%	
Personnel Benefits	101,095.00	122,412.34	121.10%	Overtime benefits
Uniform Allowance	2,400.00	1,241.97	51.75%	
Overtime Benefits	3,400.00	0.00	0.00%	
LEOFF Retirees - Benefits	24,615.00	500.00	2.03%	
Supplies	9,000.00	6,445.64	71.62%	
Gas	7,500.00	9,726.88	129.69%	underbudgeted
Professional Services	13,000.00	11,590.98	89.16%	
Communications	4,700.00	7,161.11	152.36%	Phones, mail
Travel	500.00	0.00	0.00%	
Advertising	500.00	0.00	0.00%	
Rental/Lease Equipment	1,300.00	1,016.12	78.16%	
Insurance	5,138.00	5,138.00	100.00%	
Public Utility Services (City)	2,500.00	3,186.31	127.45%	underbudgeted
Repair & Maintenance	5,000.00	4,691.53	93.83%	
Miscellaneous	500.00	0.00	0.00%	
External Taxes	100.00	317.90	317.90%	underbudgeted
Capital Outlay - Facilities	3,500.00	3,337.78	95.37%	computer upgrade (required)
Capital Outlay - Equipment	12,000.00	11,909.05	99.24%	car computers
Capital Leases	0.00	0.00	0.00%	
Training	1,000.00	0.00	0.00%	
Total Law Enforcement	425,248.00	432,488.05	101.70%	

CURRENT EXPENSE BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Fire Control				
Salaries & Wages	18,300.00	16,026.61	87.58%	
Personnel Benefits	2,940.00	4,441.22	151.06%	Annual payment
Supplies - Operating	7,500.00	8,726.58	116.35%	
Gas	1,200.00	1,238.75	103.23%	
FEMA Grant Expenditures	0.00	2,722.76	3949.67%	grant not budgetted
Professional Services	1,000.00	2,743.19	274.32%	computer issues, equip tests
Communications	180.00	579.47	321.93%	
Travel	100.00	0.00	0.00%	
Rent - City Hall	420.00	420.00	100.00%	
Insurance	5,138.00	5,138.00	100.00%	
Public Utility Services (City)	1,500.00	1,584.50	105.63%	Winter months
Repair & Maintenance	3,000.00	1,787.75	59.59%	
Miscellaneous	500.00	0.00	0.00%	
External Taxes	0.00	35.79	0.00%	
Capital Outlay - Building	0.00	0.00	0.00%	
Capital Outlay - System	0.00	0.00	0.00%	
Capital Outlay - Equipment	0.00	0.00	0.00%	
Training	1,000.00	0.00	0.00%	
Total Fire Control	42,778.00	45,444.62	106.23%	
Total Detention & Correction	8,000.00	5,735.00	71.69%	
Development Services				
Salaries & Wages	32,650.00	33,168.20	101.59%	
Personnel Benefits	11,640.00	10,874.89	91.71%	
Supplies - Operating	3,000.00	1,006.25	33.54%	
Gas	0.00	718.24	270.67%	not budgetted
Professional Services	2,500.00	1,654.54	66.18%	
Professional Services - Engineer	13,000.00	20,902.00	160.78%	
Plat Review - Reimbursable	30,000.00	15,373.81	51.25%	
Communications	1,550.00	367.09	23.68%	
Dues	175.00	230.00	131.43%	
Training	1,000.00	950.00	95.00%	
Travel	500.00	467.25	93.45%	
Repair & Maintenance	1,000.00	1,372.54	137.25%	Brakes for truck
Miscellaneous - Public Notice	3,000.00	339.49	11.32%	
Capital Outlay - Building	655.00	971.61	146.11%	
Capital Outlay - Equipment	500.00	460.82	92.16%	Moisture meter
Total Development Services	101,180.00	88,656.73	87.62%	
Total Communications (E-911)	9,710.00	9,709.81	100.00%	
Total Pollution Control	693.00	693.00	100.00%	
TOTAL CURRENT EXPENSE EXPENDITURES	1,380,110.00	1,177,050.20	85.29%	

PARK & CEMETERY FUND BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Beginning Net Cash	18,000.00	20,136.35		
Beginning Investments	65,000.00	65,000.00		
Beginning Fund Balance	83,000.00	85,136.35	0.00	
Real & Personal Property Taxes	54,000.00	54,276.53	100.51%	
Intergovernmental Grants	0.00	0.00	0.00%	
Cemetery Fees	4,500.00	3,127.00	69.49%	
Interest Earnings - Investments	2,500.00	2,431.94	97.28%	
Rent - Equipment	2,000.00	244.00	12.20%	
Rent - Community Center	2,500.00	3,575.00	143.00%	
Donations - Private Source	100.00	60.00	60.00%	
Other Miscellaneous Revenue	500.00	0.00	0.00%	
Miscellaneous Revenues	7,600.00	6,330.94	83.30%	
Transfer from REET	30,000.00	0.00	0.00%	
Transfer from REED	30,000.00	0.00	0.00%	
Total Transfers	60,000.00	0.00	0.00%	
Non-Revenues	0.00	5,713.80		
TOTAL PARK AND CEMETERY FUND REVENUES	209,100.00	154,584.62	73.93%	
Ending Net Cash	12,452.00	24,658.63		
Ending Investments	65,000.00	65,000.00		
Unanticipated Expense	4,000.00	0.00		
Ending Fund Balance	81,452.00	89,658.63		
Salaries & Wages	14,580.00	14,673.94	100.64%	
Personnel Benefits	4,780.00	5,963.76	124.76%	
Supplies	8,000.00	10,651.44	133.14%	underbudgetted
Gas	1,500.00	1,653.61	110.24%	
Professional Services	9,000.00	10,746.16	119.40%	restroom repair, park design
Communications	900.00	183.61	20.40%	
Travel	100.00	0.00	0.00%	
Training	100.00	0.00	0.00%	
Advertising	0.00	181.92	153.87%	Ads for gardener position
Rental, Lease Equipment	5,000.00	1,306.74	26.13%	
Insurance	5,138.00	5,138.00	100.00%	
Public Utility Services (City)	7,000.00	7,308.46	104.41%	Winter months
Repair & Maintenance	5,000.00	2,892.97	57.86%	
Miscellaneous	800.00	125.00	15.63%	
External Taxes	500.00	97.70	19.54%	
Capital Facilities	65,000.00	2,144.34	3.30%	
Capital Outlay - Equipment	250.00	0.00	0.00%	
TOTAL PARKS AND CEMETERY EXPENSES	209,100.00	152,726.28	73.04%	

STREET FUND BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Beginning Net Cash	130,000.00	119,537.40		
Beginning Investments	160,000.00	160,000.00		
Beginning Fund Balance	290,000.00	279,537.40	0.00%	
Real & Personal Property Taxes	22,000.00	21,710.59	98.68%	
Street & Curb Permits	0.00	100.00		
Grants	166,525.00	32,626.77	17.49%	
Motor Vehicle Fuel Tax	38,000.00	35,603.60	93.69%	
Total Intergovernmental Revenue	224,525.00	68,330.37	111.19%	
Investment Interest	6,000.00	5,987.75	99.80%	
Other Miscellaneous Revenue	500.00	131.76	26.35%	
Total Miscellaneous Revenues	6,500.00	6,119.51	94.15%	
Non-Revenues	0.00	1,165.91		Insurance for garage repair
TOTAL STREET FUND REVENUES	543,025.00	376,863.78	69.40%	
Ending Net Cash	105,092.00	107,997.93		
Ending Investments	160,000.00	160,000.00		
Ending Fund Balance	265,092.00	267,997.93		
Salaries & Wages	16,120.00	15,254.31	94.63%	
Personnel Benefits	8,200.00	7,896.59	96.30%	
Supplies	11,000.00	12,571.23	114.28%	
Gas	2,500.00	4,806.59	192.26%	underbudgetted
Professional Services	9,500.00	15,709.46	165.36%	Garage repair (to be reimbursed)
Communications	900.00	183.61	20.40%	
Travel	0.00	455.90	0.00%	
Training	500.00	0.00	0.00%	
Advertising	300.00	7.12	2.37%	
Rental/Lease Equipment	1,500.00	389.95	26.00%	
Insurance	5,138.00	5,136.00	100.00%	
Public Utility Services (City)	3,500.00	4,227.59	120.79%	Winter electric use
Repair & Maintenance	5,000.00	12,342.56	246.85%	Mostly Bobcat repair
Miscellaneous	2,000.00	125.00	6.25%	
External Taxes	0.00	55.73	0.00%	
Capital Outlay - Roadways	211,525.00	25,854.53	12.22%	
Capital Outlay - Equipment	250.00	0.00	0.00%	
Street Cleaning	0.00	0.00	0.00%	
TOTAL STREET FUND EXPENSES	543,025.00	373,016.10	68.69%	

LIGHT & POWER FUND BUDGET: December 2008

DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Beginning Net Cash	65,000.00	67,209.00		
Beginning Investments	150,000.00	150,000.00		
Rural Development Investment	100,000.00	100,000.00		
Beginning Fund Balance	315,000.00	317,209.00		
BPA Conservation	0.00	(100.00)	0.00%	
Sales of Electricity	2,300,000.00	2,378,920.01	103.43%	
Charges for Services & Parts	10,000.00	106,539.07	1065.39%	Summit Place II
Total Physical Environment	2,310,000.00	2,485,059.08	107.58%	
Total Interest Earnings	25,000.00	19,190.00	76.76%	
Equip. Pole & Vehicle Lease	9,200.00	7,791.00	84.68%	
City Hall Rent	2,040.00	2,040.00	100.00%	
Total Rents & Royalties	11,240.00	9,831.00	87.46%	
Sales of Junk Material	1,200.00	701.79	58.48%	
Other Miscellaneous Revenue	2,000.00	160,455.00	8022.75%	BPA 'true-up' payment
Total Other Miscellaneous Revenues	3,200.00	161,156.79	5036.15%	
Non-Revenues	0.00	1,861.32		
TOTAL LIGHT & POWER FUND REVENUES	2,664,440.00	2,994,307.19	112.38%	
Ending Net Cash	97,820.00	585,462.56		
Ending Investment	150,000.00	150,000.00		
REED Fund	70,000.00	100,000.00		
Ending Fund Balance	317,820.00	835,462.56		
Salaries & Wages	454,365.00	455,577.13	100.27%	
Personnel Benefits	174,455.00	170,388.56	97.67%	
Operating Supplies	55,000.00	72,422.32	131.68%	
Office Supplies	5,000.00	953.21	19.06%	
Gas	7,500.00	6,492.46	86.57%	
Power Purchased for Resale	1,050,000.00	981,738.00	93.50%	
Transmission Costs	220,000.00	173,702.00	78.96%	
BPA Conservation	14,000.00	1,929.24	13.78%	
	41,500.00	34,269.75	82.58%	Rate Study
Professional Services - Legal	20,000.00	16,956.05	84.78%	
Communications	4,100.00	10,991.02	268.07%	Cost of mail, cell phone
Travel	1,000.00	0.00	0.00%	
Advertising	500.00	167.78	33.56%	
Rental/Lease Equipment	5,000.00	1,697.91	33.96%	
Insurance	20,550.00	20,665.00	100.56%	
Public Utility Services (City)	22,000.00	22,676.69	103.08%	Winter months
Repair & Maintenance	20,000.00	9,403.11	47.02%	
Training	1,000.00	0.00	0.00%	
Dues	500.00	125.00	25.00%	
Miscellaneous	1,000.00	213.76	21.38%	
External Taxes	65,000.00	90,482.63	106.45%	underbudgetted
Capital Outlay - Building	0.00	341.90	0.00%	
Capital Outlay - Bldg Library	0.00	0.00	0.00%	
Capital Outlay - System	30,000.00	19,920.74	66.40%	
Capital Outlay - Equipment	114,150.00	31,465.48	27.57%	
TOTAL LIGHT & POWER FUND EXPENSES	2,664,440.00	2,958,042.30	111.02%	

Monthly Budget Report

1/23/2009

GARBAGE FUND BUDGET: December 2008				
DESCRIPTION	2008 PROPOSED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Beginning Net Cash	5,000.00	7,996.62		
Beginning Investments	7,500.00	7,000.00		
Beginning Fund Balance	12,500.00	14,996.62	0.00	
Garbage Fees & Service Charge	220,000.00	226,811.93	103.10%	
Investment Interest	750.00	468.23	62.43%	
Non-Revenues	0.00	552.87		
TOTAL GARBAGE FUND REVENUES	233,250.00	242,829.65	104.11%	
Ending Net Cash	320.00	13,056.99		
Ending Investments	7,500.00	7,000.00		
Ending Fund Balance	7,820.00	20,056.99		
Salaries & Wages	2,390.00	2,400.20	100.43%	
Personnel Benefits	690.00	922.88	133.75%	Correction to be made in Aug.
Supplies - Office	50.00	19.42	38.84%	
Communications	100.00	0.00	0.00%	
Advertising	20.00	0.00	0.00%	
Rent - City Hall	180.00	180.00	100.00%	
Repair & Maintenance	0.00	1,536.78	0.00%	
External Taxes	12,000.00	12,019.59	100.16%	
Professional Services	210,000.00	205,392.92	97.81%	
TOTAL GARBAGE FUND EXPENSES	233,250.00	242,528.78	103.98%	

Monthly Budget Report

1/23/2009

WATER FUND BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Beginning Net Cash	130,000.00	72,639.98		
Beginning Investment	75,000.00	75,000.00		
Beginning Fund Balance	205,000.00	147,639.98	0.00	
Water Sales	241,000.00	238,859.31	99.11%	
Other Charges Related to Water	12,500.00	5,397.75	43.18%	
New Water Connections	73,500.00	25,344.00	34.48%	
Total Charges for Services	327,000.00	269,601.06	82.45%	
Investment Interest	5,000.00	4,419.17	88.38%	
ULID 95-01 Payments	9,000.00	10,066.74	111.85%	
Other Miscellaneous Revenue	100.00	0.00	0.00%	
Miscellaneous Revenues	14,100.00	14,485.91	102.74%	
Non-Revenues	0.00	523.00		
TOTAL WATER FUND REVENUES	546,100.00	432,249.95	79.15%	
Ending Net Cash	113,917.00	-4,129.00		
Ending Investment	75,000.00	75,000.00		
Unanticipated Expense	20,000.00	0.00		
Ending Fund Balance	208,917.00	70,871.00		
Salaries & Wages	150,060.00	158,951.25	105.93%	
Personnel Benefits	64,940.00	64,786.37	99.76%	
Supplies	10,000.00	12,441.91	124.42%	
Gas	4,000.00	3,806.70	95.17%	
Professional Services	29,000.00	21,198.59	73.10%	
Professional Services - WSP	2,000.00	35,169.49	1758.47%	Delayed from 2007
Communications	3,540.00	1,002.17	28.31%	
Travel	1,000.00	0.00	0.00%	
Advertising	400.00	0.00	0.00%	
Rental/Lease Equipment	1,000.00	228.52	22.85%	
Insurance	5,138.00	5,138.00	100.00%	
Public Utility Services (City)	11,000.00	8,834.54	80.31%	
Repair & Maintenance	5,000.00	1,189.92	23.80%	
Training	3,000.00	512.31	17.08%	
State Permits & Fees	1,000.00	1,852.00	189.20%	Higher than expected
Miscellaneous	1,000.00	166.05	16.61%	
External Taxes	12,000.00	10,969.27	91.41%	
Capital Outlay - System	20,000.00	17,322.29	86.61%	2nd half property purchase
Capital Outlay - Equipment	1,125.00	2,213.00	196.71%	
Capital Outlay - System Ext	0.00	0.00	0.00%	
Debt Service	11,980.00	11,979.52	100.00%	
TOTAL WATER FUND EXPENSES	546,100.00	428,682.90	78.50%	

WASTEWATER FUND BUDGET: December 2008

DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Beginning Net Cash	95,000.00	137,615.61		
Beginning Investment	62,500.00	62,500.00		
Beginning Fund Balance	157,500.00	200,115.61		
Rural Development Grant	0.00	0.00	0.00%	
Total Intergovernmental Revenues	0.00	0.00	0.00%	
Sewer Service Charges	500,000.00	499,942.72	99.99%	
Other Charges Related to Sewer	2,000.00	0.00	0.00%	
New Sewer Connections	147,175.00	56,925.00	38.68%	
Total Charges for Services	649,175.00	556,867.72	85.78%	
Interest Earnings - Investment	7,000.00	3,227.63	46.11%	
Other Miscellaneous Revenue	400.00	14,825.00	3706.25%	Backhoe sale
Total Miscellaneous Revenues	7,400.00	18,052.63	243.95%	
Non-Revenues	0.00	20,753.61		FEMA for new structure
TOTAL WASTEWATER FUND REVENUES	814,075.00	795,789.57	97.75%	
Ending Net Cash	119,389.00	145,737.60		
Ending Investments	82,500.00	82,500.00		
Unanticipated Expense	10,000.00	0.00		
Ending Fund Balance	211,889.00	208,237.60		
Salaries & Wages	200,115.00	199,077.29	99.48%	
Personnel Benefits	83,940.00	79,570.90	94.79%	
Operating Supplies	28,000.00	22,393.52	79.98%	
Office Supplies	2,000.00	398.95	19.95%	
Gas	1,000.00	1,383.45	138.35%	underbudgetted
Professional Services	30,000.00	22,223.50	74.08%	
Communications	7,050.00	7,243.07	102.74%	
Travel	500.00	59.48	11.90%	
Advertising	200.00	0.00	0.00%	
Rent - City Hall	720.00	727.85	101.09%	
Rental/Lease Equipment	500.00	0.00	0.00%	
Insurance	5,138.00	5,138.00	100.00%	
Public Utility Services (City)	31,000.00	39,981.50	128.97%	Winter months
Repair & Maintenance	7,500.00	4,383.27	58.44%	
Training	3,000.00	458.33	15.28%	
State Permits & Fees	2,000.00	2,575.27	128.76%	
Miscellaneous	2,000.00	0.00	0.00%	
External Taxes	8,000.00	10,723.21	134.04%	WWTP now paying for water
Capital Outlay - System	20,000.00	20,425.38	102.13%	New structure
Capital System Engineering	0.00	0.00	0.00%	
Capital System Finance Inter	0.00	0.00	0.00%	
Capital Outlay - Equipment	1,125.00	0.00	0.00%	
Capital Outlay - Extension	0.00	0.00	0.00%	
Debt Service	168,398.00	22,014.12	13.07%	
TOTAL WASTEWATER FUND EXPENSES	814,075.00	647,014.69	79.48%	

STORMWATER FUND BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Begin Net Cash	50,000.00	49,475.80		
Begin Investments	0.00	0.00		
Beginning Fund Balance	50,000.00	49,475.80		
Total Charges for Services	36,000.00	36,425.30	101.18%	
TOTAL STORM WATER REVENUES	86,000.00	85,901.10	99.89%	
Ending Net Cash	45,310.00	55,542.39		
Ending Investments	0.00	0.00		
Ending Fund Balance	45,310.00	55,542.39		
Salaries & Wages	16,640.00	16,187.40	97.28%	
Personnel Benefits	8,300.00	7,728.14	93.11%	
Operating Supplies	3,000.00	919.50	30.65%	
Professional Services	12,000.00	4,996.72	41.64%	Videotape lines
External Taxes	500.00	526.95	105.39%	underbudgetted
Capital Outlay - Equipment	250.00	0.00	0.00%	
TOTAL STORM WATER EXPENSES	86,000.00	85,901.10	99.89%	

AMBULANCE FUND BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Begin Net Cash	0.00	0.00		
Begin Investments	0.00			
Beginning Fund Balance	0.00	0.00		
Total Charges for Services	36,430.00	31,589.84	86.71%	
Interfund Loans Received	15,000.00	15,000.00	100.00%	
TOTAL AMBULANCE REVENUES	51,430.00	46,589.84	90.59%	
Ending Net Cash	7,355.00	3,283.21		
Ending Investments	0.00	0.00		
Ending Fund Balance	7,355.00	3,283.21		
Salaries & Wages	1,435.00	715.86	49.89%	
Personnel Benefits	410.00	862.82	210.44%	
Supplies	500.00		0.00%	
Contract Services	41,730.00	41,727.95	100.00%	
Interfund Loans Repaid	0.00	0.00	0.00%	
TOTAL AMBULANCE EXPENSES	51,430.00	46,589.84	90.59%	

REAL ESTATE EXCISE FUND BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Begin Net Cash	0.00	0.00		
Begin Investments	0.00			
Transfer from Current Expense	0.00	177,791.61		
Beginning Fund Balance	0.00	177,791.61		
1/4% Real Estate Excise Tax	0.00	17,795.93		
TOTAL REET REVENUES	0.00	195,587.54		
Ending Net Cash	0.00	195,587.54		
Ending Investments	0.00	0.00		
Ending Fund Balance	0.00	195,587.54		
TOTAL REET EXPENSES	0.00	195,587.54	0.00%	

FIRE MITIGATION FUND BUDGET: December 2008				
DESCRIPTION	2008 ADOPTED	END OF December ACTUAL	% OF BUDGETED	COMMENTS
Begin Net Cash	0.00	0.00		
Begin Investments	0.00			
Transfer from Current Expense	0.00	78,874.70		
Beginning Fund Balance	0.00	78,874.70		
TOTAL FIRE MITIGATION REVENUES	0.00	78,874.70		
Ending Net Cash	0.00	78,874.70		
Ending Investments	0.00	0.00		
Ending Fund Balance	0.00	78,874.70		
TOTAL FIRE MITIGATION EXPENSES	0.00	78,874.70	0.00%	

Monthly Budget Report

CASH, INVESTMENTS AND CAPITAL PROJECTS: December 2008											
DESCRIPTION	CURRENT EXPENSE	PARK & CEMETERY	STREETS	LIGHT & POWER	GARBAGE	WATER	WASTE WATER	STORM	AMBULANCE*	REAL ESTATE EXCISE TAX	FIRE MITIGATION
Beginning Balance - January											
Beginning Net Cash	178,347.58	20,136.36	118,537.40	87,209.00	7,986.62	72,639.88	137,815.61	49,475.80	0.00	176,663.10	0.00
Beginning Investments	150,000.00	55,000.00	160,000.00	150,000.00	7,000.00	75,000.00	62,500.00	0.00	0.00	0.00	0.00
Rural Development Investment				100,000.00							
Total Beginning Balance	388,347.58	85,136.36	279,537.40	317,209.00	14,996.62	147,639.88	200,115.61	49,475.80	0.00	176,663.10	0.00
Ending Balance - December 30											
Ending Net Cash	122,524.26	24,868.63	107,997.93	885,462.58	13,056.99	-4,129.00	145,737.60	55,542.39	3,283.21	195,587.54	78,874.70
Ending Investments	180,000.00	65,000.00	160,000.00	150,000.00	7,000.00	75,000.00	62,500.00	0.00	0.00	0.00	0.00
Rural Development Investment				100,000.00							
Total Ending Balance	312,524.26	99,868.63	267,997.93	838,462.58	20,056.99	70,871.00	208,237.60	55,542.39	3,283.21	195,587.54	78,874.70

* Ambulance rates not collected as soon as anticipated.

STAFF REPORT

To: City Council
From: Busse Nutley, City Administrator 
Date: January 26, 2009
Re: Amend Comprehensive Plan and Rezone – M&M Properties

The Planning Commission held a public hearing on December 16, 2008 to hear a request from M & M Harbor Properties, LLC, to amend the comprehensive plan and zoning map to designate their land for multi-family residential use.

The Commission unanimously recommended that the Council approve the requests. Following this report is the full packet of information that was presented to the Commission, draft minutes from its meeting (they have not met again to approve the minutes), and a letter received in testimony.

Requested Action:

Approve the Resolution to amend the comprehensive plan from Single Family Residential to Multi-family Residential.

Approve the Ordinance to amend the zoning map from C-3 (Highway Commercial) to R-2 (Multi-family Residential).

City of McCleary Planning Commission Meeting

December 16, 2008

The meeting was called to order at 5:45 pm by Chair Jeff Catterlin. Members present: Evert Challstedt, Ben Ator, Nancy Koeppen and Paul Custis. Staff: Busse Nutley, City Administrator; and Todd Baun, Public Facilities Manager.

The minutes from the November 18, 2008 meeting were approved.

There were no comments from the public on non-agenda items.

Long-time member Challstedt announced that he had submitted his resignation to the Mayor, effective January 31, 2009, or when a new member could be found. He said that he had enjoyed his service but that it was time for someone new to take on the job. Members expressed their gratitude for his service, and wished him well.

At 6:00 pm, the scheduled public hearing for a comprehensive plan and zone change proposed by M & M Harbor Properties, LLC, was opened. Administrator Nutley outlined the proposal and highlighted issues discussed in the staff report. She said that the staff, after looking at all the issues, had recommended approval of the plan change from single family residential to multifamily residential and approval of the zone change from highway commercial (C-3) to multifamily residential (R-2).

Monte Hicks, representing M & M Harbor Properties, provided additional information about why the owner had changed from proposing warehousing as a commercial use, to wanting the plan and zone change. He said that the information about the wetland had convinced the owner that the wetland was a valuable asset that should be preserved. He said that the multifamily proposal would both preserve the wetland and also provide an economic use for the property. He said that the natural vegetation already on site would provide visual and acoustic barriers to freeway traffic. He also said they planned to provide additional landscaping along the eastern property line to shield the use from the neighbors.

Tina Golder and Tamara White asked a number of questions about the proposal and expressed concern about traffic, specifically that the existing intersection would be adversely affected. In addition, Ms. Golder was concerned about the target population for the development.

Mr. Hicks indicated that the proposed development was not for low-income, and would be similar to a project recently completed in Montesano. Ms. Nutley said that the intersection would be undergoing a change when the Cedar Heights subdivision was sold to a new developer. The new 2nd Street is currently closed off because it would not

function as envisioned by the engineer when the plans were approved. The current thinking is that the intersection will be changed to a four-way stop, and sight distance issues for south-bound traffic on 2nd Street would be improved within the City's right-of-way.

The public hearing was closed at 6:45 and the Commission discussed all aspects of the proposed plan and zone changes. Mr. Challstedt recalled the effort in 2006 to zone the properties along Mox Chehalis Road as C-3. He said that they had not looked at the details of each property, such as the existence of the wetland and what the ramifications of it actually are.

Most of the discussion concerned traffic and what use would provide the least traffic impacts to both the intersection of McCleary Road and Mox Chehalis Road and to neighboring properties. Commissioners agreed that commercial traffic with trucks and the possibility of 24 hour uses would result in a greater impact than would multifamily. There was a short discussion about possible use as single family, citing the location as being too close to the highway to be a good site for that use.

Ms. Nutley said that the specifics of the proposal would be thoroughly reviewed when a site plan application was presented to the staff. She indicated that the only issue before the Commission was the general use allowed by the plan and zoning ordinance.

It was moved by Mr. Challstedt and seconded by Mr. Ator to recommend to the City Council to approve the comprehensive land use plan change from single family to multifamily residential, and to approve the zone change from highway commercial (C-3) to multifamily residential (R-2). The motion was approved unanimously.

The next meeting is scheduled for January 20, 2008 at 5:30 pm in the Council Chambers.

The meeting was adjourned at 7:05 pm.

December 16, 2008

Teri Franklin
PO Box 462
McCleary, WA 98557

McCleary Planning Commissioners
City of McCleary
100 South 3rd Street
McCleary, WA 98557

Dear Planning Commissioners,

I am sorry that due to weather conditions I will not be attending your **December 16, 2008** Planning Commission Public Hearing for M&M Properties Comprehensive Plan Change and Rezone request. As you are aware I was at your last meeting to testify against this rezone and the hearing was continued, I would like to comment and I request that this be read into the record at the hearing as my testimony.

I spend many years of my time as a Planning Commissioner for the City of McCleary. During this time the current Comprehensive Development plan was started. We held many public meetings and workshops in the development of this plan. We spent hundreds of hours and thousands of dollars in the development of this plan. We held hearings and took testimony on how we wanted our community to develop over the next twenty years. I find it hard to understand why it is that developers buy property that does not accommodate what they wish to build and then expect us to change our plans to accommodate them.

The decisions that were made were based upon what the people of the area wanted. So please look at what you are about to do, with consideration to that fact. We did not want our multi family housing up next to Highway 8, we set aside areas for that purpose. The issue of safety to the citizens of the community, present and future, was a factor in the decisions we made.

M&M Properties were well aware of the zoning that the property was under when they purchased it. I know this because the real estate person that sold them this property was Helen Lake. Ms. Lake was very upfront and honest with Mr. Doyle and Mr. Lange about this fact.

I am asking that you deny this request for a Comprehensive Plan change and rezone based on the fact that after all the hours and money spent to develop the Comprehensive Plan it needs to be upheld not changed every time some new developer comes down the road wanting to build in McCleary.

Thank you for your time and consideration,
Teri J. Franklin



City of McCleary

Home of the McCleary Bear Festival

100 South 3rd Street, McCleary, WA 98557 • 360.495.3667(phone) 360.495.3097(fax) CityofMcCleary.com

STAFF REPORT

To: Planning Commission
From: Busse Nutley, City Administrator
Date: December 9, 2008
Re: M & M Harbor Properties, LLC: Comprehensive Plan Change from Single Family to Multi-family Residential, and Rezone from C-3 (Highway Commercial) to R-2 (Multi-family Residential)

The property is located at the southeast corner of the intersection of McCleary Road and Mox Chehalis Road. It is the furthest eastern property in the City, adjacent and south of McCleary Road. Properties to the east are designated by County zoning as General Residential (R-2), and at this time, only single family houses exist on those properties. The County zoning allows single family and duplex uses outright, while multi-family is allowed by Conditional Use. North of McCleary Road the land use is single family residential with a new subdivision directly north, and older single family homes west of S 2nd Street. To the west the property is zoned R-3 and commercial uses are already established. Further to the west is the McCleary School.

Mox Chehalis Road is the main access from SR8, with both east and west-bound entrance and exits ramps. There is another entrance/exit (without ramps) for McCleary approximately one-mile to the west.

Because of the location of the freeway ramps, the intersection of Mox Chehalis Road and McCleary Road is a significant entryway/gateway into the City.

The property was annexed into the City on March 13, 2002 and was given the zoning designation of R-C, Residential-Commercial. On September 25, 2002 a new comprehensive land use plan was adopted, giving the property a single family residential classification. After Planning Commission and City Council hearings in 2006, a new zone was created for Highway Commercial (C-3) uses, and this property, and others bordering Mox Chehalis Road, were rezoned. Little background information can be found in City files; however, based upon Planning Commission minutes and the zoning description itself, it appears that the primary consideration for applying the C-3 zone is the property's "exposure" to SR8.

The purpose of the C-3 zoning district is found in McCleary Municipal Code 17.16.040(F):

“The highway commercial (C-3) district provides for highway-oriented or vehicle-oriented uses that can benefit from highway exposure. Residential uses are not permitted.”

In 2002 the comprehensive land use plan contemplated that the best land use for this property would be single family residential, although the County zoning immediately to the east was designated for General Residential uses that also include multi-family dwellings allowed by Conditional Use.

The site, however, is located along a major arterial, Mox Chehalis Road, and certainly lends itself to the commercial zoning that was provided in 2006.

Changes in Conditions and/or New Information

In order to change the comprehensive land use plan, it should be shown that there are changes in either circumstances or other information about the site. There is now a significant change in that the property owner has had competent consultants prepare a wetland delineation. The report found that a considerable amount of the site is unusable due to the presence of a wetland and the required buffer from development. The wetland divides the property and the remainder of useable property at the corner of Mox Chehalis and McCleary Road is too small for most commercial developments. In fact, the applicant is proposing that the property be left in open space together with the wetland and its buffer.

This means that the only property that can realistically be developed is the southern portion that borders the freeway on/off ramp. Access to the area must cross the wetland in the least detrimental manner, and be of a sufficient distance from the intersection of the two arterials. By these criteria, access must be constructed at the northeast corner and along the eastern border of the property.

Recommendation

Because of the inconsistency between the comprehensive land use plan and the zoning, a full range of residential and commercial land uses are possible for this property. It is critical, then, to look at the property itself to determine the best use.

Although the southern portion of the property has the best visibility from the on/off ramp, the facts that only the southern part of the property can be developed and that access can only be located at the northeast corner of the property, present arguments against commercial use. Highway Commercial zoning envisions quick and easy access for the traveling public.

The property is bordered on two sides by arterials and on one side by a freeway on/off ramp. This transportation setting indicates that traffic counts are already higher than those expected for single family residential, and would usually indicate that the best use

should be commercial. However, the northern portion of the property is unusable and the lot configuration and presence of the wetland dictate that access to the southern part of the property must be at the northeast corner and along the eastern border. As stated above, this access problem makes commercial use problematic.

Although there are single family homes adjacent to the west and across McCleary Road to the north, transportation issues such as high traffic volume and noise also make the property a difficult single family residential site.

After considering all these issues, the staff collectively is recommending that the property be planned and zoned for multi-family residential use. Both McCleary Road and Mox Chehalis Road can handle the traffic generated by an additional 30 units. The access into a multi-family area could be by driveway, minimizing roadway width requirements and therefore, impacts to the wetland. Although the dwelling units would be located near the on/off freeway ramp, noise could be reduced through appropriate landscape screening. This also could enhance the view to the traveling public as they enter the City.

Attachments:

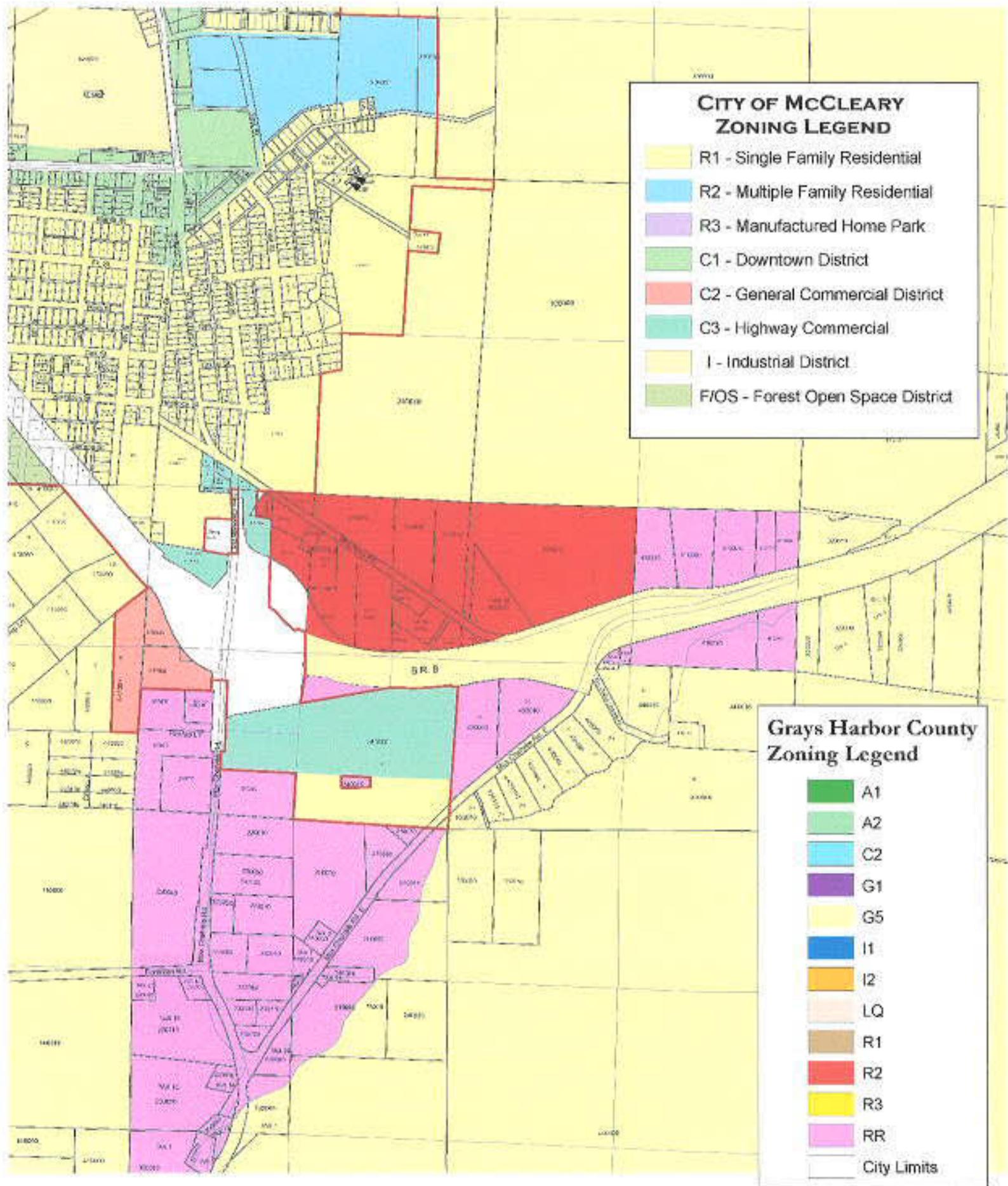
1. Comparison of zoning land uses: R-1, R-2, C-3, Old R-C, County R-2
2. Combined City and County zoning map
3. Application Form and Letters from Applicant
4. Preliminary/Concept Site Plan
5. SEPA Declaration of Non-Significance (DNS), SEPA Checklist
6. Wetland Delineation

PERMITTED AND CONDITIONAL USES
McCleary Single Family (R-1), Multifamily (R-2) and Highway Commercial (C-3)
Grays Harbor County General Residential (R-2)
Old McCleary Residential-Commercial (R-C)

LAND USE	R-1	R-2	County R-2	C-3	Old R-C
Accessory uses and structures	P	P		P	C
Accessory dwelling units	P	P			
Adult family homes	P	P			
Banks					C
Bars, cocktail lounges and taverns				p*	
Bed and breakfast inns	C	P			
Boarding houses		P			C
Business office use				p*	
Caretaker dwelling		P		p*	
Cemeteries	C	C			C
Community facilities	C	C		P	
Day care centers	C	C	P		C
Drive-in restaurants				P	C
Family day care providers	P	P			C
Financial, insurance, real estate (not including banks)					P
Fuel dispensing facilities				P	C
Golf courses	C	C			C
Heavy equipment, sales, repair, rental and cleaning				C	
Home occupations	P	P	P		C
Hospitals, medical clinics, medical offices	C	C		P	C
Hotels and motels				P	C
Housing for the elderly	C	P			
Life care facilities	C	C		P	
Manufactured homes, designated	P	P			
Manufactured home parks			C		C
Motor vehicle cleaning (car wash)				C*	
Motor vehicles – sales and repair (indoor and outdoor)					
Motorcycles, mopeds, ATV's				P	
Passenger cars				P	
Boats and watercraft				P	
Motor Homes				P	
Small engine tractors, other equipment under 10,000 lbs				P	
Multi-family dwellings		P	C		C
Parks (see Recreation areas for comparable City uses)			P		P
Parking areas, commercial or public				P	
Personal services				p*	
Personal wireless service facilities	C	C		C*	

LAND USE	R-1	R-2	County R-2	C-3	Old R-C
Places of religious worship	C	C	C		
Professional offices				P*	P
Public agency offices				P	
Public and private schools	C	C	C	C	C
Public owned facilities	C	C		C	C
Public utilities	P	P		C	P
Recreation areas/facilities, community centers, non-commercial	C	C			C
Recreation areas/facilities, commercial					C
Recreational vehicle parks				C	C
Restaurants				P	C
Retail sales conducted in a building					C
Retail/wholesale outlet appurtenant/incidental to permitted use				C	
Single family dwellings, attached (duplex, townhouse, condos)		P	P		P
Single family dwellings, detached	P	P	P		P
Small engine and equipment repair (< 10,000 lbs, 24 horse power)				C*	
Truck and heavy equipment terminal				P	

* Allowed only as an accessory use to a permitted use.



**CITY OF MCCLEARY
ZONING LEGEND**

- R1 - Single Family Residential
- R2 - Multiple Family Residential
- R3 - Manufactured Home Park
- C1 - Downtown District
- C2 - General Commercial District
- C3 - Highway Commercial
- I - Industrial District
- F/O/S - Forest Open Space District

**Grays Harbor County
Zoning Legend**

- A1
- A2
- C2
- G1
- G5
- I1
- I2
- LQ
- R1
- R2
- R3
- RR
- City Limits

LEGAL DESCRIPTION:

PARCEL No.618051332004

PARCEL A:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN; EXCEPT COUNTY ROADS; ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT A CONCRETE MONUMENT ON THE EAST LINE WHERE IT INTERSECTS THE SOUTH LINE OF STATE HIGHWAY No. 9; THENCE SOUTH ALONG SAID EAST LINE 180 FEET; THENCE WEST 120 FEET; THENCE NORTH TO THE SOUTH LINE OF STATE HIGHWAY No. 9; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED MARCH 2, 1961 UNDER AUDITOR'S FILE No. 74674 AND BY WARRANTY DEED RECORDED FEBRUARY 20, 1996 UNDER AUDITOR'S FILE No. 960221044, RECORDS OF GRAYS HARBOR COUNTY; ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, WHERE IT INTERSECTS THE SOUTH LINE OF THE OLD OLYMPIC HIGHWAY; THENCE ALONG SAID SOUTH LINE, AS PER RECORD OF SURVEY, RECORDED IN VOLUME 17 OF SURVEYS, PAGE 52 ON AUGUST 19, 1996 UNDER AUDITOR'S FILE No. 960903033, NORTH 56°07' 36" WEST A DISTANCE OF 22.61 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 23°50' 44" WEST A DISTANCE OF 121.46 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH 23°50' 44" WEST, A DISTANCE OF 134.61 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 88°20' 56" EAST, A DISTANCE OF 46.23 FEET TO A 3/4" IRON PIPE; THENCE NORTH 3°46' 27" EAST, A DISTANCE OF 124.73 FEET TO THE TRUE POINT OF BEGINNING;

ALSO,

BEGINNING AT THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, WHERE IT INTERSECTS THE SOUTH LINE OF THE OLD OLYMPIC HIGHWAY; THENCE ALONG SAID SOUTH LINE, AS PER RECORD OF SURVEY RECORDED IN VOLUME 17 OF SURVEYS, PAGE 52 ON AUGUST 29, 1996, UNDER AUDITOR'S FILE No. 960903003, NORTH 56°07' 36" WEST A DISTANCE OF 22.61 FEET TO A 3/4" IRON PIPE, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 23°50' 44" WEST, A DISTANCE OF 121.46 FEET; THENCE NORTH 3°46' 27" EAST, A DISTANCE OF 138.46 FEET TO SAID SOUTH LINE OF OLD OLYMPIC HIGHWAY, AND A 3/4" IRON PIPE; THENCE ALONG SAID SOUTH LINE 56°07' 36" EAST, A DISTANCE OF 48.18 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

PARCEL B;

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, WHICH LIES SOUTH OF OLD OLYMPIC HIGHWAY (PRIMARY STATE HIGHWAY No. 9) AND EAST OF THE SINE-McCLEARY ROAD No. 23D;

SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

SURVEY REFERENCES:

- 1) RECORD OF SURVEY FOR HARRY BICCHIERI DATED 19 AUGUST 1996, UNDER A.F. No. 960903033 AS RECORDED IN VOLUME 17 OF SURVEYS, PAGE 52, RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.
- 2) RECORD OF SURVEY DATED 1 MARCH 1977, AS RECORDED IN VOLUME 2 OF SURVEYS, PAGE 47, RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.
- 3) WASHINGTON STATE DEPARTMENT OF TRANSPORTATION MAP OF THE McCLEARY INTERCHANGE DATED 21 APRIL 1995 SHEET 2 OF 2 OF SR 8 BETWEEN MP 7.20 TO MP 7.77 GRAYS HARBOR COUNTY.

NOTE:

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

EQUIPMENT:

NIKON DTM 520, 3 SECOND TOTAL STATION

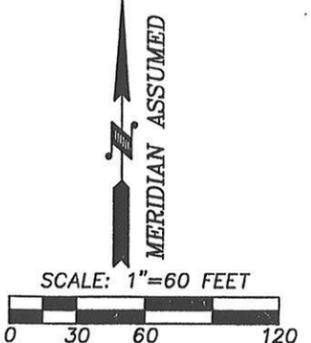
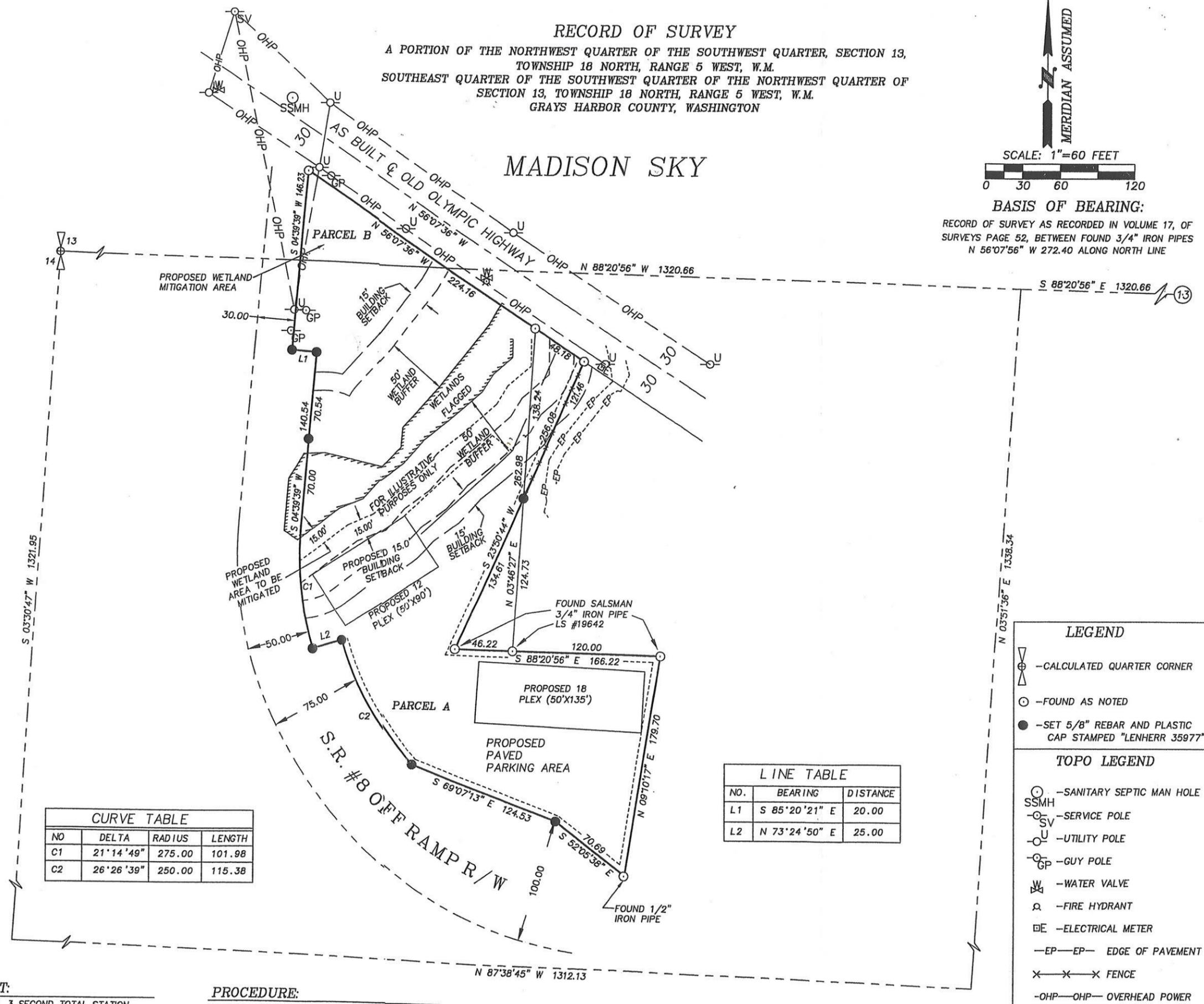
PROCEDURE:

CONVENTIONAL FIELD TRAVERSE

RECORD OF SURVEY

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 WEST, W.M. SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 WEST, W.M. GRAYS HARBOR COUNTY, WASHINGTON

MADISON SKY



BASIS OF BEARING:
RECORD OF SURVEY AS RECORDED IN VOLUME 17, OF SURVEYS PAGE 52, BETWEEN FOUND 3/4" IRON PIPES N 56°07'56" W 272.40 ALONG NORTH LINE

LEGEND

- ⊕ - CALCULATED QUARTER CORNER
- ⊙ - FOUND AS NOTED
- - SET 5/8" REBAR AND PLASTIC CAP STAMPED "LENHERR 35977"

TOPO LEGEND

- ⊙ - SANITARY SEPTIC MAN HOLE
- SSMH - SERVICE POLE
- ⊙ - UTILITY POLE
- ⊙ - GUY POLE
- ⊙ - WATER VALVE
- ⊙ - FIRE HYDRANT
- ⊙ - ELECTRICAL METER
- EP-EP- EDGE OF PAVEMENT
- ××× FENCE
- OHP-OHP- OVERHEAD POWER

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 85°20'21" E	20.00
L2	N 73°24'50" E	25.00

CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	21°14'49"	275.00	101.98
C2	26°26'39"	250.00	115.38



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:

- Comp Plan Amendment
- Rezone

Fee \$ 300.00

Paid 10/15/08 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.

- gjm* 1. Vicinity Map* showing site boundaries, existing roads and accesses, and existing utilities within the site and 100 feet beyond the site boundaries
- gjm* 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
- gjm* 4. SEPA checklist, if required
- gjm* 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 <u>10/07/08 <i>BN</i></u> <small>(date, initials)</small>	Application Complete <u>10/24/08 <i>BN</i></u> <small>(date, initials)</small>
Application: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions (attached) <input type="checkbox"/> 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:

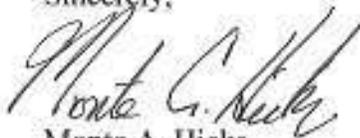
- 1) Growth Ordinance Section 17-16-040 subsection "T" states in part **(C-3) district provides for highway oriented or vehicle oriented uses that can benefit from highway exposure".**

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

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.

Another 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

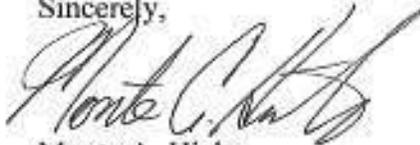
private which would provide for a pleasant residential atmosphere.

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,

A handwritten signature in black ink, appearing to read "Monte A. Hicks". The signature is fluid and cursive, with the first name "Monte" being the most prominent.

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,

A handwritten signature in black ink, appearing to read "Monte A. Hicks". The signature is stylized and cursive.

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

**CITY OF MCCLEARY
STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
(DNS)**

Proponent/Applicant: M & M Harbor Properties, LLC
P O Box 1492
Elma, WA 9851
360-482-4888

Jurisdiction/Lead Agency: City of McCleary

Responsible Official: Busse Nutley
City Administrator
100 South 3rd Street
McCleary, WA 98557
Contact via U.S. Mail or Fax (360) 495-3097

Date of Issuance: December 2, 2008

Comment Period:

This Determination of Non-significance (DNS) is issued under the State Environmental Policy Act (SEPA) as provided in WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the above date of issuance. Comments must be submitted to the Responsible Official by December 16, 2008. The applicant **shall not** begin work until after the comment period has expired and all other necessary permits, approvals, and authorizations have been granted.

Description of Proposal:

The project is a comprehensive plan change from single family residential to multifamily residential and a rezone from C-3 to R-2.

Location of Proposal:

The property is located at the southeast corner of McCleary Road and Mox Chehalis Road; Assessor's parcel 618051332004.

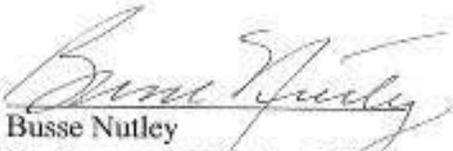
Threshold Determination:

The City of McCleary, acting as the SEPA lead agency for this Proposal, has determined that it **DOES NOT** have a probable significant adverse impact on the environment under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is open to the public on request. A copy of the environmental checklist is on file at McCleary City Hall, 100 South 3rd Street, McCleary, WA 98557.

Appeal Process:

This Determination of Non-significance may be appealed to the McCleary City Council from December 6, 2008 through December 16, 2008. The City establishes administrative appeal procedures under RCW 43.21C.075(3) and WAC 197-11-680. Any agency or person may appeal the City's procedural compliance with WAC 197-11 for issuance of this final DNS. You should be prepared to make specific factual objections. The 14-day comment period and the 10-day appeal period for this DNS run concurrently. Further details regarding the appeal process may be obtained from the Responsible Official.

Determination of Non-
Significance Issued by:



Busse Nutley
Environmental Review Officer

DEPARTMENT OF PUBLIC SERVICES
100 W. BROADWAY, SUITE 31
MONTESANO, WASHINGTON 98563-3614
PHONE (360) 249-4222
FAX (360) 249-3203



F. PAUL EASTER
DIRECTOR

CITY OF MCCLEARY

GRAYS HARBOR COUNTY DEC 05 2008
STATE OF WASHINGTON RECEIVED

Public Services

Kevin Varness, Asst. Director
Phone: 360-249-4222
Fax: 360-249-3203

Public Works

Russ Esses, Co. Engineer
Phone: 360-249-4222
Fax: 360-249-2155

Planning & Building

Brian Shea, Director
Phone: 360-249-5579
Fax: 360-249-3203

Environmental Health

Jeff Nelson, Director
Phone: 360-249-4413
Fax: 360-249-3203

Utilities & Development

Kevin Varness, Director
Phone: 360-249-4222
Fax: 360-249-3203

Facility Services

Dennis Selberg, Director
Phone: 360-249-4222
Fax: 360-249-2755

**Emergency & Risk
Management**

Anne Sullivan, Manager
Phone: 360-249-3911
Fax: 360-249-3805

Grays Harbor Co. Web Page
co.grays-harbor.wa.us

December 3, 2008

Busse Nutley
City of McCleary
100 South 3rd Street
McCleary, Washington 98557

RE: *Determination of Non-Significance*

Ms. Nutley:

Thank you for the opportunity to comment on the City of McCleary *Washington State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS)* associated with the M & M Harbor Properties LLC proposal for a change in comprehensive plan land use designation and zoning district designation for property located in the southeast corner of the intersection of McCleary Road and Mox Chehalis Road in the City of McCleary, Grays Harbor County, Washington.

Grays Harbor County has reviewed the threshold determination and concurs that the proposal does not represent a probable significant adverse impact to elements of either the natural or built environment.

Thank you again.

Sincerely,

Brian Shea
Director
Planning and Building Division

cc: Bob Beerbower, Grays Harbor County District 1 Commissioner
File

RECEIVED

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

2. Name of applicant:
3. Address and phone number of applicant and contact person:

4. Date checklist prepared:
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Wetland Delineation (Genesis Resource Consulting)
Dated Sept. 18, 2008
142 Lamprecht Road
Winlock, WA. 98596
(360) 520-2847
Copy Included

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

UNKNOWN

10. List any government approvals or permits that will be needed for your proposal, if known.

Approved Mitigated Wetland Setbacks

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Develop the east side of property (east side of wetland dividing property) and construct (two) eighteen unit residential complexes. Dedicate the area west of wetland to environmental preservation and/or public park area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1.99 Acre site inside the corner of the McCleary Rd / Mox Chehalis Road intersection next to the Mox Chehalis St. Rt. 8 interchange. TAX PAR. # 618051332004 SEC 13, TN 18N. R. 5 W. Grays Harbor County WA. (McCleary City Limits)

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.... Relatively flat with the exception of wet area

b. What is the steepest slope on the site (approximate percent slope)?

Approx 45° (inside wet area)

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Silty Clay Loam (see Report)

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No (see Report page 7 under "Geographic Setting" and "Drainage and Permeability")

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Minor grading only - to prepare for building dig out area

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

When soils of most sorts are exposed to heavy rainfall erosion "can occur" - In this case erosion would be minimal to non-existent (Wetland Areas will not be Altered)

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approx. 40%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Silt fence, straw and other standard measures as required

a. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction: A) heavy equip. emissions B) Minor dust
Post construction: standard vehicle emissions

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

utilize equipment with approved emissions devices

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes (Wet Area Drainage) Please refer to report as provided

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes (Please refer to site plan as provided)

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No (city water)

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None (City Sewer)

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will divert to vegetative treatment then to wet area runoff area

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not likely

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

sub-surface water retention prior to evacuation to wet area runoff

4. Plants

- a. Check or circle types of vegetation found on the site:

deciduous tree: alder maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation see wetland report as provided

- b. What kind and amount of vegetation will be removed or altered?

Black berry - Alder and grass

- c. List threatened or endangered species known to be on or near the site:

None Known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

- Preserve and enhance wetland area
- Re-vegetate area with native or similar following construction

5. Animals

Note - Our company will maintain ownership of property following completion

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbird, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

None Known

- c. Is the site part of a migration route? If so, explain.

Not To Our Knowledge

- d. Proposed measures to preserve or enhance wildlife, if any:

Preserve and Enhance Wetland Area - offer to donate area west of wetland to City of McCleary

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

① On Demand Water Heat ② LOW WATTAGE LIGHTING ③ Re-cycled siding
④ Solar Heat (supplement) ⑤ Recycled hard surfaces

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Very Limited Risk Standard To a Development

- 1) Describe special emergency services that might be required.

Ambulance - Fire truck - Police

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Maintain adequate supervision and monitoring

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Standard Construction

3) Proposed measures to reduce or control noise impacts, if any:

utilize approved mufflers on equipment

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Natural
- b. Has the site been used for agriculture? If so, describe.
No
- c. Describe any structures on the site.
None
- d. Will any structures be demolished? If so, what?
N.A.
- e. What is the current zoning classification of the site?
C-3
- f. What is the current comprehensive plan designation of the site?
Commercial
- g. If applicable, what is the current shoreline master program designation of the site?
N.A.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes - Please see report as provided
- i. Approximately how many people would reside or work in the completed project?
54
- j. Approximately how many people would the completed project displace?
0
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N.A.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Our company is currently requesting a zone change from C-3 to R-2 in an effort to preserve and enhance the wet area

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

36 units - medium income

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

0

- c. Proposed measures to reduce or control housing impacts, if any:

N.A.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

35'

- b. What views in the immediate vicinity would be altered or obstructed?

Possible future development in an property north of proposed site (Alder trees on site will be taller)

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Enhancement of wetland area will preserve Alder trees which are taller than complex.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

N.A.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Possible City Park on site if city accepts proposal to occupy area west of wetland
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
Proposed City Parks

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
Not To Our Knowledge
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None To Our Knowledge
- c. Proposed measures to reduce or control impacts, if any:
N.A.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. St. Rt. 8 - McCleary Rd
Max Chahali's Rd.
Please Refer to site plan as provided
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes
- c. How many parking spaces would the completed project have? How many would the project eliminate?
58 parking spaces
None Eliminated
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
New private road on site

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Estimate 50+ trips per day

g. Proposed measures to reduce or control transportation impacts, if any:

construct private road and entrance apron per engineering requirements

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes - Standard use of all the above

b. Proposed measures to reduce or control direct impacts on public services, if any.

Encourage use of Public Transportation

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity (G.H. P.U.D.) Telephone (Century Tel) Sewer (City of McCleary) Domestic Water (City of McCleary)

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: [Handwritten Signature] For Harbor Properties LLC

Date Submitted: 09/23/08

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Development increases potential for all of the above. It is our responsibility to limit these potential risks through responsible practices.

Proposed measures to avoid or reduce such increases are:

Responsible construction management and utilization of competent equipment and materials.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Our plan is to expand and enhance the wetland area in an effort to reduce the affect of change.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Enhance and expand wetland

3. How would the proposal be likely to deplete energy or natural resources?

Use of electricity

Proposed measures to protect or conserve energy and natural resources are:

High quality construction and utilization of recycled materials

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Increased population affects all of the above. In the case of our project the affects would be minimal.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Enhance and expand sensitive areas within the boundaries of our project.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N.A.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N.A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increased population

Proposed measures to reduce or respond to such demand(s) are:

Proper road engineering

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict

GENESIS RESOURCE CONSULTING

LAND DEVELOPMENT & ENVIRONMENTAL SPECIALISTS

142 Lamprecht Road Winlock, WA 98596

GRconsulting@juno.com

360-520-2847

Fax 360-785-0473

MOX CHEHALIS INTERCHANGE WETLAND DELINEATION REPORT Parcel # 618051332004

McCLEARY, WASHINGTON GRAYS HARBOR COUNTY

PREPARED FOR:

Mark Doyle
M&M Harbor Properties
P.O. Box 1492
Elma, WA 98541

PREPARED BY:

Genesis Resource Consulting
142 Lamprecht Rd
Winlock, Washington
98596
360-520-2847

September 18, 2008

TABLE OF CONTENTS

Background	3
Resource Concerns	3
Wetland Delineation	3-5
Results and Discussion	5-9
Summary	9
Literature Cited	10

Sheet 1: Vicinity Map

Sheet 2: Parcel / Test Pit Location Map

Sheet 3: Wetland Location Map

Sheet 4: Soils Map

Sheet 5: National Wetland Inventory Map

Appendix A: Test Plot Data Forms

Appendix B: Wetland Rating Sheets

BACKGROUND

This 1.99 acre parcel is located near State Route 8 and the Mox Chehalis Road interchange, within the city Limits of McCleary, Washington Grays Harbor County. Tax parcel #618051332004, Section 13 Township 18N Range 05W.

The current use at the site is vacant land designated C-3 for commercial use.

RESOURCE CONCERNS

Mapped wetlands and streams can be environmentally sensitive areas with local State or Federal regulators. Genesis Resource Consulting (GRC) has reviewed existing maps, historical photos and mapping for this area as well as made a site reconnaissance to determine resource concerns for wetlands, streams or other environmental issues at or adjacent to this parcel.

WETLAND DELINEATION

Genesis Resource Consulting completed a field review of the project site and subsequent wetland delineation. The delineation occurred on September 10, 2008 in sunny, dry weather conditions.

WETLAND DELINEATION METHODOLOGY

Genesis Resource Consulting (GRC) completed the wetland delineation for M&M Harbor Properties. The delineation followed the Routine Determination Method described as per the U.S. Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Washington State Wetlands Identification and Delineation Manual (WSDOE 1997). According to the manuals, jurisdictional wetlands are defined as:

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

The Routine Determination Method uses three parameters to determine if wetlands exist in a given area: hydrophytic vegetation, hydric soils and wetland hydrology.

Except in certain situations defined in the manual, evidence of a minimum of one positive wetland indicator from two of the three parameters (hydrology, soil, and vegetation) must be found in order to make a positive wetland determination.

Prior to evaluating the site, GRC reviewed existing information to assist with the determination of wetland occurrences on the project site. This review included the Grays Harbor County Soil Survey, National Wetland Inventory maps, USGS Topographic Quadrangle maps and aerial photographs.

In order to conduct the wetland delineation, GRC established numerous data observation points within the confines of the project area that corresponded with the terrain features, vegetation patterns, mapped soil areas, and hydrologic indicators. Of these data observation points four (4) locations were chosen as representative samples for data sheets.

GRC characterized the vegetation, soils, and hydrology at each of the observation points and used the information gathered as a basis for making the wetland determinations.

Vegetation on the site was compared to the National List of Plant Species that Occur in Wetlands: 1988 - Northwest (Region 9) (Reed 1988) to determine plant wetland indicator status. This list places plants into four categories:

Obligate wetland plants (OBL) -- plants likely to occur in wetlands greater than 99 percent of the time.

Facultative wetland plants (FACW) -- plants likely to occur in wetlands 67 to 99 percent of the time.

Facultative plants (FAC) -- plants equally likely to occur in wetland and non-wetland areas (34-66 percent of the time).

Facultative upland plants (FACU) -- plants that only occur in wetlands 1 to 33 percent of the time.

Hydrophytic vegetation are macrophytic plants that occur in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. The vegetation occurring in a wetland may consist of more than one plant community. Hydrophytic vegetation is present when more than 50 percent of the dominant species have an indicator status of OBL, FACW, and/or FAC.

Hydric soils are classified into two broad categories: organic and mineral. Organic soils (Histosols) develop under conditions of nearly continuous saturation and/or inundation. Organic hydric soils are commonly known as peats and mucks. All other hydric soils are mineral soils. Mineral soils have a wide range of textures (sandy to clayey) and colors (red to gray). Mineral hydric soils are those periodically saturated for sufficient duration to produce chemical and physical soil properties associated with a reducing environment. They are usually gray and/or mottled immediately below the surface horizon, or they have thick, dark-colored surface layers overlying gray or mottled subsurface horizons.

The project site was examined for areas of evident wetland hydrology characteristics. These include areas where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetation typically adapted for life in periodically anaerobic soil conditions.

RESULTS AND DISCUSSION

National Wetland Inventory Mapping indicates a stream (Senn Creek) and an emergent scrub shrub wetland is associated with this site. GIS mapping does not indicate a wetland but does indicate a stream channel through the parcel location.

SOILS

The Soil Survey of Grays Harbor County shows the only soil unit on the property to be Olympic Clay Loam. A brief soil description for this series follows.

Map Unit Description 106

The Olympic series consists of very deep, well drained soils formed in residuum and colluvium weathered from basic igneous rocks. Olympic soils are on stable summits of foothills and mountains and have slopes of 0 to 65 percent. The average annual precipitation is about 60 inches and the average annual air temperature is about 52 degrees F.

TAXONOMIC CLASS: Fine, mixed, active, mesic Xeric Palehumults

TYPICAL PEDON: Olympic silty clay loam, forest. (Colors are for moist soil unless otherwise stated. Entire profile was moist when described.)

A—0 to 6 inches; dark brown (7.5YR 3/2) silty clay loam, brown (7.5YR 5/2) dry; strong, very fine and fine subangular blocky and moderate fine granular structure; hard, friable, slightly sticky and plastic; many roots; many very fine irregular pores; 2 percent concretions; slightly acid (pH 6.2); clear smooth boundary. (4 to 7 inches thick)

ABc—6 to 13 inches; dark reddish brown (5YR 3/3) silty clay loam, brown (7.5YR 5/4) dry; strong very fine and fine subangular blocky structure; hard, friable, slightly sticky and plastic; many roots; many very fine irregular pores; 5 percent concretions; few faint clay films on faces of peds and in pores; moderately acid (pH 5.8); gradual smooth boundary. (5 to 10 inches thick)

Bt1—13 to 21 inches; dark reddish brown (5YR 3/4) silty clay loam, brown (7.5 YR 5/4) dry; moderate medium fine and very fine subangular blocky structure; hard, friable, slightly sticky and plastic; many roots; many very fine irregular and common very fine tubular pores; 2 percent concretions; common faint clay films on faces of peds and in pores; moderately acid (pH 5.8); gradual smooth boundary. (2 to 15 inches thick)

Bt2—21 to 34 inches; yellowish red (5YR 4/6) silty clay, reddish brown (5YR 5/4) dry; moderate coarse subangular blocky structure that parts to medium fine subangular blocky; hard, friable; slightly sticky and very plastic; common roots; common very fine tubular and irregular pores; many faint and distinct clay films on faces of peds and in pores; moderately acid (pH 5.8); gradual smooth boundary. (4 to 20 inches thick)

Bt3—34 to 53 inches; yellowish red (5YR 4/6) clay, moist and dry; moderate medium and fine subangular blocky structure; hard, friable, slightly sticky and plastic; common roots; many very fine and common fine tubular pores; many faint and distinct clay films on faces of peds and in pores; moderately acid (pH 5.6); gradual smooth boundary. (6 to 20 inches thick)

Bt4—53 to 65 inches; yellowish red (5YR 4/8) clay, yellowish red (5YR 4/6) dry; moderate medium and fine subangular and angular blocky structure; hard, firm, slightly sticky and plastic; few roots; common very fine and fine tubular pores; many faint and distinct clay films on faces of peds and in pores; 7 percent concretions; strongly acid (pH 5.3); gradual smooth boundary. (4 to 22 inches thick)

Bt5—65 to 100 inches; yellowish red (5YR 4/8) rubbed, dark red (2.5YR 3/6) (80 percent) and reddish brown (5YR 4/4) (20 percent) clay, yellowish red (5YR 4/6) rubbed, red (2.5YR 4/6) (80 percent), yellowish red (5YR 5/8) (20 percent) dry; moderate coarse and very coarse angular blocky that parts to medium and fine subangular and angular blocky structure; hard, firm, slightly sticky and plastic; few roots; common very fine tubular pores; many faint and distinct clay films on faces of peds and in pores; very strongly acid (pH 5.0); abrupt wavy boundary. (0 to 45 inches thick)

Cr—100 to 115 inches; strongly weathered basalt; very strongly acid (pH 4.8).

TYPE LOCATION: Lewis County, Washington; about 2 miles southwest of Adna; 200 feet north, 625 feet east of southwest corner, sec. 17, T. 13 N., R. 3 W.

RANGE IN CHARACTERISTICS: Average annual soil temperature at a depth of 20 inches ranges from 47 to 54 degrees F. Olympic soils are usually moist but are dry in all parts between depths of 4 and 12 inches for 45 to 60 consecutive days within the 3 months following the summer solstice. The solum thickness ranges from 60 to more than 100 inches. Hue is 7.5 YR or 5YR throughout the solum. The particle-size control section averages 15 to 25 percent sand coarser than very fine sand and 35 to 60 percent clay. Texture is clay loam, silty clay loam, silty clay, or clay. The ratio of calcium to magnesium in the particle-size control section is 2 to 4. Base saturation by sum of cations at 1.8 meters below the soil surface is less than 35 percent.

The A and AB horizons have value of 3 or 4 moist, 4 or 5 dry, and chroma of 2 or 3 moist, 2 to 4 dry. Texture is loam, silt loam, clay loam, or silty clay loam. Reaction ranges from slightly acid to very strongly acid.

The Bt horizon has value of 3 or 4 moist, 4 to 6 dry, and chroma of 4 to 8 moist or dry. It is clay loam, silty clay loam, silty clay or clay. Below the particle-size control section rock

fragments range from none to about 75 percent and clay ranges from 35 to 60 percent. Reaction is moderately acid to very strongly acid.

GEOGRAPHIC SETTING: Olympic soils are on stable summits of foothills and mountains at elevations of 200 to 2,000 feet. Slopes are 0 to 65 percent. The soils formed in residuum and colluvium weathered from basic igneous rocks. The climate is marine-type with cool, dry summers and mild, wet winters. Average annual precipitation is 40 to 70 inches. Mean January temperature is about 38 degrees F, mean July temperature is about 65 degrees F, average annual temperature is about 52 degrees F. The frost-free season is 150 to 200 days. The growing season (28 degrees F) is 175 to 240 days.

DRAINAGE AND PERMEABILITY: Well drained; slow to medium runoff; moderate permeability.

USE AND VEGETATION: Olympic soils are mostly in forests. Native vegetation is Douglas-fir, red alder, western hemlock, western redcedar, and bigleaf maple and an understory of salal, vine maple, western swordfern, Oregon-grape, western brackenfern, red huckleberry, trailing blackberry and Pacific trillium.

DISCUSSION

Soils identified during field sampling generally matched the Olympic series for the upland areas. The soils inside the delineated boundary did meet criteria for hydric soils and had major secondary indicators of long term saturation. During the delineation, the soils were verified with soil test plot data for hue and chroma. Test pits were dug to identify these characteristics.

Test pits were similar for most of the site. Test pits in the wetland revealed Colors of 10 YR 2/1 near the surface and 10 YR 3/2 with various 10 YR 4/6 and 5 YR 4/6 models. Hydrology indicators were present at the surface in all wetland test pits. Upland test pits showed color of 10 YR 3/4 and 5 YR 3/3, with no primary or secondary indicators.

These soil sample test pits, along with the vegetation, were used to develop a wetland delineation boundary (Sheet3) that corresponds to the presence of primary and secondary wetland indicators for hydric soils.

PLANT SPECIES PRESENT

The plant community is moderately diverse with heavy inclusions of blackberry. A canopy of Alder occurring from previous disturbance is present on the SE boundary of the wetland.

Some of the species documented are as follows:

Slough sedge / water (*Carex obtusata* – OBL)
Himalayan Blackberry (*Rubus discolor* – FACU-)

Red Alder (*Alnus rubra* – FAC)
Buttercup (*Ranunculus repens* – FACW)
Cattail, Broad-Leaf (*Typha Latifolia*-OBL)
Soft Rush (*Juncus Effusus* –FACW)
Horse Tail (*Equisetum Arvense* – FAC)
Trailing Blackberry (*Rubus Ursinus* – non indicator)
Tall Fescue (*Festuca arundinacea* – FAC)
Reed canarygrass (*Phalaris arundinacea* – FACW)
Grass, Orchard (*Dactylis Glomerat*-FACU)
Dandelion (*Taraxacum officinale* – FACU)
Velvetgrass (*Holcus lanatus* – FAC).
Pacific Willow (*Salix lucida* – FACW+)
Hardhack (*Spiraea douglasii* - FACW)
Bracken Fern (*Pteridium aquilinum* – FACU)
Salmonberry (*Rubus spectabilis*, FAC+)

The vegetation for this site does change from slope breaks onto the drainage flat. Vegetation on the top benches of the site appears to be exclusively upland plants.

WETLANDS

A wetland associated with Senn Creek has been flagged running through the North central portion of the parcel. This wetland scored 46 points under the Washington State Wetland Rating System (See Appendix B) as a class III wetland. This wetland is a riverine wetland that scores high values for hydrology, water quality and moderate for habitat.

The City of McCleary regulates wetlands through the City Code Chapter 18.08; Critical Areas and Resource Lands. This regulation provides for Category III wetlands to receive a 50' buffer from the delineated wetland edge.

The identified wetland at this site would also be regulated by the U.S. Army Corps of Engineers, Seattle WA Office. Any activity to alter or divert this wetland or stream channel would require permits under the COE Regulatory Branch. Since this wetland is associated with a stream channel, a Hydraulic Project Approval (HPA) from the Washington State Department of Fish and Wildlife would be required.

A mitigation proposal, if desired, could propose to reduce the buffers of the wetland or to average buffers to allow for road improvements or access to the proposed development area. This mitigation proposal could include the enhancement of the existing wetland in exchange for a reduced buffer setback. GRC recommends a buffer reduction strategy over a fill proposal for the wetland if possible.

To provide for reasonable use at this site while avoiding impacts to the stream and wetland, this site would likely need some alterations in City zoning to make development feasible. GRC recommends the pursuit of a zoning change while avoiding impacts to the critical areas of the site.

SUMMARY

GRC has completed a wetland delineation to determine wetland boundaries. A riverine wetland associated with Senn Creek has been identified on site. This wetland has been rated as a class III wetland with a minimum 50' buffer set back.

This wetland creates severe challenges to the development of this site for highway commercial use. To provide for reasonable use, a change in zoning should be applied for. A buffer reduction or averaging could be proposed to allow access without damage to the wetland or water quality.

Please note that these determinations are subject to approval by the regulatory authority (City of McCleary, COE, and DOE) and are intended to be the best possible representation of environmental concerns and wetlands associated with this property. While the field reconnaissance has been extensive, additional environmental issues may exist.

LITERATURE CITED

Department of the Army. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Soil Survey of Grays Harbor County Washington.
USDA soil Conservation Service.

Kollmorgen Instruments Corporation. 1990. Munsell Soil Color Charts. Macbeth Division of Kollmorgen Instruments Corporation, 2441 North Calvert Street, Baltimore, Maryland.

Reed, P.B., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). U.S. Fish & Wildlife Service Biological Report 88(26.9). 89pp.

Hruby, T. 2004. Washington State Wetland Rating System for Western Washington.
Publication # 04-06-025

City of McCleary Washington Municipal Code. Chapter 18.08.08 Critical Areas; Wetlands.
February 27, 2008

MAPQUEST.

0 200 m
600 ft

PROJECT LOCATION



© 2008 MapQuest Inc.

Map Data © 2008 NAVTEQ or TeleAtlas



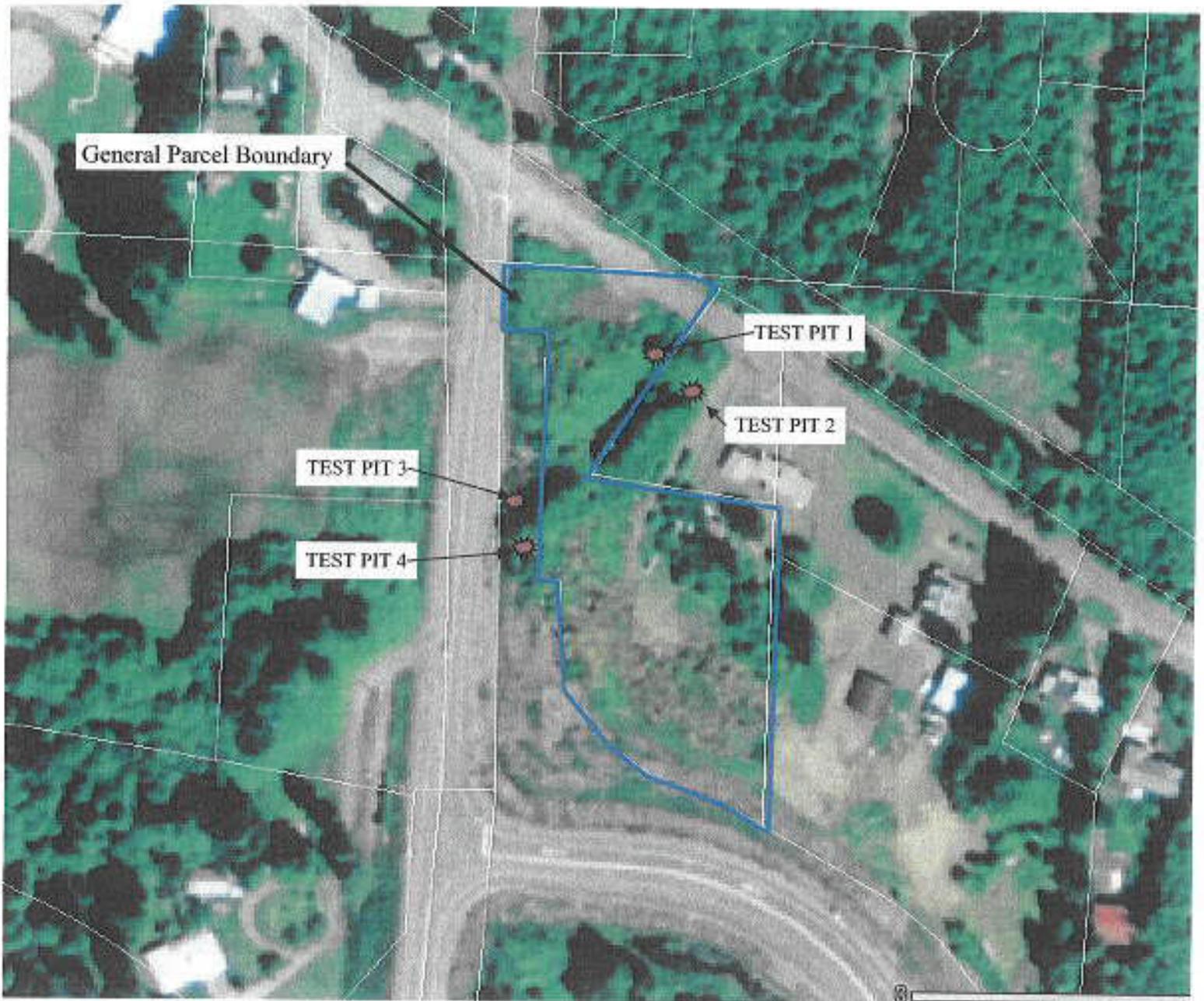
GENESIS RESOURCE CONSULTING
 LAND DEVELOPMENT &
 ENVIRONMENTAL SPECIALISTS

142 Lamprecht Road Winlock, WA 98596
 GRconsulting@juno.com
 360-520-2847

**MOX CHEHALIS INTERCHANGE
 WETLAND DELINEATION**

**MARK DOYLE
 McCLEARY WASHINGTON
 GRAYS HARBOR COUNTY**

SHEET 1



GENESIS RESOURCE CONSULTING
LAND DEVELOPMENT &
ENVIRONMENTAL SPECIALISTS

142 Lamprecht Road Winlock, WA 98596
GRconsulting@juno.com
360-520-2847

**MOX CHEHALIS INTERCHANGE
WETLAND DELINEATION**

**MARK DOYLE
McCLEARY WASHINGTON
GRAYS HARBOR COUNTY**

**SHEET 2
PARCEL / TEST PIT MAP**



GENESIS RESOURCE CONSULTING
LAND DEVELOPMENT &
ENVIRONMENTAL SPECIALISTS

142 Lamprecht Road Winlock, WA 98596
GRconsulting@juno.com
360-520-2847

**MOX CHEHALIS INTERCHANGE
WETLAND DELINEATION**

MARK DOYLE
McCLEARY WASHINGTON
GRAYS HARBOR COUNTY

**SHEET 3
WETLAND LOCATION MAP**

Soils listed as Olympic
Clay Loam for entire site



USDA
Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

5/15/2008
Page 1 of 3



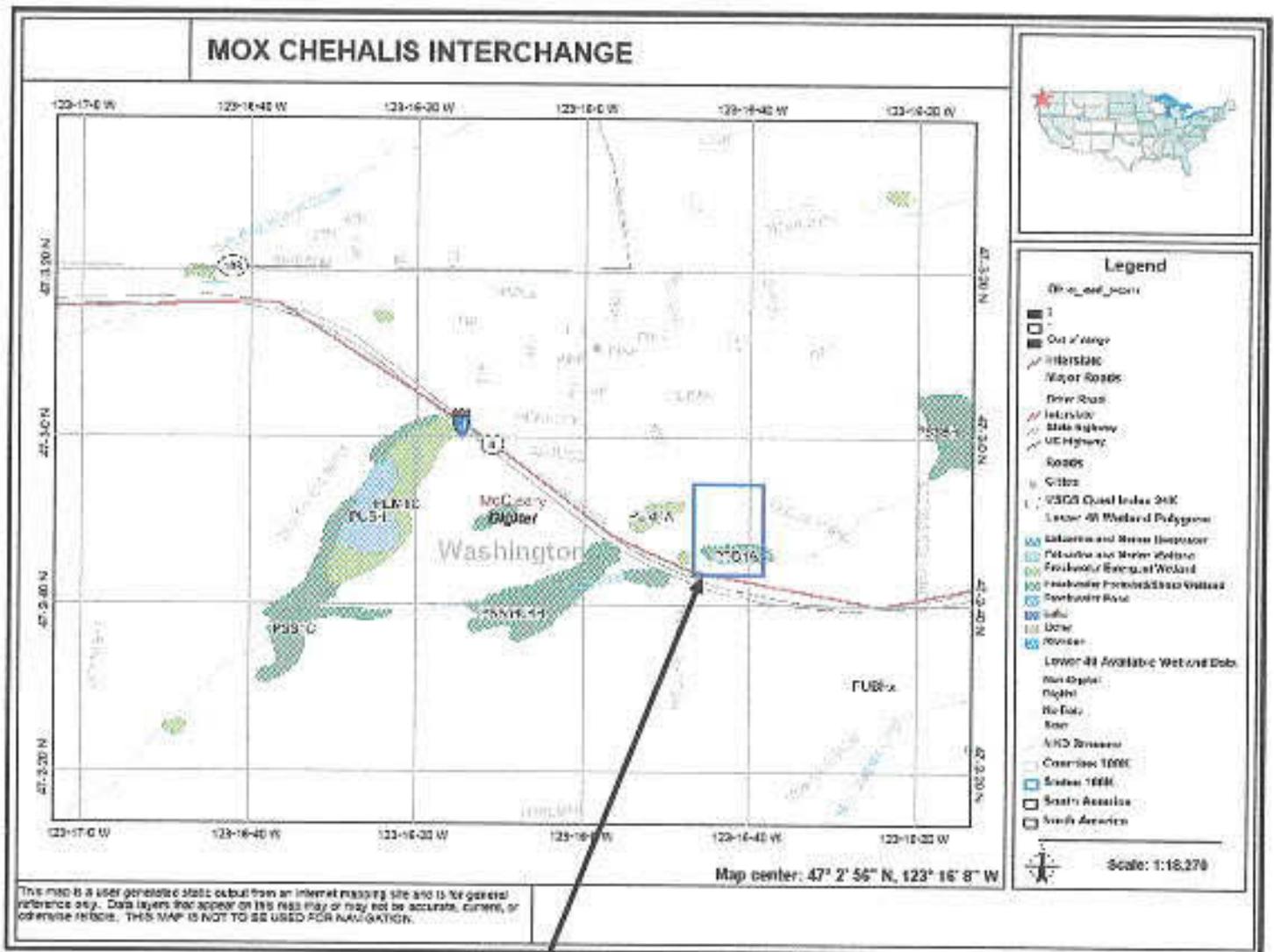
GENESIS RESOURCE CONSULTING
LAND DEVELOPMENT &
ENVIRONMENTAL SPECIALISTS

142 Lamprecht Road Winlock, WA 98596
GRconsulting@juno.com
360-520-2847

**MOX CHEHALIS INTERCHANGE
WETLAND DELINEATION**

**MARK DOYLE
McCLEARY WASHINGTON
GRAYS HARBOR COUNTY**

**SHEET 4
SOILS MAP**



**Project area with identified stream and emergent scrub shrub wetland
(wetland and stream location slightly miss mapped)**



N

**MOX CHEHALIS INTERCHANGE
WETLAND DELINEATION**

**MARK DOYLE
McCLEARY WASHINGTON
GRAYS HARBOR COUNTY**

**SHEET 5
NATIONAL WETLANDS
INVENTORY MAP**

GENESIS RESOURCE CONSULTING

**LAND DEVELOPMENT &
ENVIRONMENTAL SPECIALISTS**

142 Lamprecht Road Winlock, WA 98596
GReconsulting@juno.com
360-520-2847

WETLAND DELINEATION REPORT

APPENDIX A

TEST PLOT DATA FORMS

GENESIS RESOURCE CONSULTING

LAND DEVELOPMENT &
ENVIRONMENTAL SPECIALISTS

142 Lamprecht Road Winlock, WA 98596
GRconsulting@juno.com
360-520-2847

Routine Onsite Determination

Project Name:	MOX CHEHALIS INTERCHANGE WETLAND DELINEATION	Fieldwork Date:	09/10/08
Site Location:	Hwy 8 & Mox Chehalis Rd	County:	GH State: WA
Applicant/Owner:	M&M Harbor Properties (See Report)	Investigator(s):	SB
Land Form:	Riverine	Plant Community	Emergent SS
Plot	TP 1 Location NE WETLAND		
Do normal conditions exist on site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Has site been significantly disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is this a potential problem site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Vegetation

Species/Indicator Status	Stratum	% Cover	Species/Indicator Status	Stratum	% Cover
Slough sedge / water (<i>Carex oluopila</i> - OBL)	H	40	Hardhack (<i>Spiraea douglasii</i> - FACW)	S	30
Pacific Willow (<i>Salix lasio</i> - FACW+)	S	10	Red Alder (<i>Alnus rubra</i> - FAC)	T	10
Salmonberry (<i>Rubus spectabilis</i> , FAC+)	S	10			

% Dominant (✓) 100%

Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks:

Soil

Mapped Series:	Olympic Clay Loam	Taxonomy:	Fine, mixed, active, mesic Xeric Palehumults	
On hydric soil list?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Confirmed map soil type or inclusion:	Yes with inclusions	
Horizon	Depth	Matrix Color	Redoximorphic Features	Texture, Other
A	0-9"	10YR 2/1		Organic
	9-12"	10 YR 3/2	10YR 4/6 Mottles	Silty clay
Hydric Soil Indicators	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
<input type="checkbox"/> Histosol/Histic Epipedon	<input type="checkbox"/> On Hydric Soils List	<input type="checkbox"/> Gleyed		
<input type="checkbox"/> Sulfidic Odor	<input checked="" type="checkbox"/> Reducing Conditions	<input type="checkbox"/> High Organic Content in Surface for Sandy Soils		
<input type="checkbox"/> Concretions/Nodules within 3 inches	<input type="checkbox"/> Organic Pan/Streaking in Sandy Soils	<input type="checkbox"/> Other		
<input checked="" type="checkbox"/> Redox. Features within 10 inches	<input type="checkbox"/> Regional Indicators			
Is the 1987 Manual hydric Soil criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Remarks:				

Hydrology

Recorded Data			
Recorded Data Available:	<input type="checkbox"/>	Aerial Photos:	<input type="checkbox"/>
Stream Gauge:	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Field Data			
Depth of Inundation:	surface	Depth to Saturation:	surface
		Depth to Free Water:	surface
Primary Hydrology Indicators:		Secondary Hydrology Indicators:	
<input checked="" type="checkbox"/> Inundated	<input type="checkbox"/> Drift Lines	<input checked="" type="checkbox"/> Oxidized Root Channels (upper 12 inches)	<input checked="" type="checkbox"/> FAC-Neutral Test
<input type="checkbox"/> Saturated within 12 in.	<input type="checkbox"/> Sediment Deposits	<input type="checkbox"/> Local Soil Survey	<input type="checkbox"/> Water Marks
<input checked="" type="checkbox"/> Wetland Drainage Pattern: Swale	<input type="checkbox"/> Water Stained Leaves	<input type="checkbox"/> Other:	Growing Season: YES
Is the 1987 Manual hydrology criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks:			

Determination

Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

Routine Onsite Determination

Project Name:	MOX CHEHALIS INTERCHANGE WETLAND DELINEATION	Fieldwork Date:	09/10/08
Site Location:	Hwy 8 & Mox Chehalis Rd	County:	GH State: WA
Applicant/Owner:	M&M Harbor Properties (See Report)	Investigator(s):	SB
Land Form:	Riverine	Plant Community	Emergent SS
Plot	TP 2	Location	See Sheet 2 Test Pit Location Map
Do normal conditions exist on site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Has site been significantly disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is this a potential problem site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Vegetation

Species/Indicator Status	Stratum	% Cover	Species/Indicator Status	Stratum	% Cover
Bracken Fern (<i>Pteridium aquilinum</i> - FACU)	II	10			
Himalayan Blackberry (<i>Rubus discolor</i> - FACU)	V	80	Red Alder (<i>Alnus rubra</i> - FAC)	T	10
% Dominant (+) 10%					
Is the 1987 Manual hydrophytic vegetation criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Remarks:					

Soil

Mapped Series	Olympic Clay Loam	Taxonomy	Fine, mixed, active, mesic Xeric Palehumults	
On hydric soil list?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Confirmed map soil type or inclusion?	Yes with inclusions	
Horizon	Depth	Matrix Color	Redoximorphic Features	Texture, Other
A	0-12"	10YR 3/4		Silty Clay
Hydric Soil Indicators Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<input type="checkbox"/> Histosol/Histic Epipedon	<input type="checkbox"/> On Hydric Soils List	<input type="checkbox"/> Gleyed		
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> High Organic Content in Surface for Sandy Soils		
<input type="checkbox"/> Concretions/Nodules within 3 inches	<input type="checkbox"/> Organic Part/Streaking in Sandy Soils	<input type="checkbox"/> Other		
<input type="checkbox"/> Redox. Features within 10 inches	<input type="checkbox"/> Regional Indicators			
Is the 1987 Manual hydric Soil criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Remarks:				

Hydrology

Recorded Data					
Recorded Data Available:	<input type="checkbox"/>	Aerial Photos:	<input type="checkbox"/>	Stream Gauge	<input type="checkbox"/>
Field Data					
Depth of Inundation:	None	Depth to Saturation:	None	Depth to Free Water:	None
Primary Hydrology Indicators:			Secondary Hydrology Indicators:		
<input type="checkbox"/> Inundated	<input type="checkbox"/> Drift Lines	<input type="checkbox"/> Oxidized Root Channels (upper 12 inches)	<input type="checkbox"/> FAC- Neutral Test		
<input type="checkbox"/> Saturated within 12 in.	<input type="checkbox"/> Sediment Deposits	<input type="checkbox"/> Local Soil Survey	<input type="checkbox"/> Water Marks		
<input type="checkbox"/> Wetland Drainage Pattern: Swale	<input type="checkbox"/> Water Stained Leaves	<input type="checkbox"/> Other:	Growing Season: YES		
Is the 1987 Manual hydrology criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Remarks:					

Determination

Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

Routine Onsite Determination

Project Name:	MOX CHEHALIS INTERCHANGE WETLAND DELINEATION	Fieldwork Date:	09/10/08
Site Location:	Hwy 8 & Mox Chehalis Rd	County:	GH State: WA
Applicant/Owner:	M&M Harbor Properties (See Report)	Investigator(s):	SB
Land Form:	Riverine	Plant Community	Emergent SS
Plot	TP 3 Location NE WETLAND		
Do normal conditions exist on site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Has site been significantly disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Is this a potential problem site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Vegetation

Species/Indicator Status	Stratum	% Cover	Species/Indicator Status	Stratum	% Cover
Slough sedge / water (<i>Carex obnupta</i> - OBL)	H	40	Hardhack (<i>Spiraea douglasii</i> - PACW)	S	10
Pacific Willow (<i>Salix lasiolepis</i> - FACW+)	S	10	Red Alder (<i>Alnus rubra</i> - FAC)	T	10
Soft Rush (<i>Juncus Effusus</i> - FACW)	H	10	Cattail, Broad-Leaf (<i>Typha Latifolia</i> - OBL)	EH	20
% Dominant (+) 100%					
Is the 1987 Manual hydrophytic vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
Remarks:					

Soil

Mapped Series	Olympic Clay Loam	Taxonomy	Fine, mixed, active, mesic Xeric Palehumults	
On hydric soil list?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Confirmed map soil type or inclusion:	Yes with inclusions	
Horizon	Depth	Matrix Color	Redoximorphic Features	Texture, Other
A	0-9"	10YR 2/1		Organic
	9-12"	10 YR 3/2	5YR 3/4 Mottles	Silty clay
Hydric Soil Indicators Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
<input type="checkbox"/> Histosol/Histic Epipedon	<input type="checkbox"/> On Hydric Soils List	<input type="checkbox"/> Gleyed		
<input type="checkbox"/> Sulfidic Odor	<input checked="" type="checkbox"/> Reducing Conditions	<input type="checkbox"/> High Organic Content in Surface for Sandy Soils		
<input type="checkbox"/> Concretions/Nodules within 3 inches	<input type="checkbox"/> Organic Pan/Streaking in Sandy Soils	<input type="checkbox"/> Other		
<input checked="" type="checkbox"/> Redox. Features within 10 inches	<input type="checkbox"/> Regional Indicators			
Is the 1987 Manual hydric Soil criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Remarks:				

Hydrology

Recorded Data							
Recorded Data Available:	<input type="checkbox"/>	Aerial Photos:	<input type="checkbox"/>	Stream Gauge:	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Field Data							
Depth of Inundation:	surface	Depth to Saturation:	surface	Depth to Free Water:	surface		
Primary Hydrology Indicators:			Secondary Hydrology Indicators:				
<input checked="" type="checkbox"/> Inundated	<input type="checkbox"/> Drift Lines	<input checked="" type="checkbox"/> Oxidized Root Channels (upper 12 inches)	<input checked="" type="checkbox"/> FAC- Neutral Test				
<input type="checkbox"/> Saturated within 12 in.	<input type="checkbox"/> Sediment Deposits	<input type="checkbox"/> Local Soil Survey	<input type="checkbox"/> Water Marks				
<input checked="" type="checkbox"/> Wetland Drainage Pattern: Swale	<input type="checkbox"/> Water Stained Leaves	<input type="checkbox"/> Other:	Growing Season:	YES			
Is the 1987 Manual hydrology criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>							
Remarks:							

Determination

Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

Routine Onsite Determination

Project Name:	MOX CHEHALIS INTERCHANGE WETLAND DELINEATION	Fieldwork Date:	09/10/08
Site Location:	Hwy 8 & Mox Chehalis Rd	County:	GH State: WA
Applicant/Owner:	M&M Harbor Properties (See Report)	Investigator(s):	SB
Land Form:	Riverine	Plant Community	Emergent SS
Plot	TP 4	Location	See Sheet 2 Test Pit Location Map
Do normal conditions exist on site?	Yes <input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has site been significantly disturbed?	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Is this a potential problem site?	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Vegetation

Species/Indicator Status	Stratum	% Cover	Species/Indicator Status	Stratum	% Cover
Himalayan Blackberry (<i>Rubus discolor</i> - FACU)	V	60	Red Alder (<i>Alnus rubra</i> - FAC)	T	40
			% Dominant (✓) 40%		
Is the 1987 Manual hydrophytic vegetation criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Remarks:					

Soil

Mapped Series:	Olympic Clay Loam	Taxonomy:	Fine, mixed, active, mesic Xeric Palehumults	
On hydric soil list?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Confirmed map soil type or inclusion:	Yes with inclusions	
Horizon	Depth	Matrix Color	Redoximorphic Features	Texture, Other
A	0-12"	5YR 3/3		Silty Clay
Hydric Soil Indicators Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<input type="checkbox"/> Histosol/Histic Epipedon	<input type="checkbox"/> On Hydric Soils List	<input type="checkbox"/> Gleyed		
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> High Organic Content in Surface for Sandy Soils		
<input type="checkbox"/> Concretions/Nodules within 3 inches	<input type="checkbox"/> Organic Pan/Streaking in Sandy Soils	<input type="checkbox"/> Other		
<input type="checkbox"/> Redox. Features within 10 inches	<input type="checkbox"/> Regional Indicators			
Is the 1987 Manual hydric Soil criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Remarks:				

Hydrology

Recorded Data					
Recorded Data Available:	<input type="checkbox"/>	Aerial Photos:	<input type="checkbox"/>	Stream Gauge	<input type="checkbox"/>
Field Data					
Depth of Inundation:	None	Depth to Saturation:	None	Depth to Free Water:	None
Primary Hydrology Indicators:			Secondary Hydrology Indicators:		
<input type="checkbox"/> Inundated	<input type="checkbox"/> Drift Lines	<input type="checkbox"/> Oxidized Root Channels (upper 12 inches)	<input type="checkbox"/> FAC- Neutral Test		
<input type="checkbox"/> Saturated within 12 in.	<input type="checkbox"/> Sediment Deposits	<input type="checkbox"/> Local Soil Survey	<input type="checkbox"/> Water Marks		
<input type="checkbox"/> Wetland Drainage Pattern: Swale	<input type="checkbox"/> Water Stained Leaves	<input type="checkbox"/> Other:	Growing Season: YES		
Is the 1987 Manual hydrology criterion met? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Remarks:					

Determination

Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Remarks:		

WETLAND DELINEATION REPORT

APPENDIX B

**WASHINGTON STATE
WETLAND RATING SYSTEM
WETLAND RATING FORM**

GENESIS RESOURCE CONSULTING

**LAND DEVELOPMENT &
ENVIRONMENTAL SPECIALISTS**

142 Lamprecht Road Winlock, WA 98596
GReconsulting@juno.com
360-520-2847

Wetland Rating Form

Washington State Wetland Rating System for Western Washington

Rating Summary

Wetland Name or Designation	MOX CHEHALIS INTERCHANGE
Location (S,T,R)	S-13 T-18N R-05W
Completed by	Scott Brummer
Affiliation	Genesis Resource Consulting
Date of site visit	9/10/2008

Rating Based on Functions	Category III
Water Quality Function Score	16
Hydrologic Function Score	12
Habitat Function Score	18
Total	46
Rating based on Special Characteristics	N/A
Final Rating	Category III

Special Wetland Type	N/A
HGM Class	Riverine
Rating Form Class	Riverine

Considerations for Special Protection	y/n
Has the wetland been documented as habitat for any Federally listed Threatened or Endangered species?	n
Has the wetland been documented as habitat for any State listed Threatened or Endangered species?	n
Are Priority Species listed by Washington Department of Fish and Wildlife present?	n
Is the wetland designated as a "Wetland of Local Significance" by the local jurisdiction?	n

46

Riverine and Freshwater Tidal Fringe Wetlands		
Water Quality Functions		
R1. Does the wetland have the potential to improve water quality? (see p. 50)		
1.1 Area of Surface depressions within the riverine wetland that can trap sediments during a flooding event:		
No depressions present (0)	▼	0
1.2 Characteristics of the vegetation in the wetland:		
Forest or shrub > 2/3 the area of the wetland (8)	▼	8
R1 Subtotal		8
R2. Does the wetland have the opportunity to improve water quality? (see p. 53)		
<i>Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland? Note which of the following conditions provide the sources of pollutants.</i>		
Grazing in the wetland or within 150 ft.	<input type="checkbox"/>	
Untreated stormwater discharges to wetland	<input checked="" type="checkbox"/>	
Tilled fields or orchards within 150 ft. of wetland	<input type="checkbox"/>	
A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging	<input checked="" type="checkbox"/>	
Residential, urban areas, golf courses are within 150 ft. of wetland	<input checked="" type="checkbox"/>	
Wetland is fed by groundwater high in phosphorus or nitrogen	<input type="checkbox"/>	
Other (Note)	<input type="checkbox"/>	
Multiplier		2
TOTAL for Water Quality Functions		16

Riverine and Freshwater Tidal Fringe Wetlands		
Hydrologic Functions		
R3. Does the wetland have the potential to reduce flooding and erosion? (see p. 54)		
3.1 Characteristics of the overbank storage the wetland provides:		
<i>Estimate the average width of the wetland perpendicular to the direction of the flow and the width of the stream or river channel (distance between banks).</i>		
<i>Calculate the ratio: (width of wetland)/(width of channel)</i>		
If the ratio is 1 - < 5 (2)	▼	2
3.2 Characteristics of the vegetation that slow down water velocities during floods:		
<i>Treat large woody debris as "forest or shrub". Choose the points appropriate for the best description.</i>		
Forest of shrub for > 1/10 are OR emergent plants > 1/3 area (4)	▼	4
R3 Subtotal		6
R4. Does the wetland have the opportunity to to reduce flooding and erosion? (see p. 57)		
<i>Answer YES if the wetland is in a location in the watershed where flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows.</i>		
<i>Note which of the following apply:</i>		
There are human structures or activities downstream (roads bridges, farms) that can be damaged by flooding.	<input type="checkbox"/>	
There are natural resources downstream (e.g. salmon redds) that can be damaged by flooding.	<input checked="" type="checkbox"/>	
Other (Note)	<input type="checkbox"/>	
<i>(Answer NO if the major source of water to the wetland is controlled by a reservoir of the wetland is a tidal fringe along the sides of a dike)</i>		
Multiplier		2
TOTAL for Hydrologic Functions		12

All Wetlands

Habitat Functions

H1. Does the wetland have the potential to provide habitat for many species?

1.1 Vegetation structure (see p. 72):

Note all plant communities (Cowardin) that cover more than 10% of the wetland or 1/4 acre

Aquatic bed	<input checked="" type="checkbox"/>	
Emergent plants	<input checked="" type="checkbox"/>	
Scrub/Shrub (more than 30% shrub cover)	<input checked="" type="checkbox"/>	
Forested (more than 30% tree cover)	<input checked="" type="checkbox"/>	
Forested areas with at least 3 strata (canopy, sub-canopy, shrub, herb/forb, moss/groundcover)	<input checked="" type="checkbox"/>	
		4

1.2 Hydroperiod (see p. 73):

Note the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or 1/4 acre to count (refer to text for descriptions of water regimes)

Permanently flooded or inundated	<input type="checkbox"/>	
Seasonally flooded or inundated	<input checked="" type="checkbox"/>	
Occasionally flooded or inundated	<input type="checkbox"/>	
Saturated only	<input type="checkbox"/>	
Permanently flowing stream or river in, or adjacent to, the wetland	<input checked="" type="checkbox"/>	
Seasonally flowing stream or river in, or adjacent to, the wetland	<input type="checkbox"/>	
Lake-fringe wetland = 2 points	<input type="checkbox"/>	
Freshwater tidal wetland = 2 points	<input type="checkbox"/>	2

1.3 Richness of Plant Species (see p. 75):

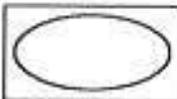
Count the number of plant species in the wetland that cover at least 10 sq. ft. Different patches of the same species can be combined to meet the size threshold.

Do not include eurasian milfoil, reed canarygrass, purple loosestrife, or Canadian thistle.

> 19 species	<input type="checkbox"/>	
5 -19 species	<input checked="" type="checkbox"/>	
< 5 species	<input type="checkbox"/>	
		1

1.4 Interspersion of habitats (see p. 76):

Use the diagrams below to determine interspersion between vegetation types, or vegetation types and unvegetated areas (may include open water or mudflats).



None



Moderate



Low



High

Moderate (2)	▼	2
--------------	---	---

NOTE: If there are 4 or more vegetation types or 3 vegetation types and open water the score will be "High".

All Wetlands			
Habitat Functions			
1.5 Special habitat features (see p. 77):			
<i>Note all the habitat features that are present in the wetland.</i>			
Large, downed, woody debris (> 4 in. diameter and at least 6 ft. long)	<input checked="" type="checkbox"/>		
Standing snags (diameter at the base > 4 in.)	<input checked="" type="checkbox"/>		
Undercut banks are present for at least 6.6. ft. (2m) and/or overhanging vegetation extends at least 3.3 ft. (1m) over a stream for at least 33 ft. (10m)	<input checked="" type="checkbox"/>		
Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 deg. Slope) OR signs of recent beaver activity are present.	<input type="checkbox"/>		
At least 1/4 acre of thin stemmed persistent vegetation or woody branched are present in areas that are permanently or seasonally inundated (structures for amphibian egg-laying)	<input checked="" type="checkbox"/>		
Invasive plants cover less than 25% of the area in each stratum	<input type="checkbox"/>		
H1 Subtotal		4	
H1 Subtotal		13	
H2. Does the wetland have the opportunity to provide habitat for many species?			
2.1 Buffers (see p. 80):			
<i>Choose the description that best represents the condition of the wetland buffer. The highest scoring criterion that applies to the wetland is to be used in the rating. Refer to the text for the definition of "undisturbed".</i>			
100 m (330 ft.) of relatively undisturbed vegetated areas, rocky areas, or open water > 95% of circumference. No developed areas within undisturbed part of the buffer (also no grazing).	<input type="checkbox"/>		
100 m (330 ft.) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% of circumference.	<input type="checkbox"/>		
50 m (170 ft.) of relatively undisturbed vegetated areas, rocky areas, or open water > 95% of circumference.	<input type="checkbox"/>		
100 m (330 ft.) of relatively undisturbed vegetated areas, rocky areas, or open water > 25% of circumference.	<input type="checkbox"/>		
50 m (170 ft.) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% of circumference.	<input type="checkbox"/>		
If the buffer does not meet any of the criteria above			
No paved areas (except paved trails) or buildings within 25 m (80ft.) of wetland > 95% circumference. Light to moderate grazing or lawns OK.	<input type="checkbox"/>		
No paved areas or buildings within 50 m (170ft.) of wetland > 50% circumference. Light to moderate grazing or lawns OK.	<input type="checkbox"/>		
Heavy grazing in buffer	<input type="checkbox"/>		
Vegetated buffers are < 2m (6.6 ft.) wide for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock to the edge of wetland).	<input type="checkbox"/>		
Buffer does not meet any of the criteria above.	<input checked="" type="checkbox"/>		
H2 Subtotal		1	

All Wetlands			
Habitat Functions			
2.2 Corridors and connections (see p. 81):			
Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft. wide, has at least 30% cover of shrubs, forest, or native undisturbed prairie, that connects to estuaries, other wetlands, or undisturbed uplands that are at least 250 acres in size (<i>dams in riparian corridors and heavily used gravel roads are considered breaks in the corridor</i>)?	<input type="checkbox"/>		
Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft. wide, has at least 30% cover of shrubs, forest, or native undisturbed prairie, that connects to estuaries, other wetlands, or undisturbed uplands that are at least 25 acres in size OR a Lake-fringe wetland, if it does not have an undisturbed corridor as in the question above?	<input type="checkbox"/>		
Is the wetland:			
within 5 mi. (8km) of a brackish or salt water estuary OR	<input type="checkbox"/>		
within 3 mi. of a large field or pasture (>40 acres) OR	<input type="checkbox"/>		
within 1 mi. of a lake of a greater than 20 acres?	<input checked="" type="checkbox"/>	1	
2.3 Near or adjacent to other priority habitats listed by WDFW			
<i>Note all PHS types that are within 330 ft. (100m) of the wetland.</i>			
Riparian	<input type="checkbox"/>		
Aspen Stands	<input type="checkbox"/>		
Cliffs	<input type="checkbox"/>		
Old Growth Forest	<input type="checkbox"/>		
Mature Forest	<input type="checkbox"/>		
Prairies	<input type="checkbox"/>		
Talus Slopes	<input type="checkbox"/>		
Caves	<input type="checkbox"/>		
Oregon White Oak Woodlands	<input type="checkbox"/>		
Urban Natural Open Space	<input type="checkbox"/>		
Estuary/Estuary-like	<input type="checkbox"/>		
Marine/Estuarine Shorelines	<input type="checkbox"/>		0
2.4 Wetland Landscape (see p. 84)			
<i>Choose the description below that best fits</i>			
There are at least 3 other wetlands within 1/2 mi. a, BUT the connections between them are disturbed. (3)		▼	
		3	
H2 Subtotal		5	
TOTAL for Habitat Functions		18	

STAFF REPORT

To: City Council
From: Busse Nutley, City Administrator
Date: January 26, 2008
Re: Professional Services Contract – Jim Huff (Ambulance)

In an effort to move the discussion along about ambulance service, we have proposed that staff members of Fire District 5, Elma and McCleary work together to develop an ambulance service budget for items other than personnel. Because discussions have been difficult, we realize that we need to make sure that the product of this effort is credible.

Jim Huff is a retired state auditor who does special projects for a variety of governmental entities. He currently is doing work for the transit authority, and before he retired, he audited many jurisdictions in the county, including McCleary and Elma. He has agreed to participate in this budget exercise, hopefully providing the credibility for a financial document that is very much needed for these difficult discussions.

Fire District 12 has agreed to participate in the cost, and Elma will consider the request. The Mayor and I believe this is important enough that we should proceed whether or not others assist in the small cost of \$45.00 per hour.

Unfortunately, the meeting is to be held on Tuesday afternoon, so we are asking for you to ratify the commitment the Mayor has made.

Requested Action:

Ratify a professional services contract with Jim Huff, not to exceed \$1,000.00.

STAFF REPORT

To: City Council
From: Busse Nutley, City Administrator
Date: January 26, 2009
Re: Utility Billing Practices - Ordinance

As you know, we have very old accounting software (DOS) and it will print only on certain types of printers. Last year we tried to by a replacement printer and when it would not operate properly, hoped that the old printer would not fail. A few months before the end of the year we found an inexpensive laser jet printer that would actually print the reports, vouchers, warrants, payroll, etc. Just after the flood in early January, the old printer finally died, before new forms had been designed to work with the new printer. During the scramble to make everything work properly before the next billing cycle, we realized we should make a change that would help people avoid shutoffs.

For years, payments to avoid utility shut offs were due by 8:30 am on the second Monday of the month. This is before the bank or credit unions open for business. There is no particular reason that the time cannot be 10:00 to allow people a chance to go the bank at the last minute.

In looking at the code, we also found a few other housekeeping changes that would more accurately describe how the process actually works.

All the rules for billing are fairly old and contained in the Municipal Code. Changes are more expensive for us if they are made by ordinance. Therefore, Dan has suggested that we amend the Code to delete the old language, and indicate that the Council may make rules for billing from time to time by Resolution.

Requested Action:

Adopt the Ordinance

ORDINANCE NO. _____

AN ORDINANCE RELATING TO GOVERNMENTAL OPERATION, ADDING A NEW SECTION TO CHAPTER 13.28 MMC, REPEALING SECTION 13.16.150 MMC & ORDINANCE 94, § 1(14), AS LAST AMENDED BY ORDINANCE 592, § 1 & ANY PROVIDING OF THE MUNICIPAL CODE IN CONFLICT WITH THE PROVISIONS OF THE NEW SECTION, PROVIDING FOR INTERPRETATION, & SETTING AN EFFECTIVE DATE.

R E C I T A L S:

1. During the course of providing utility service to customers of its utility, the matter of billing practices and protocols has frequently arisen.
2. Based upon the recommendation of staff, it is found appropriate to provide for implementation of such practices through written resolution.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS BY THE CITY COUNCIL OF THE CITY OF McCLEARY:

SECTION 1: There shall be added to Section 13.28 MMC a new section to read as follows:

From time-to-time the Council shall by written resolution establish such policies, procedures, and other matters relating to the operation of any City utility as may be deemed necessary and appropriate, including by way of representation

ORDINANCE -B- 1
1-22-2009
dc/le

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

only, the billing schedule, rates, payment schedule, late fee and termination notification protocols, any monetary amounts to be imposed as a late fee, and such costs or fees as shall be required for the reconnection of services in the event of a termination of the service.

SECTION II: REPEAL & INTERPRETATION

A. Section 13.16.150 MMC & Ordinance 94, § 1(14), as last amended by Ordinance 592, § 1, is hereby repealed: PROVIDED THAT, such repeal shall not effect any monetary obligation arising under the provisions of such section prior to the effective date of this ordinance.

B. To the extent that the provisions of any section of the Municipal Code are contrary to the provisions of Section I or any resolution adopted in furtherance thereof, they shall be deemed to have been repealed by the adoption of Section I and the provisions of any resolution implementing the authority granted by Section I shall control.

SECTION III: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases had been declared

ORDINANCE -B- 2
1-22-2009
DG/le

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

invalid or unconstitutional, and if for any reason this Ordinance should be declared invalid or unconstitutional, then the original ordinance or ordinances shall be in full force and effect.

SECTION IV: This Ordinance shall take effect upon the fifth day following date of publication.

PASSED THIS _____ DAY OF _____, 2009, by the City Council of the City of McCleary, and signed in approval therewith this _____ day of _____, 2009.

CITY OF McCLEARY:

WALLACE BENTLEY, Mayor

ATTEST:

DONNIE ROSTEDT, Clerk-Treasurer

APPROVED AS TO FORM:

DANIEL O. GLENN, City Attorney

STATE OF WASHINGTON)
 : ss.
GRAYS HARBOR COUNTY)

I, DONNIE ROSTEDT, being the duly appointed Clerk-Treasurer of the City of McCleary, do certify that I caused to have published in a newspaper of general circulation in the City of McCleary a true and correct summary of Ordinance Number _____ and that said publication was done in the manner

ORDINANCE -B- 3
1-22-2009
DG/le

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

required by law. I further certify that a true and correct copy of the summary of Ordinance Number _____, as it was published, is on file in the appropriate records of the City of McCleary.

DONNIE ROSTEDT

ORDINANCE -B- 4
1-22-2009
dg/le

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

STAFF REPORT

To: City Council
From: Busse Nutley, City Administrator
Date: January 26, 2009
Re: Utility Billing Practices - Resolution

As you know, we have very old accounting software (DOS) and it will print only on certain types of printers. Last year we tried to by a replacement printer and when it would not operate properly, hoped that the old printer would not fail. A few months before the end of the year we found an inexpensive laser jet printer that would actually print the reports, vouchers, warrants, payroll, etc. Just after the flood in early January, the old printer finally died, before new forms had been designed to work with the new printer. During the scramble to make everything work properly before the next billing cycle, we realized we should make a change that would help people avoid shutoffs.

For years, payments to avoid utility shut offs were due by 8:30 am on the second Monday of the month. This is before the bank or credit unions open for business. There is no particular reason that the time cannot be 10:00 to allow people a chance to go the bank at the last minute.

In looking at the code, we also found a few other housekeeping changes that would more accurately describe how the process actually works.

All the rules for billing are fairly old and contained in the Municipal Code. Changes are more expensive for us if they are made by ordinance. Therefore, Dan has suggested that we amend the Code to delete the old language, and indicate that the Council may make rules for billing from time to time by Resolution.

Requested Action:

Adopt the Resolution

RESOLUTION NO. _____

A RESOLUTION RELATING TO THE MUNICIPAL UTILITIES, SETTING FORTH PRACTICES AND PROTOCOLS, & SETTING AN EFFECTIVE DATE.

R E C I T A L S:

1. The City operates an several utilities providing services to its customers.

2. Pursuant to Ordinance #_____, the Council is given the authority and responsibility to establish by resolution a number of matters in relation to the operational activities of the utility.

3. By the adoption of this Resolution, it is the intention of the Council to utilize that authority.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE CITY COUNCIL OF THE CITY OF McCLEARY, THE MAYOR SIGNING IN AUTHENTICATION THEREOF:

SECTION I: BILLING PROTOCOLS

A. Bills will be rendered monthly on or about the first of the month and shall be paid by the fifteenth of the same month. Should the fifteenth fall on a Saturday, Sunday, or a legal holiday, payment must be made on the next business day following the fifteenth. Remittances received by mail after the time limit for payment of the billing in full will be accepted by

RESOLUTION - 1
1-22-2009
DG/le

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

the City if the incoming envelope bears United States Post Office stamp date of the final date for payment of the amount or any date prior thereto.

B. If the current bill is not paid by the due date set by Paragraph A, a shutoff notice shall be sent with the next month's statement notifying the customer that the service will be shut off and discontinued on the second Monday of that month unless there is compliance with the provisions of Paragraph C. If the second Monday is a national holiday, the shutoff will be made on the next business day.

C. To avoid discontinuation of power, payment of the previous month's bill must be made before 10:00 am on the second Monday of the month.

D. If payment is not made and service is discontinued, the following requirements must be met before a service reconnection will be made:

1. All outstanding utility obligations accrued as of the date of current billing must be paid in full;

2. A service fee in the following amounts shall be paid:

a. Twenty dollars for a service reconnection completed during normal working hours as may be from time to time established for the utility staff;

b. Fifty dollars for a service reconnection undertaken after the end of the schedule referenced in the prior paragraph or on weekends or municipal holidays.

RESOLUTION - 2
1-22-2009
DS/le

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557

D. When the customer is a municipal corporation or political subdivision of the state, including but not limited to, school districts, hospital districts, etc., and the payment of obligations of said customers is required by state statute to be approved by a governing board or body, such payment shall not be deemed late until five days following the first regularly scheduled meeting of said board or governing body which follows the date of mailing of said bill, or the twenty-fifth of the month, whichever comes first. The provisions of this subsection shall apply to the provisions of subsections A, B and C above.

PASSED THIS _____ DAY OF _____, 2009, by the City Council of the City of McCleary, and signed in authentication thereof this _____ day of _____, 2009.

CITY OF McCLEARY:

WALLACE BENTLEY, Mayor

ATTEST:

DONNIE ROSTEDT, Clerk-Treasurer

APPROVED AS TO FORM:

DANIEL O. GLENN, City Attorney

RESOLUTION - 3
1-22-2009
DC/1e

CITY OF McCLEARY
100 SOUTH 3RD STREET
McCLEARY, WASHINGTON 98557