



# McCleary City Council Agenda

**3/14/18- 6:30PM**

**Flag Salute**

**Roll Call:** \_\_\_ Pos. 1- Orffer, \_\_\_ Pos. 2-Huff , \_\_\_ Pos. 3- Heller, \_\_\_ Pos. 4- Blankenship, \_\_\_ Pos. 5- Iversen

**Workshop**

**6:00 PM Workshop - Manufactured Homes**

**Exutive Session**

**Mayor Comments**

**Public Comment**

**Minutes**

**Tab**

**A** Feb 28th Meeting

**Approval of Vouchers**

**Staff Reports**

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**B** Dan Glenn

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**D** Staff Reports

**Old Business**

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**F** Draft Economic Comprehensive Plan

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**G** Transportation Benefit District Information

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**H** Water System Plan Budget Increase request

**New Business**

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**I** Surplus List

**Ordinances**

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**J** Net Metering

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**K** Manufactured Homes- H & K versions

**Resolutions**

**Tab**

**L** Surplus

**Mayor/Council Comments**

Public Hearing 6:00 March 28th- All Hazards Plan

**Public Comments**

**Executive Session**

**Adjourn/Recess Meeting**

**Previously Tabled Items**

CAO Update, developer incentives

**Please turn off Cell Phones- Thank you**

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

**The City of McCleary is an equal opportunity provider and employer.**

**La ciudad de McCleary es un proveedor de igualdad de oportunidades y el empleador**



**TAB - A**

**CITY OF MCCLEARY**  
**Regular City Council Meeting and Council Workshop**  
**Wednesday, February 28, 2018**

ROLL CALL AND FLAG SALUTE	Councilmembers Orffer, Huff, Heller, Blankenship and Iversen were in attendance.
ABSENT	None.
STAFF PRESENT	Present at the meeting were Director of Public Works Todd Baun, Clerk-Treasurer Wendy Collins, Police Chief Steve Blumer, Randy Bunch, Jon Hinton and Attorney Sharon English in for Dan Glenn.
PUBLIC HEARING	None.
EXECUTIVE SESSION	None.
MINUTES APPROVED	<b>It was moved by Councilmember Orffer, seconded by Councilmember Huff to approve the minutes from the meeting held on February 14, 2018. Motion Carried 5-0.</b>
VOUCHERS	Accounts Payable checks approved were 43996- 44053 including EFT's in the amount of \$202,827.42  <b>It was moved by Councilmember Iversen, seconded by Councilmember Blankenship to approve the vouchers. Motion Carried 5-0.</b>
PUBLIC COMMENTS	None.
MAYOR COMMENTS	Mayor Schiller reported that the Comprehensive Draft Plan is in the packet. The Steering Committee is an energetic group that is still engaged and working together. It's exciting to see positive people who want to see good things happen in our community.  Mayor Schiller attended the Grays Harbor Council of Governments meeting last week. There are opportunities for economic development for anybody looking for some type of business opportunity inside McCleary. They have tax incentives they are offering up with a March 21st deadline. Anyone interested needs to act quickly.  The Mayor commented on how nice the council chambers looks after the crew repainted, installed new windows and updated the outdated technology. He would like to offer it to local groups that need meeting space during City business hours.  Councilmember Iversen asked if the City Council could receive updates from the Steering Committee during the second meeting of the month and Mayor Schiller agreed it would be a good idea.
CITY ATTORNEY REPORT	Dan Glenn provided a written report for the Council.
DIRECTOR OF PUBLIC WORKS REPORT	Todd Baun stated the crew has been fighting weather the past two-weeks and has been dealing with weather-related issues.  Councilmember Blankenship asked Todd Baun if the chipper has been purchased and Todd replied that he has not purchased it yet, but is still planning on buying it.
NET METERING	Information provided. Tabled.
DRAFT ECONOMIC COMPREHENSIVE PLAN	Public Comment was due today for the draft Economic Comprehensive Plan. Comments received have been positive. Councilmember Iversen stated there are 20-25 members on the Steering Committee and these members are intelligent and well thought-out people that are working very hard to make McCleary grow and improve. She would like to see the committee provide once-a-month updates for the Council so they have an opportunity to give input and know what's going on. She suggested the second meeting of the month since it is after the Steering Committee meetings. Mayor Schiller thinks it is a great idea.

TRANSPORTATION BENEFIT  
DISTRICT INFORMATION

Mayor Schiller has wondered why the City never created a Transportation Benefit District, even before he was Mayor. He would like to see the City have a revenue source to help maintain the roads. Our road system is bad and getting worse. We need to come up with revenue sources that are dedicated specifically for streets. Todd Baun provided information on a sales tax option and a car tab tax option.

WATER SYSTEM PLAN  
BUDGET INCREASE REQUEST

Jon Hinton from Gray & Osborne, Inc., has requested a budget increase for the water system plan update and also, to extend the plan from 6 years to 10 years. The cost for the update is \$9,500. The information originally provided, which determined the number of customer connections, was under reported by approximately 75 connections. The newly acquired data shows an increase of 75 customers, without a corresponding increase in water production, which will mischaracterize water use per equivalent residential unit (ERU). Gray & Osborne, Inc., recommends the Water System Plan Revision update incorporate the customer connection data to correct the inaccurate connection totals. Councilmember Orffer questioned whether the City should pay for the error in reporting. She asked Jon Hinton to review this issue with Gray & Osborne and to clarify who made the error. She wants to know if the City should be the sole payer for the error.

RESERVOIR INSPECTION BID

The City inspects and cleans the interior of its reservoir every five years. It is budgeted for this year and Todd Baun received three bids for the work. **It was moved by Councilmember Orffer, seconded by Councilmember Iversen to authorize the Mayor to accept the bid and sign the contract with Potable Services, Inc., for \$3,598.00 before tax. Motion Carried 5-0.**

PUBLIC COMMENT

Mayor Schiller reminded the Council there will be a workshop on March 14th at 6:00 pm to discuss the manufactured home ordinance.

Councilmember Blankenship requested one or two more Councilmembers to be added to the employee union contract negotiations since Pam Ator is no longer on the Council. Mayor Schiller said they could only have one more or it would create a quorum. Mayor Schiller asked if any of the Council are interested in being on the negotiating team or if they wanted to nominate another Councilmember. Councilmember Blankenship nominated Councilmember Orffer. Councilmember Iversen nominated Councilmember Huff. **Mayor Schiller asked for a roll call for Councilmember Orffer. There were four votes against with Councilmember Blankenship voting in the affirmative. Mayor Schiller asked for a roll call for Councilmember Huff. There were four votes in the affirmative with Councilmember Blankenship voting against. Councilmember Huff will be the new Councilmember representative for employee union negotiations.**

Sue Portschey is a member of the Methodist Church and she said it is struggling financially. She said the church is over 100 years old and she would like to see the Historical Society, or another agency, help to assist them with available financing to keep the building going. Councilmember Iversen suggested Sue contact the Grays Harbor Historical Society to see if they have any assistance available.

Ms. Portschey also commented on the height of the man-hole covers in the Rainbow Park complex. She said they are too high and hard for wheel chairs to maneuver around and she noticed it's difficult for ambulances when they respond. Todd Baun will contact the manager, Casey Reed, about the issue.

Todd Baun and Paul Morrison met with the all city hazard mitigation committee. Todd was told the City of McCleary is by far, the most prepared group out of all the fire districts and cities in Grays Harbor County. Todd asked for a public hearing on March 28, 2018 where Chuck Wallace can address the Council regarding emergency preparedness.

McCleary resident, Nancy Kohl, stated her neighbor was given a warning for changing his oil in his yard. She said another neighbor received a warning for having expired tabs on their vehicle. Mayor Schiller responded by stating there were numerous cars in the back yard of the specific neighbor she is referring to that were totally disassembled. She asked if there was a code for how many cars a person can have and Todd Baun stated there isn't, if they are licensed and functioning. The residents around the neighbors, which have a lot of cars, have made complaints.

Nancy Kohl asked whatever happened to the mental hospital on the hill. Todd Baun responded we are waiting for their final information before we can issue a building permit. It is approved right now as a conditional use.

Councilmember Orffer commented that the sidewalk in her neighborhood looks really nice. Todd Baun said it may not be built to code and it may have to be rebuilt.

EXECUTIVE SESSION      None.

MEETING ADJOURNED      **It was moved by Councilmember Heller, seconded by Councilmember Huff to adjourn the meeting at 7:20 pm. The next meeting will be Wednesday, March 14, 2018 at 6:30 pm. Motion Carried 5-0.**

*Approved by Mayor Brent Schiller and Clerk-Treasurer Wendy Collins.*

**TAB - B**



**MEMORANDUM**

TO: MAYOR AND CITY COUNCIL, City of McCleary  
FROM: DANIEL O. GLENN, City Attorney  
DATE: March 8, 2018  
RE: LEGAL ACTIVITIES as of MARCH 14, 2018

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. Unlike the normal distribution, since Todd is out of the office today and thus would not be able to do this early distribution, this is being sent directly to you. The rationale is that it is my understanding Brenda had requested receiving the material on the manufactured home item early to allow review prior to the workshop.

1. **NET METERING ORDINANCE**: As you are aware, I have prepared for your consideration a draft ordinance patterned after the approach utilized by the Town of Steilacoom and the City of Centralia which seeks to comply with the statutory mandates, but also recognize that we are not Seattle Light and Power. Mr. Nott has reviewed it and also discussed certain of the elements with the responsible staff member at the Grays Harbor PUD. It is my understanding that Paul is as comfortable as one can be with this situation.

The ordinance draft includes protective elements for our system including the necessity of obtaining permits, allowing inspections, utilizing equipment consistent with the standards set out, and having limits as to both the amount of such "net metering" as must be allowed and upon how much can be recaptured. As you will note, there are protective elements for our system, including the right to inspect an installation if there is a concern as to a deficiency, as well as the right to disconnect the site from the City's system if there is a legitimate concern identified.

2. **AWC/MRSC TRAINING INFORMATION**: In recognition that three of the Council Members are newly elected and also the fact that applicable laws require confirmation of elected official training in certain areas, such as the Open Public Meetings Act, it seemed appropriate to include an address which allows access to multiple information and training programs online. It is maintained by the Municipal Research and Services Center in association with the Association of Washington Cities. The site's address is as follows:

<http://mrsc.org/Home/Stay-Informed/MRSC-Insight/January-2018/OP-MA-and-PRA-Training-Requirements-for-Government.aspx>

It is a good resource not only as an initial "training" site but also just generally as a continuing source from which information may be obtained.

3. **CRITICAL AREAS ORDINANCE**: This Code update has been pending for some time. Upon development, I provided it to the appropriate staff at DOE for their review and it was acceptable. If there are no questions or suggestions, I would suggest that adoption be considered.

4. **MANUFACTURED HOME SITING AND PARK ORDINANCE**: Now, on to the "heavy weight."

I am providing you a number of items for your review, two ordinances (H & K 2), the code provisions of the City of Lacey which has several mobile parks, an update of a memo sent to Ben and Paul Morrison with the transmittal of the first completed version of the K ordinance and the applicable preemptive statutory provision. (Item #2) As the drafts exist, they are the product of my research and meetings with Ben and Paul and also a meeting involving Todd and Paul.

A. **Version K-3**: This is a draft based upon an original draft developed by Ben and Paul. It does contain modifications which I have made in relation to a number of items, about which I believe Ben may have concerns. Among others, these concerns likely include the following matters:

1. Repeal of the existing chapter relating to mobile home parks. As you will note, under both drafts, existing parks are "grand parented" in and are not subject to new mandates. However, placement of the classic "mobile home" of the 1970s may not be installed in even these parks.

2. Removal of the prohibition of recreational vehicles from placement in parks. For better or worse, in 2009 the Legislature adopted legislation mandating the allowance of the

placement of such units in parks so long as they are utilized as a primary residence. (RCW 35A.21.312[3]) State law preempts local legislation. I have sought to include the criteria relating to such placement in the ordinance.

Among my remaining concerns is how the various setbacks for associated structures set forth in Article VI, Section 6.e, will work when applied to lot size. Also whether there is a need for inclusion in Article VI, Section 10, of the references to the single wide housing units since they would not be allowed for placement in any new park.

At the end of this Report I have attached as Item #1 an email I sent to Ben and Paul on questions I had at the time. I have inserted comments on the modifications I have made in the K-3 draft in relation to those matters.

B. **Version H:** This version is one I developed and provided for review. It seeks to achieve the same results in terms of authorized areas of placement and limitation upon type of homes which may be installed, but has more "spots" needing your specific decision. It also seeks to be more governed by the general standards adopted by the Code in areas such as roadways, setbacks, etc.

C. **City of Lacey Provisions:** I am providing this so that you may review how a city which has dealt with this issue on more occasions than McCleary handles the placement and operation. The missing sections have been repealed. Their definitional provisions, which are in a separate section which I have not attached, implement the same approach as K-3 and H, manufactured homes which do not fit within the definition of "manufactured home: designated" or "manufactured home: new" are no longer allowed for placement within the City. However, their zoning approach is more broad, but makes any placement of a residential park subject to a conditional use process rather than simply authorized.

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

DG/le

ITEM #1

MEMO TO COUNCIL BLANKENSHIP & MR. MORRISON

Ben and Paul,

1. Attached is a version K-1 which basically takes the material you provided as to manufactured home parks and creates it as a successor section to the current section dealing with mobile home parks which would be repealed.

**UPDATE:** Ben has indicated that he would prefer to retain the current chapter in terms of mobile home parks rather than repealing the chapter. The draft provided still repeals the existing provisions since there is a concern of conflict and redundancy.

I would ask that you take a look at this since at looking at it, since as I mentioned yesterday there appear to be some which would benefit from clarification. Examples include the following:

A. Section 6.C indicates that "no less than one acre" why 6.D says no limits other than density of no more than 10 units per acre. As I mentioned yesterday, theoretically someone could come in with .8 of an acre and create a park with 8 units on it. I can not believe that would occur but in my years of practice, only too often that which one would not predict occurs.

**UPDATE:** I have modified the language with the goal of providing to you the opportunity to make clear what the minimum size of a mobile home park permitted in the future must be and also to determine the maximum unit density per acre.

B. What definition would you like to provide as to what constitutes the "hard surface"? How about checking with Todd as to how Public Works would define such a surface?

**UPDATE:** This issue relates to of what nature must the material utilized for walkways, streets, driveways and similar improvements. I have added a proposed definition. One concern about allowing gravel is the maintenance aspect.

C. Maintenance: Since the lighting is required, I would suggest adding that to Section 5 as an item which the park would have to maintain.

**UPDATE:** That has been so modified.

D. Section 12, Use Impacts: The term used is "inflict", perhaps more enforceable to use "unreasonably impact or effect"?

UPDATE: So modified.

E. Section 13: Storage Area: What about taking the final sentence about waiver and adding it as a proviso to the initial sentence setting out the requirement. Then turning B and C into one subsection setting out the specific requirements as they are intended to do?

UPDATE: So modified.

F. Section 15: One way roads are to be twenty-two feet in width and two way are twenty-four feet wide with the additional requirement of the three foot paved walking path. Do our engineering standards require that wide a one way road for a plat?

UPDATE: I have not modified this area since it is my understanding that Todd is still reviewing the matter. It seems odd that a one way road is only two feet more narrow than a two way road. Also, it is my view that it would be better if we could use an existing City standard.

G. Section 17: I have bolded that last sentence. I read that as indicating that the goal is to prevent undue impact from the "glare" of the lights. Wonder if there is a better term we could use although one has not come to mind yet. Perhaps simply have it read "the resulting glare"?

UPDATE: So modified.

## ITEM #2

### APPLICABLE STATUTORY PROVISION

RCW 35A.21.312

1. Authority to regulate placement or use of homes—Regulation of manufactured homes—Issuance of permits—Restrictions on location of manufactured/mobile homes and entry or removal of recreational vehicles used as primary residences.

(1) A code city may not adopt an ordinance that has the effect,

directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes. Homes built to 42 U.S.C. Sec. 5401-5403 standards (as amended in 2000) must be regulated for the purposes of siting in the same manner as site built homes, factory built homes, or homes built to any other state construction or local design standard. However, except as provided in subsection (2) of this section, any code city may require that:

(a) A manufactured home be a new manufactured home;

(b) The manufactured home be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;

© The manufactured home comply with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

(d) The home is thermally equivalent to the state energy code; and

(e) The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.160.

A code city with a population of one hundred thirty-five thousand or more may choose to designate its building official as the person responsible for issuing all permits, including department of labor and industries permits issued under chapter 43.22 RCW in accordance with an interlocal agreement under chapter 39.34 RCW, for alterations, remodeling, or expansion of manufactured housing located within the city limits under this section.

(2) A code city may not adopt an ordinance that has the effect, directly or indirectly, of restricting the location of manufactured/mobile homes in manufactured/mobile home communities that were legally in existence before June 12, 2008, based exclusively on the age or dimensions of the manufactured/mobile home. This does not preclude a code city from restricting the location of a manufactured/mobile home in manufactured/mobile home communities for any other reason including, but not limited to, failure to comply with fire, safety, or other local ordinances or state laws related to manufactured/mobile homes.

(3) Except as provided under subsection (4) of this section, a

code city may not adopt an ordinance that has the effect, directly or indirectly, of preventing the entry or requiring the removal of a recreational vehicle used as a primary residence in manufactured/mobile home communities.

(4) Subsection (3) of this section does not apply to any local ordinance or state law that:

(a) Imposes fire, safety, or other regulations related to recreational vehicles;

(b) Requires utility hookups in manufactured/mobile home communities to meet state or federal building code standards for manufactured/mobile home communities or recreational vehicle parks; or

© Includes both of the following provisions:

(I) A recreational vehicle must contain at least one internal toilet and at least one internal shower; and

(ii) If the requirement in (c)(I) of this subsection is not met, a manufactured/mobile home community must provide toilets and showers.

(5) For the purposes of this section, "manufactured/mobile home community" has the same meaning as in RCW 59.20.030.

(6) This section does not override any legally recorded covenants or deed restrictions of record.

(7) This section does not affect the authority granted under chapter 43.22 RCW.

### ITEM #3

#### CITY OF LACEY MANUFACTURED HOME CHAPTER

##### **16.63.010 Intent.**

1. It is the intent of this chapter to:

A. Permit the location of manufactured homes in specially designed parks as an additional affordable housing option where manufactured homes lots can be leased as a permanent form of dwelling unit in all residential districts;

B. Provide standards for the development and use of manufactured home parks appropriate to their location and use as permanent facilities;

- C. Designate appropriate locations for manufactured home parks;
- D. Ensure a high quality of development for such parks and dwelling units to the end that the occupants of manufactured homes and the community as a whole are protected from potentially adverse impact of such development or use;
- E. Provide for city review of proposed manufactured home parks;
- F. Make a distinction between manufactured home parks and other subdivisions, and their development and occupancy characteristics. (Ord. 1243 §18, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(A) (part), 1980).

#### **16.63.030 Permitted**

Mobile and manufactured homes are permitted as follows:

- A. As a primary use in a mobile or manufactured home subdivision of not less than five nor more than forty acres in all residential districts.
- B. As a primary use in a mobile or manufactured home park of not less than three acres nor more than twenty acres. Mobile or manufactured home parks may be permitted in all residential districts after receiving a conditional use permit.
- C. As an accessory use for security or maintenance personnel in the following districts, subject to site plan review:
  - 1. General commercial district;
  - 2. Light industrial/commercial district;
  - 3. Industrial district;
  - 4. Mineral extraction district;
  - 5. Open space/institutional district.
- D. As temporary or emergency use in:
  - 1. Any district as part of a construction project for office use of construction personnel or temporary living quarters for security personnel for a period extending not more than ninety days beyond completion of construction. A thirty day extension may be granted by the city manager upon written request of the developer and upon the manager's finding that such request for extension is reasonable and in the public interest;
  - 2. Any district as an emergency facility when operated by or for a public agency;
  - 3. In the open space/institutional district where a community need is demonstrated by a public agency such as temporary classrooms or for security personnel on school grounds. (Ord. 1192 §166, 2002; Ord. 1024 §49, 1995; Ord. 691 §34, 1984; Ord. 583 §2.17(B), 1980).



**16.63.050 Development standards--Plot plan requirements.**

A complete and detailed plot plan shall be submitted to the community development department. The plot plan shall include the following information and such other information as the department may reasonably require to determine the acceptability of the proposed development:

1. Location and dimensions of all lots;
2. Roads, internal street system, and driveways;
3. Common open space, community facilities;
4. Utility lines, including water, sewer, electrical and any others contemplated;
5. Landscaping and screening plan for exterior boundaries.  
(Ord. 1243 §19, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(1,2), 1980).

**116.63.110 Manufactured home park design standards--Area and density."**

The minimum site for a manufactured home park shall be three acres. The maximum site for a manufactured home park shall be twenty acres. The maximum number of manufactured homes per acre shall be consistent with the underlying density or the zone in which it is located. (Ord. 1243 §20, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(a), 1980).

**16.63.120 Manufactured home park design standards--Site requirements."**

The size and shape of individual manufactured home sites shall be in accordance with the following:

- A. Minimum space area, four thousand square feet;
- B. Minimum width, forty feet;
- C. Minimum depth, eighty feet;
- D. Minimum setback from street or access road, ten feet with a ten foot planter and rear load access; fifteen feet with standard planter and no alleys;
- E. Maximum development coverage of space, fifty percent;
- F. Side yard setback five feet.
- G. Rear yard setback fifteen feet. (Ord. 1243 §21, 2005; Ord. 1044 §25, 1996; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(b), 1980).

**16.63.130 Manufactured home park design standards--Off-street parking."**

Off-street parking shall be provided in accordance with Chapter 16.72 LMC. (Ord. 1243 §22, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)©, 1980).

**16.63.140 Manufactured home park design standards--Open space."**

Ten percent of the gross site area shall be set aside for usable open space. (Ord. 1243 §23, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(d), 1980).

**16.63.150 Manufactured home park design standards--Accessory buildings and structures."**

A. Buildings or structures accessory to individual manufactured homes are permitted, including enclosed carports, provided that the total development coverage of the space shall not exceed the development coverage permitted in LMC 16.63.120.

B. Buildings or structures accessory to the manufactured home park as a whole, and intended for the use of all manufactured home occupants are permitted, provided the building area not exceed one-fourth of the common open space area. (Ord. 1243 §24, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(e), 1980)

**16.63.160 Manufactured home park design standards--Landscaping and screening."**

A. Visual screening and/or landscaping may be required in those developments where such screening is deemed necessary and reasonable by the enforcing officer and/or the hearings examiner.

B. When required, such screening may consist of densely planted vegetation not less than four feet in height at the time of planting, or a solid fence, six feet in height, or a combination of fencing and vegetation which achieves the same screening effect.

C. Landscaping is also required in all setback areas and open space. All requirements of Chapter 16.80 LMC shall be satisfied.

D. Visual interruption with appropriate vegetation between manufactured home units may also be required to relieve visual monotony.

E. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking areas, at the same time not obstructing the view of any walkways, driveways, or streets around entrances or exits to the mobile home park.

F. All trees, flowers, lawns and other landscaping features

shall be maintained in a healthy growing condition at all times. (Ord. 1496 §98 (part), 2016; Ord. 1243 §25, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(f), 1980).

**16.63.170 Manufactured home park design standards--Ingress and egress."**

A. Each manufactured home site shall have access from an interior drive or roadway only.

B. Access to the manufactured home park shall be limited to not more than one driveway from a public street or road for each two hundred feet of frontage. (Ord. 1243 §26, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(g), 1980).  
§2.17(D)(4)(h), 1980).

**16.63.190 Manufactured home park design standards--Surfacing requirements."**

All streets, roads and driveways shall be hard-surfaced, including permeable paving surfaces in conformance with the current City of Lacey Stormwater Design Manual, to a standard of construction acceptable to the city engineer. Interior pedestrian walkways, carports and parking areas shall also be paved. (Ord. 1496 §99, 2016; Ord. 1243 §28, 2005; Ord. 1024 §49, 1995; Ord. 691 §37, 1984).

**16.63.200 Manufactured home park design standards--Stormwater runoff."**

Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the city's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities. (Ord. 1496 §100, 2016; Ord. 1243 §29, 2005; Ord. 1024 §49, 1995; Ord. 583 §2.17(D)(4)(j), 1980).

**TAB - C**

**STAFF REPORT**

To: Mayor Schiller  
From: Todd Baun, Director of Public Works  
Date: March 9, 2018  
Re: Current Non-Agenda Activity

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**Community Center Side Sewer**

The City crew replaced the side sewer for the Community Center. The old side sewer had recently started to fail and in order to keep it in a sanitary condition, we took advantage of some good weather and got it replaced.

**Community Center Upgrades**

We have also added WIFI, phone and a cable outlet to the Community Center. This adds to the amenities to the facility and will hopefully lead to more rentals of the facility.

**City Wide Clean-Up**

The City wide clean-up has been scheduled for April 28<sup>th</sup>, from 8 am to 1 pm.

**TAB - D**

## STAFF REPORT

To: Mayor Schiller  
From: Paul Nott, Light & Power  
Date: March 7, 2018  
Re: January, February Report



	Monthly Statistics;	YTD Totals;
New Services;	7	7
System Outages;	4	4
Pole Replacements;	3	3
Maintenance Work Orders;	9	9
Billable Work Orders;	7	7

The outages were weather related. Three out Sand Creek, one out County Line Road, and one that involved equipment failure (sleeves) at a residence.

Pole replacements were out on Elma Hicklin, we replaced 5 with 3.

New service were 2 at Evergreen Place and 5 at numerous locations on the North End of town. We also cut in a new primary line extension off of Belle Ln.

The crew has also been working on portions of the cut over that can be performed with current crew structure available.

The crew has been continuing with line maintenance and proofing the system mapping. Once proofs are complete we will be sending them back for final drafting.

If you have any questions feel free to contact us...

# Building and Planning Staff Report

To: Mayor and City Council  
 From: Paul Morrison  
 Date: March 1st, 2018  
 Re: February, Building and Planning Department Activity.

## New Permit Activities for February 2018

572 West Camas Court	New SFR	Total Fee \$10,850.42
203 East Beck Street	Home Repairs	Total Fee \$128.25
<b>Building Department Related Revenues</b>	Total fees charged for February \$10,978.67	Total fees collected for February \$5,026.19

## Permit Activity Totals

New Homes Permitted for 2018 1	All Permits Issued for 2018 3	Total Fees Charged for 2018 \$11,068.51
New Homes Permitted for 2017 11	All Permits Issued for 2017 104	Total Fees Charged for 2017 \$124,686.92
New Homes Permitted for 2016 24	All Permits Issued for 2016 170	Total Fees Charged for 2016 \$249,258.60
New Homes Permitted for 2015 2	All Permits Issued for 2015 52	Total Fees Charged for 2015 \$ 52,499.28
New Homes Permitted for 2014 3	All Permits Issued for 2014 89	Total Fees Charged for 2014 \$ 59,695.93
New Homes Permitted for 2013 3	All Permits Issued for 2013 79	Total Fees Charged for 2013 \$ 69,743.57
New Homes Permitted for 2012 6	All Permits Issued for 2012 97	Total Fees Charged for 2012 \$ 123,164.28
New Homes Permitted for 2011 1	All Permits Issued for 2011 37	Total Fees Charged for 2011 \$ 24,803.65

During the month of February, there were no new cases started but rather trying to resolve some of the ongoing cases.



City Of McCleary Police Report: Chief Steve Blumer  
 Reporting Officer: Chief Blumer  
 Month Of February  
 2018  
 City Mayor: Brent Schiller

City Council Members:  
 Position 1: Brenda Orffer  
 Position 2: Brycen Huff  
 Position 3: Jaron Heller  
 Position 4: Ben Blankenship  
 Position 5: Joy Iversen

**Violent & Property Crimes**

Murder	
Rape	
Assault	1
Robbery	
Harassment / Domestic	5
Theft	2
Trespass	1
Stalking	
Found Property	1
Warrant Arrest	2
Burglary	2
<b>TOTAL</b>	<b>14</b>

**Traffic Stops and Violations**

DUI	1
Accident	3
Stolen Vehicle/Recovery	
Abandon Vehicle	
Parking Enforcement	
Motorist Assist	2
Fatal Accident	
Subject Stop	
Traffic Stop	25
Reckless	2
Vehicle prowl	1
<b>TOTAL</b>	<b>34</b>

**Other Emergent Calls**

FIRE	16
Suicide	
Missing Person	
Disorderly Conduct	1
Drug Incidents	
Man Down	
911	
Alarm	
Display	
Sex offense	
<b>TOTAL</b>	<b>17</b>

**Other Non Emergent Calls**

Noises Complaints	2
Code Enforcement	4
Agency Assist	10
Police Referral	10
Citizen Assist	4
Suspicious	5
Juvenile	1
Welfare Check	
Other	5
Fraud	
Court Order	3
<b>TOTAL</b>	<b>44</b>

**Total Calls For The Month** 109

**TAB - E**

**STAFF REPORT**

To: Mayor Schiller  
From: Todd Baun, Director of Public Works  
Date: March 9, 2018  
Re: Net Metering

---

Net Metering is a program for customers who generate their own electricity and it measures the difference between the amount of electricity the customer buys from the utility and the amount of electricity the customer produces using your own generation system.

I provided a draft to Council by email on 3-6-18. Staff has reviewed the draft and staff is comfortable with the language in the draft.

**Action Requested:**

Please consider adopting the ordinance.

**TAB - F**

## **STAFF REPORT**

To: Mayor Schiller  
From: Todd Baun, Director of Public Works  
Date: March 9, 2018  
Re: Draft Economic Comprehensive Plan

---

Councilmember Iversen may have something to add to this section.

Staff would like to know if there are any questions or concerns with the plan?

**TAB - G**

**STAFF REPORT**

To: Mayor Schiller  
From: Todd Baun, Director of Public Works  
Date: March 9, 2018  
Re: Transportation Benefit District Information

---

This is a follow up to the last council meeting information that was provided. I have reached out to Department of Licensing and Department of Revenue to try and get accurate estimates of revenue that a Transportation Benefit District would bring to the City of McCleary. Hopefully I will have more information at Council.

I would also like to know if there are any additional questions from Council on Transportation Benefits Districts.

**Action Requested:**

No action requested. This is for your information only. This will be discussed in future workshops and council meetings.

**TAB - H**



**STAFF REPORT**

To: Mayor Schiller  
From: Todd Baun, Director of Public Works  
Date: March 9, 2018  
Re: Water System Plan Budget Increase request

---

As requested from last meeting, Gray and Osborne has researched the information and found that the information that was given to them by the City was not accurate in 2014. I have attached the information that was provided in 2014 and in 2016.

**Staff Recommendations:**

Based on the inaccurate numbers from 2012-2013 getting corrected and getting our Water System plan extended from the normal 6 year to 10 years, Staff recommends that Council approves the \$9500 request to complete the Plan. The water fund is a healthy fund that can afford the request or we can adjust planned projects to cover this cost.

**Action Requested:**

Please allow the Mayor to sign the requested amendment for an addition \$9500 to complete the Water System Plan.

# ATTACHMENT # 1

## City of McCleary gallon per month with connections by meter size

2012	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC
Meter <1"	630 2,911,530.16	623 2,494,594.96	621 2,438,509.92	625 2,296,899.00	614 2,676,104.64	616 2,597,751.64	614 3,209,712.88	624 3,833,305.52	627 3,772,029.36	625 3,449,402.00	625 2,717,521.40	624 2,510,071.08
Meter >1"	4 131,124.40	7 163,692.32	7 135,111.24	6 153,362.44	6 139,382.32	6 147,640.24	7 171,134.92	7 179,071.20	7 164,574.96	7 206,792.08	7 205,580.32	7 161,859.72
Meter WWTP 4"	1 89,182.00	1 125,285.00	1 106,105.00	1 147,167.00	1 105,489.00	1 92,788.00	1 95,074.00	1 98,428.00	1 74,284.00	1 81,674.12	1 49,981.36	1 71,920.20
Cu.ft	3,131,836.56	631 2,783,572.28	629 2,679,726.16	632 2,597,428.44	621 2,920,975.96	623 2,838,179.88	622 3,475,921.80	632 4,110,804.72	635 4,010,888.32	633 3,737,868.20	633 2,973,083.08	632 2,743,851.00
Meter <1"	630 389,242.00	623 333,502.00	621 326,004.00	625 307,072.06	614 357,768.00	616 347,293.00	614 429,106.00	624 512,474.00	627 504,282.00	625 461,150.00	625 363,305.00	624 335,571.00
Meter >1"	4 17,530.00	7 21,884.00	7 18,063.00	6 20,503.00	6 18,634.00	6 19,738.00	7 22,879.00	7 23,940.00	7 22,002.00	7 27,646.00	7 27,484.00	7 21,639.00
Meter WWTP 4"	1 11,922.73	1 16,749.33	1 14,185.16	1 19,674.73	1 14,102.81	1 12,404.81	1 12,710.43	1 13,158.82	1 9,931.02	1 10,919.00	1 6,682.00	1 9,615.00
2013	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC
Meter <1"	625 2,749,715.32	621 2,494,737.08	622 2,330,491.24	618 2,662,319.00	613 2,837,321.08	613 2,874,818.32	615 3,850,292.60	617 4,240,015.56	622 3,567,698.20	626 2,555,422.32	623 2,500,751.00	621 2,471,182.56
Meter >1"	10 209,335.28	10 350,684.84	10 207,009.00	10 149,944.08	10 216,546.00	11 170,499.12	11 196,753.92	11 858,457.16	11 294,420.28	11 225,409.80	11 178,951.52	11 176,707.52
Meter WWTP 4"	1 83,057.92	1 82,773.68	1 60,842.32	1 70,080.12	1 58,373.92	1 113,322.00	1 87,753.00	1 47,532.00	1 80,250.00	1 95,185.00	1 116,380.00	1 89,079.00
Cu.ft	625 367,609.00	621 333,521.00	622 311,563.00	618 355,925.00	613 379,321.00	613 384,334.00	615 514,745.00	617 566,847.00	622 476,965.00	626 341,634.00	623 334,325.00	621 330,372.00
Meter <1"	10 27,986.00	10 46,883.00	10 27,675.00	10 20,046.00	10 28,950.00	11 22,794.00	11 26,304.00	11 114,767.00	11 39,361.00	11 30,135.00	11 23,924.00	11 23,624.00
Meter WWTP 4"	1 11,104.00	1 11,066.00	1 8,134.00	1 9,369.00	1 7,804.00	1 15,150.00	1 11,731.68	1 6,354.55	1 10,728.61	1 12,725.27	1 15,558.82	1 11,908.96

633
629
624
625
627
629
634
638
635
633

Connections

ATTACHMENT #2

WATER USE BY CLASS

03/27/2013 To: 03/27/2013

3/2013

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0 No Service	0	433									
1 WA FLATRATE (NOT MET)	39	39		2,503.80				225.03			2,728.83
2 WA COMMERCIAL	33	33	16,256	2,118.60	80.40			197.64			2,396.64
17 WA METERED <1" CITY	595	612	1,098,559	39,039.81	7,932.32			4,222.28			51,194.41
19 WA METERED >1"	10	10	106,125	825.00	929.20			157.70			1,911.90
27 WA METERED<1" OS CIT	27	27	13,004	2,524.79	28,49			229.51			2,782.79
90 WELLS	0	2	43,251,140								
95 WWTP	1	1	8,134	82.50	69.47			13.66			165.63
99 No Service	0	10									
<i>CONNECTIONS=</i>	705	1,167	44,493,218	47,094.50	9,039.88			5,045.82			61,180.20
	705	1,167	44,493,218	47,094.50	9,039.88			5,045.82			61,180.20

City Of McCleary  
MCAG #: 0344

**WATER USE BY CLASS**

04/26/2013 To: 04/26/2013

4/2013

Date: 04/19/2013  
Page: 150

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0	No Service	0	434								
1	WA FLATRATE (NOT MET	39	39			2,503.80		225.03			2,728.83
2	WA COMMERCIAL	33	33	18,877		2,118.60	103.50	199.72			2,421.82
17	WA METERED <1" CITY	594	610	342,975		38,915.90	947.25	3,583.27			43,446.42
19	WA METERED >1"	10	10	20,046		825.00	148.04	87.49			1,060.53
27	WA METERED<1" OS CIT	27	27	14,213		2,586.60	37.34	235.85			2,859.79
90	WELLS	0	2	7,049,800							
95	WWTP	1	1	9,369		82.50	80.71	14.67			177.88
99	No Service	0	12								
		704	1,168	7,455,280		47,032.40	1,316.84	4,346.03			52,695.27
		704	1,168	7,455,280		47,032.40	1,316.84	4,346.03			52,695.27

City Of McCleary  
 MCAG #: 0344

WATER USAGE BY CLASS

05/29/2013 To: 05/29/2013

5/2013

Date: 05/24/2013  
 Page: 150

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0 No Service	0	442									
1 WA FLATRATE (NOT MET	39	39		2,503.80				225.03			2,728.83
2 WA COMMERCIAL	33	33	7,973	2,118.60	5.21			190.89			2,314.70
17 WA METERED <1" CITY	587	605	362,719	38,502.33	1,110.71			3,560.73			43,173.77
19 WA METERED >1"	10	10	28,950	825.00	228.51			94.72			1,148.23
27 WA METERED<1" OS CIT	26	26	15,492	2,490.80	47.78			228.18			2,766.76
90 WELLS	0	2	56,031,400								
95 WWTP	1	1	7,804	82.50	66.47			13.39			162.36
99 No Service	0	12	880								
	696	1,170	56,455,218	46,523.03	1,458.68			4,312.94			52,294.65
	696	1,170	56,455,218	46,523.03	1,458.68			4,312.94			52,294.65

City Of McCleary  
 MCAG #: 0344

WATER USE BY CLASS

06/26/2013 To: 06/26/2013

6/13

Date: 06/20/2013

Page: 148

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0	No Service	0	436								
1	WA FLATRATE (NOT MET	39	39	2,503.80				225.03			2,728.83
2	WA COMMERCIAL	33	33	9,702	2,086.50	22.76		189.61			2,298.87
17	WA METERED <1" CITY	586	602	367,980	38,515.72	1,146.17		3,565.16			43,227.05
19	WA METERED >1"	10	10	22,794	825.00	171.54		89.59			1,086.13
27	WA METERED<1" OS CIT	25	25	14,781	2,395.00	42.84		219.13			2,656.97
90	WELLS	0	2								
95	WWTP	1	1	-42,656	82.50	-383.62		-27.07			-328.19
99	No Service	0	14	1,557							
	<b>694</b>	1,162	374,158	46,408.52	999.69			4,261.45			51,669.66
	694	1,162	374,158	46,408.52	999.69			4,261.45			51,669.66

City Of McCleary  
MCAG #: 0344

# WATER USAGE BY CLASS

07/29/2013 To: 07/29/2013

7/13

Date: 07/18/2013

Page: 150

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0	No Service	0	445								
1	WA FLATRATE (NOT MET	39	39	2,503.80				225.03			2,728.83
2	WA COMMERCIAL	33	33	26,524	2,068.90	165.84		200.86			2,435.60
17	WA METERED <1" CITY	587	603	494,959	38,343.06	2,166.65		3,641.59			44,151.30
19	WA METERED >1"	10	10	26,304	825.00	202.75		92.40			1,120.15
27	WA METERED<1" OS CIT	25	25	18,959	2,395.00	76.06		222.13			2,693.19
90	WELLS	0	2								
95	WWTP	1	1	73,644	82.50	665.61		67.26			815.37
99	No Service	0	15	658							
		695	1,173	641,048	46,218.26	3,276.91		4,449.27			53,944.44
		695	1,173	641,048	46,218.26	3,276.91		4,449.27			53,944.44

City Of McCleary  
MCAG #: 0344

# WATER USE BY CLASS

08/28/2013 To: 08/28/2013

8/2013

Date: 08/21/2013  
Page: 150

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0	No Service	0	439								
1	WA FLATRATE (NOT MET	39	39	2,503.80				225.03			2,728.83
2	WA COMMERCIAL	34	34	23,896	2,182.80	139.13		208.68			2,530.61
17	WA METERED <1" CITY	593	609	547,535	38,637.90	2,642.45		3,710.82			44,991.17
19	WA METERED >1"	11	11	114,767	907.50	1,004.83		171.92			2,084.25
27	WA METERED<1" OS CIT	26	26	19,220	2,490.80	79.24		231.01			2,801.05
90	WELLS	0	2								
95	WWTP	1	1	47,532	82.50	427.99		45.89			556.38
99	No Service	0	15								
		704	1,176	752,950	46,805.30	4,293.64		4,593.35			55,692.29
		704	1,176	752,950	46,805.30	4,293.64		4,593.35			55,692.29



WATER USE BY CLASS

City Of McCleary  
MCAG #: 0344

09/26/2013 To: 09/26/2013

9/2013

Date: 09/20/2013  
Page: 150

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0	No Service	0	435								
1	WA FLATRATE (NOT MET)	39	39	2,503.80				225.03			2,728.83
2	WA COMMERCIAL	34	34	23,006	2,182.80	136.09		208.43			2,527.32
17	WA METERED <1" CITY	597	613	457,450	38,918.04	1,815.79		3,656.05			44,389.88
19	WA METERED >1"	11	11	39,361	907.50	317.87		110.16			1,335.53
27	WA METERED<1" OS CIT	26	26	20,236	2,490.80	91.66		232.14			2,814.60
90	WELLS	0	2								
95	WWTP	1	1	80,250	82.50	725.73		72.66			880.89
99	No Service	0	15	3							
	<b>708</b>	1,176	620,306	47,085.44	3,087.14			4,504.47			54,677.05
	708	1,176	620,306	47,085.44	3,087.14			4,504.47			54,677.05

City Of McCleary  
MCAG #: 0344

# WATER USE BY CLASS

10/2013

10/29/2013 To: 10/29/2013

Date: 10/23/2013  
Page: 150

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0	No Service	0	435								
1	WA FLATRATE (NOT MET	40	40		2,534.86			227.82			2,762.68
2	WA COMMERCIAL	34	34	21,182	2,182.80	119.90		206.99			2,509.69
17	WA METERED <1" CITY	600	616	323,612	39,006.67	791.59		3,571.41			43,369.67
19	WA METERED >1"	11	11	30,135	907.50	232.02		102.44			1,241.96
27	WA METERED<1" OS CIT	26	26	14,605	2,490.80	44.64		227.89			2,763.33
90	WELLS	0	1								
95	WWTP	1	1	95,185	82.50	861.63		84.88			1,029.01
99	No Service	0	14								
		712	1,178	484,719	47,205.13	2,049.78		4,421.43			53,676.34
		712	1,178	484,719	47,205.13	2,049.78		4,421.43			53,676.34

City Of McCleary  
 MCAG #: 0344

**WATER U BY CLASS**

11/25/2013 To: 11/25/2013

11/2013

Date: 11/20/2013  
 Page: 150

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0	No Service	0	427								
1	WA FLATRATE (NOT MET	39	39	2,503.80				225.03			2,728.83
2	WA COMMERCIAL	34	34	22,548	2,182.80	130.51		207.94			2,521.25
17	WA METERED <1" CITY	598	614	319,572	39,121.34	758.13		3,578.80			43,458.27
19	WA METERED >1"	11	11	23,924	907.50	179.65		97.75			1,184.90
27	WA METERED<1" OS CIT	26	26	12,343	2,490.80	25.21		226.16			2,742.17
90	WELLS	0	1								
95	WWTP	1	1	116,380	82.50	1,054.51		102.22			1,239.23
99	No Service	0	17								
	<b>709</b>	1,170	494,767	47,288.74	2,148.01			4,437.90			53,874.65
	709	1,170	494,767	47,288.74	2,148.01			4,437.90			53,874.65

City Of McCleary  
 MCAG #: 0344

### WATER USE BY CLASS

12/27/2013 To: 12/27/2013

12/2013

Date: 12/18/2013  
 Page: 151

	Cust	Units	Usage	Base	Usage Chgs	Surcharge	Other	Tax	Late Fees	Interest	Total
0	No Service	0	433								
1	WA FLATRATE (NOT MET	39	39								
2	WA COMMERCIAL	34	34								
17	WA METERED <1" CITY	598	614	21,359	2,176.59	129.21		225.03			2,728.83
19	WA METERED >1"	11	11	316,628	39,090.00	737.65		207.25			2,513.05
27	WA METERED<1" OS CIT	26	26	23,175	907.50	175.43		3,574.14			43,401.79
90	WELLS	0	1	13,283	2,435.17	35.32		97.36			1,180.29
95	WWTP	1	1					222.08			2,692.57
99	No Service	0	17								
		709	1,176	1,266,238	47,195.56	9,188.38		5,062.43			61,446.37
		709	1,176	1,266,238	47,195.56	9,188.38		5,062.43			61,446.37

**TAB - I**

## **STAFF REPORT**

To: Mayor Schiller  
From: Todd Baun., Director of Public Works  
Date: March 9, 2018  
Re: Surplus Vehicles and Equipment

---

The Attached items are vehicles and equipment that we no longer use or are broken and unfeasible to repair. Dan has prepared a resolution to surplus these items. We will auction these items off to the highest bidder.

### **Action Requested:**

Please consider adoption of the resolution presented regarding Surplus Vehicles and Equipment.

<b>Item #</b>	<b>Make/Model/ Description</b>	<b>Condition</b>	<b>Number of Items</b>	<b>Serial Number</b>
1	Brown Chairs	Fair	8	
2	Front seats out of a car	Fair	2	
3	Car door panels	Fair	2	
4	Rear seat out of a car	Fair	1	
5	Office chairs	Fair	5	
6	Book Shelve	Poor	1	
7	5 Drawer file cabinet	Fair	2	
8	3 door cabinet	Fair	1	
9	Motorola Battery Charger	Unknown	1	
10	24 Volt push mower	Unknown	1	
11	Miscellaneous desk organizers	Fair	11	
12	Computer Monitor Mount	Fair	1	
13	Holmes 1 touch heater	Unknown	1	

14	Panasonic 5.8GHZ Cordless Phone	Unknown	2	
15	Durabrand phone	Unknown	1	42827834
16	Sim line tape recorder	Unknown	1	WJOA094984
17	Cobra Walky Talky PR3175	Unknown	1	H408016791
18	Cobra Walky Talky PR3175	Unknown	1	H401008876
19	Cobra Walky Talky PR3175	Unknown	1	H407010104
20	Cobra Walky Talky PR3175	Unknown	1	H4070010342
21	Cobra Walky Talky PR3175	Unknown	1	H407012459
22	Cobra Walky Talky PR3175	Unknown	1	H4070029301
23	Vodavi Telephone	Unknown	1	SFJ527560
24	StarPlus Telephone	Unknown	1	SBK618861
25	Vodavi Telephone	Unknown	1	SFL519296
26	StarPlus Telephone	Unknown	1	SBD614331
27	StarPlus Telephone	Unknown	1	EIS85300



28	StarPlus Telephone	Unknown	1	EIS85100
29	Itron FC200	Unknown	1	DZGEG8329ZZ7316
30	Itron IX100X Desk Mount	Unknown	1	ZZMOR9268ZH0075
31	Emerson EWT19B3 TV	Unknown	1	M36234077
32	Emerson EWC1901 TV	Unknown	1	V26168672
33	Dell computer monitor 1905FP	Unknown	1	CN-OT6116-71618-4AF- AE6Q
34	Dell computer monitor E152FP	Unknown	1	CN-OM1619-64180-3AV- 2RJC
35	ACER computer monitor X193W	Unknown	1	91200647485
36	Sceptre computer monitor L42BW	Unknown	1	924J22J1CC2483
37	Ceramic Heater HC-0112	Unknown	1	
38	Lasko Fan	Unknown	1	
39	Liquid air tank	Expired	2	
40	MSA air mask with tanks	Expired	2	
41	Miscellaneous parts, cables, cords	Unknown	1	

42	Overhead police light bar	Unknown	4	
43	2 Drawer file cabinet	Fair	3	
44	Book Shelve	Fair	1	
45	Child car seat	Fair	1	
46	Mongoose Mountain Bike	Poor	1	
47	4 Drawer file cabinet	Poor	1	
48	Fulton 2500lb trailer jack	Unknown	1	HD25000101
49	Police car divider	Fair	2	
50	Ericsson Portable radio with charger	Fair	1	1158317
51	Ericsson Portable radio with charger	Fair	1	1158316
52	Ericsson Portable radio with charger	Fair	1	1158319
53	Ericsson Portable radio with charger	Fair	1	1516415
54	Motorola Portable radio with charger	Fair	1	174FV9905
55	Portable radio mic	Unknown	1	

56	Miscellaneous charging supplies	Unknown	5	
57	Motorola pager with charger	Unknown	1	646XYJ2562
58	Motorola pager with charger	Unknown	1	MD5XUW26MD
59	Motorola pager with charger	Unknown	1	646XW2BZD
60	Motorola pager with charger	Unknown	1	253BZJ2C9X
61	Chairs with black frame & blue upholstery	Fair	58	
62	Tan chairs	Fair	3	
63	Black folding chairs	Fair	25	
64	1984 Ford Ambulance Type E302	Fair	1	Plate - 36745D Vin - 1FDKE30L5EHB98620
65	5000 PSI air compressor 3 Phase 240 Model ABI-7	Unknown	1	925
66	4 HP Jaws Pump	Unknown	1	
67	Honda EG650 w/light	Unknown	1	6100-97 6100-3218693
68	300 Watt Circle-D portable lights	Unknown	3	
69	Homelite DM54 12" with 2 steel & 2 fiber blades	Unknown	1	HI2290198

70	1.5" fire nozzles	Unknown	3	
71	2.5" Akron Brass fire nozzles	Unknown	2	
72	Pro Pack Foam	Unknown	1	
73	Tire Chains 7' 6" long 18" wide	Unknown	1	
74	50' of 1.5" fire hose	Unknown	8	
75	Code 3 wig wag lights	Unknown	2	
76	Quick-bar tool Ziamatic Corp.	Unknown	1	
77	Manual barrel pump with hose	Unknown	1	
78	Cord reel	Unknown	1	
79	Super Vac electric smoke ejector 16"	Unknown	1	

**TAB - J**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO UTILITIES,  
AUTHORIZING THE ESTABLISHMENT OF A NET  
METERING PROGRAM PURSUANT TO THE  
PROVISIONS OF RCW CHAPTER 80.60, ADDING A  
NEW CHAPTER TO TITLE 13 OF THE MUNICIPAL  
CODE, PROVIDING FOR SEVERABILITY AND AN  
EFFECTIVE DATE.

R E C I T A L S:

1. The City has undertake a review of what is known as an electrical net metering program authorized under the provisions of RCW Chapter 80.60.

2. Based upon a review of the information related to this program and the recommendation of City Staff, the Council finds it appropriate to adopt such a program.

2. In taking this action, given the individual characteristics and requirements of managing the program, it is found a appropriate to create a separate chapter in Title 13 of the Municipal Code for placement of the provisions of this Ordinance.

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

SECTION I: Purpose and scope. The purpose of this ordinance is to establish provisions and procedures for determining the terms and conditions governing the interconnection of electric generating facilities with a maximum generating capacity of not more than 100 kilowatts to the City'S electric distribution system.

SECTION II: Definitions.

For purposes of this ordinance, the following definitions shall apply.

A. "Applicant" means any person, corporation, partnership, government agency, or other entity applying to interconnect an electric generating facility to the City's electric distribution system pursuant to this chapter.

B. "Application" means the written notice provided by the applicant to the City that initiates the interconnection process.

C. "City" means the City of McCleary.

D. "Electric System" means all electrical wires, equipment, and other facilities owned or provided by the City electric utility to transmit electricity to customers.

E. "Electric Utility" means the City who owns and operates the electrical distribution system, or the electrical

distribution system itself, onto which the applicant seeks to interconnect a generating facility.

F. "Generating Facility" means a source of electricity owned by the applicant or generator that is located on the applicant's side of the point of common coupling, and all facilities ancillary and appurtenant thereto, including interconnection facilities, which the applicant requests to interconnect to the City's electric system.

G. "Generator" means the entity or person that owns and/or operates the generating facility interconnected to the City's electric system.

H. "Interconnection" means the physical connection of a generating facility to the electric system so that parallel operation may occur.

I. "Interconnection Agreement" means the written, executed agreement between the City and the applicant consistent with the purpose, scope and provisions of this chapter, including but not limited to the provisions of Section VIII of this ordinance.



J. "Interconnection Facilities" means the electrical wires, switches, and other equipment used to interconnect a generating facility to the electric system.

K. "Net Metering" means measuring the difference between the electricity supplied by the City and the electricity generated by a generating facility that is fed back to the City electric system over the applicable billing period.

L. "Point of Common Coupling (PCC)" means the point where the generating facility's local electric power system connects to the City's electric system, such as the electric power meter or at the location of the equipment designed to interrupt, separate, or disconnect the connection between the generating facility and the City electric system.

SECTION III. Conditions precedent to allowing connection of a generating facility to the City's Electrical System.

A. Prior to receiving approval from the City for any interconnection to the City's electric system, applicants are required to submit the following forms and receive approval of each form and the generating facility by the City:

- (1) Application,
- (2) Certification of Completion, and

(3) Executed Interconnection Agreement.

B. Upon acceptance of the forms as satisfactory, the actual connection shall be allowed only upon approval of the generating facility proposed for connection and all elements thereof by the City.

SECTION IV: Technical requirements and standards for interconnection.

A. General Interconnection Requirements &

Provisions:

1. The generator or owner thereof is responsible to obtain all applicable permits required to obtain authority for and approval of the equipment installations on its property.

2. Any generating facility desiring to interconnect with the City's electric system or modify an existing interconnection must meet all minimum technical specifications applicable, in their most current approved version, as set forth in this chapter.

3. The specifications and requirements in this section are intended to mitigate possible adverse impacts caused by the generating facility on the City's electric system, equipment and personnel and on other customers of the City's electric system. They are not intended to address protection of the generating facility itself, generating facility personnel, or its internal load. At all times during

which an interconnection is in place, it is and remains the responsibility of the generating facility and the owners thereof to maintain compliance with the requirements of all appropriate standards, codes, statutes and authorities so to protect its own facilities, personnel and loads. The City accepts no responsibility or liability for any failure of the generating facility or related equipment located anywhere beyond the point of common coupling (PCC) with the City electric system.

4. The specifications and requirements in this section shall apply generally to the non-utility owned electric generation and transmission equipment or any other facilities or equipment not owned by the City's electric system to which these standards and associated agreements apply throughout the period encompassing the generator's installation, testing, commissioning, operation, maintenance, decommissioning and removal of said equipment. The City may verify compliance at any time, with reasonable notice.

5. The Generator shall comply with the requirements in subsections 5.a and 5.b below: PROVIDED THAT, at its sole discretion, the City may approve alternatives that satisfy the intent and/or purpose of these requirements, except local, state and federal building codes: PROVIDED

FURTHER THAT, any such approval shall not subject the City to any claim for any damage or loss resulting from the waiver.

a. Codes and standards: Applicant shall conform to all applicable codes and standards for safe and reliable operation of the generator facility, including but not limited to the National Electric Code (NEC), National Electric Safety Code (NESC), the Institute of Electrical and Electronics Engineers (IEEE), American National Standards Institute (ANSI), and Underwriters Laboratories (UL) standards, and local, state and federal building codes, as they now exist or are hereafter amended or succeeded(ii) Safety: All safety and operating procedures for joint use equipment shall be in compliance with the Occupational Safety and Health Administration (OSHA) Standards, the NEC, Washington Administrative Code (WAC), the Washington Industrial Safety and Health Administration (WISHA) and equipment manufacturer's safety and operating manuals.

b. Power Quality: Installations shall be in compliance with all applicable standards including IEEE Standard 519-1992, Harmonic Limits.

B. Specific Interconnection Requirements & Reserved Authority to Disconnect:

1. Applicant shall furnish and install on applicant's side of the meter, a UL-approved safety disconnect switch which shall be capable of fully disconnecting the applicant's generating facility from the City electric system. The disconnect switch shall be located adjacent to the City electric meter and shall be of the visible break type in a metal enclosure which can be secured by a City padlock. The disconnect switch shall be accessible to City personnel at all times.

2. The requirement in subsection B.1 may be waived by the City if:

(i) Applicant provides interconnection equipment that applicant can demonstrate, to the satisfaction of the City, performs physical disconnection of the generating equipment supply internally; and

(ii) applicant agrees that its service may be disconnected entirely if generating equipment must be physically disconnected for any reason.

3. When deemed reasonably necessary or appropriate for any of the following reasons or circumstances, the City shall have the right to disconnect the generating facility at the disconnect switch under the following circumstances:

a. to maintain safe electrical operating conditions;

b. if the generating facility does not meet required standards or rules;

c. if the generating facility at any time adversely affects or endangers any person, property of any person, City's operation of its electric system or the quality of the City's service to other customers; or failure of the owner of record to notify the City of a sale or transfer of the generator, interconnecting facilities or the premises where the generator is located.

4. Nominal voltage and phase configuration of applicant's generating facility must be compatible to the City's electric system at the point of common coupling.

5. Applicant must provide evidence that its generation will never result in reverse current flow through the City's network protectors. In furtherance of that requirement, all instances of interconnection to secondary spot distribution networks shall require review and written preapproval by the City. Interconnection to distribution secondary grid networks is not allowed. Closed transition transfer switches are not allowed in secondary network distribution systems.

C. Specifications Applicable to all Inverter-based Interconnections

Any inverter-based generating facility desiring to interconnect to the City's electric system or modify an existing interconnection must meet the technical specifications, in their most current approved version, as set forth below. The version of the technical specifications approved by the City is as set forth below or Chapter 13.16 MMC, each as now existing or hereafter amended or succeeded, as well as any rule or regulation which may be adopted pursuant to the authority granted in this ordinance or Chapter 13.16.

1. IEEE Standard 1547, Standard for Interconnecting Distributed Resources with Electric Power systems, for Systems 10MVA or less.

2. UL Standard 1741, Inverters, Converters, and Controllers for Use in Independent Power Systems. Equipment must be UL listed.

3. IEEE Standard 9929, IEEE Recommended Practice for Utility Interface of Photovoltaic (PV) Systems.

D. Requirements Applicable to all Non Inverter-based Interconnections.

Non-inverter based interconnection requests may require more detailed review, testing, and approval by the City of the proposal and the equipment proposed to be installed to ensure compliance with applicable technical specifications. The cost of cost of such review shall be paid by the applicant. The review shall seek confirm compliance with applicable standards, including in their most current approved version, but not limited to the following:

1. IEEE standard 1547, Standard for Interconnecting Distributed Resources with Electric Power Systems, for systems 10MVA or less.
2. ANSI Standard C37.90, IEEE Standard for Relays and Relay Systems Associated with Electric Power Apparatus.

Applicants proposing such interconnection may also be required to submit a power factor mitigation plan and/or other studies or plans as appropriate for City review and approval.

SECTION V: Application for interconnection.

A. When an Applicant requests interconnection from the City, the applicant shall be responsible for conforming to the rules and regulation in effect. The applicant seeking to interconnect a generating facility under these rules must complete and submit a written application form. Information



must be accurate, complete, and approved by the City prior to installation of the generating facility.

B. Application Fees. The City requires a non-refundable interconnection application fee in such amount as may be established from time to time by written resolution adopted by the Council. Actual expenses reasonably incurred in undertaking the necessary review which are in excess of this fee shall be invoiced to the Applicant. All fees shall be paid prior to interconnection.

C. Application Evaluation. All generation interconnection requests pursuant to this ordinance will be reviewed by the City for compliance with these rules. If the City in its sole discretion, such discretion being reasonably based, finds the application does not comply with the provisions of this ordinance and standards adopted hereby, the City may reject the application. If the City rejects the application, it shall provide the applicant with written notification stating with reasonable specificity the reasons for rejection of the application.

D. Once an application is accepted by the City as complete, the City shall determine if any additional information or studies are required. In the event additional information or studies are required by the City, the applicant

shall be responsible for providing in a timely manner the requested studies and/or information. All expenses related to providing this additional information and/or studies shall be borne by the applicant or, as provided by sub-paragraph B, be reimbursed to the City if the City obtains the information or undertakes the study.

SECTION VI: Interconnection agreement.

Upon approval of the application for interconnection, the City shall provide to the applicant a written interconnection agreement in a form approved by the Council. The interconnection agreement shall be completed and executed by the applicant and returned to the City within 30 days of its provision.

SECTION VII: General terms and conditions of interconnection.

The terms and conditions listed in this section, some of which have been set forth in prior provisions of this ordinance, shall apply to all generating facilities interconnecting to the City electric system. They are intended to intended to apply to such facilities at the time of connection and thereafter.

A. General Principals:

1. Any electrical generating facility with a maximum electrical generating capacity of 100 kW or less must comply with these provisions to be eligible to interconnect and operate in parallel with the City's electric system.

2. The provisions of this ordinance shall apply to all interconnecting generating facilities that are intended to operate in parallel with the City's electric system irrespective of whether the applicant intends to generate electricity to serve all or part of the applicants' load; or to sell the output.

3. In order to ensure system safety and reliability of interconnected operations, all interconnected generating facilities shall be constructed and operated by the generator in accordance with this chapter and all other applicable federal, state and local laws and regulations.

4. For the purposes of public and personnel safety, any non-approved generation interconnection discovered will be immediately disconnected from the City's electric system.

B. Specific Requirements:

1. Prior to initial operation,  
a. All generators must submit a completed certificate of completion to the City; execute an interconnection agreement, and any other agreement reasonably

required by th City for the disposition of the generating facility's electric power output. It is anticipated that the interconnection agreement between the City and generator, the form of which shall have been approved by the Council, will outline the interconnection standards, cost allocation and billing agreements, and on-going maintenance and operation requirements.

b. Applicant or generator shall promptly furnish the City with copies of such plans, specifications, records and other information relating to the generating facility or the ownership, operation, use, or maintenance of the generating facility, as may be reasonably requested by the City from time to time.

c. To ensure reliable service to all City electrical customers and to minimize possible problems for other customers, the City will review the need for a "dedicated to single customer" distribution transformer. If the City requires such a dedicated distribution transformer, the applicant or generator shall pay for all costs of the that transformer and related facilities.

2. Continuing requirements and provisions:

a. For all net metering for fuel cells, facilities that produce electricity and used and useful thermal energy from a common fuel source, or facilities that use water, wind, solar energy, or biogas from animal waste as a fuel as set forth in RCW 80.60, the City shall install, own and maintain a kilowatt-hour meter or meters capable of registering bi-directional flow of electricity at the point of common coupling (PCC) at a level of accuracy that meets all applicable standards, regulations and statutes. The City may approve other generating sources for net metering but is not required to do so.

1. The meters installed may measure such parameters as time of delivery, power factor, voltage and such other parameters as the City shall specify.

2. The applicant shall provide space for installation and allow access for maintenance of the metering equipment. It will be the applicant's responsibility to provide the current transformer enclosure (if required), meter socket(s) and junction box after the applicant has submitted drawings and equipment specifications for City approval and those submissions have been approved.

3. Common labeling furnished or approved by the City and in accordance with NEC requirements must be posted on meter base, disconnects, and transformers informing working

personnel that generation is operating at or is located on the premises.

4. No additional insurance will be required for a net metered facility that is a qualifying generating facility under Chapter 80.60 RCW unless such requirement is allowed under the provisions of RCW Chapter 80.60 and the requirement is authorized by action of the Council. For purposes of this current exclusion, a qualifying facility under RCW 80.60 is one that has a generating capability of 100 kW or less; and that uses water, wind, solar energy, or biogas from animal waste as a fuel, fuel cells, or that produces electricity and used and useful thermal energy from a common fuel source. For other generating facilities permitted under these standards but not a qualifying facility under Chapter 80.60 RCW, additional insurance, limitations or liability and indemnification may be required by the City.

5. Prior to any future modification or expansion of the generating facility, the generator will obtain City review and approval. The City reserves the right to require the generator, at the generator's expense, to provide corrections or additions to existing electrical devices in the event of modification of government or industry regulations and standards.

6. For the overall

safety and protection of the City" electric system, the limits for allowed net metering connections are as set forth in RCW 80.60.020, as now existing or hereafter amended or succeeded. As provided by law, access to a net metering connection is on a "first come, first served" basis which has the potential of disallowing connections which would result in exceeding the statutory limits. Additionally, interconnection of generating facilities to individual distribution feeders will be limited to 10% of the feeder's peak capacity.

7. It is the responsibility of the generator to protect its facilities, loads and equipment and to at all times comply with the requirements of all applicable rules, regulations, standards, codes, statutes and authorities.

8. Charges by the City to the applicant or generator in addition to the application fee, if any, will be cost-based and applied as appropriate. Such costs may include but not limited to, transformers, production meters, and City testing, qualification, and approval of non UL 1741 listed equipment. The Generator shall be responsible for any costs associated with any future upgrade or modification to its interconnected system required by modifications in the City's electric system.

9. This ordinance governs the terms and conditions under which the applicant's generating facility will interconnect with and operate in parallel with the City's electric system. Except as provided by Section IX, this ordinance does not govern the settlement, purchase, or delivery of any power generated by the applicant's generating facility which shall be governed by the provisions of RCW 80.60.030, as now existing or hereafter amended or succeeded. The purchase or delivery of power, including net metering of electricity pursuant to Chapter 80.60 RCW, and other services that the applicant may require may be covered by separate agreement or pursuant to the terms, conditions and rates as set forth in Section IX and in compliance with the provisions of RCW 80.60.030, as now existing or hereafter amended or succeeded. Any such agreement shall be completed prior to the initial operation and filed with the City.

10. A generator may disconnect the generating facility at any time subject to compliance of the following notification requirement. Prior to any such disconnection, the generator shall provide the City written notice of such intended action at least \_\_\_\_\_ days in advance of the actual disconnection.

11. The generator shall notify the City prior to the sale or transfer of the generating



facility, the interconnection facilities or the premises upon which the facilities are located. The applicant or generator shall not assign its rights or obligations under any agreement entered into pursuant to these rules without the prior written consent of the City, which consent shall not be unreasonably withheld.

SECTION VIII: Certification of completion.

All generating facilities must obtain an electrical permit and pass electrical inspection before such facilities will be allowed to be connected or operated in parallel with the City's electric system. Generator shall provide written certification to the City that the generating facility has been installed and inspected in compliance with all local building and/or electrical codes.

SECTION IX: Payment for net energy. As required by RCW 80.60.030, the City shall measure the electricity produced and consumed by the generator during each billing period, in accordance with normal metering practices.

A. If the electricity supplied by the City exceeds the electricity generated by the generator during the billing period, or any portion thereof, then the generator shall be billed for the net electricity supplied by the City together

with the appropriate base charge paid by other customers of the City in the same rate class.

B. If the electricity generated by the generator during the billing period, or any portion thereof, exceeds the generator's electricity usage, then the generator shall be billed for the appropriate base charge as other customers in the same rate class; and credited for the net excess kilowatt-hours generated during the billing period, with the kilowatt-hour credit appearing on the customer's bill for the following period.

C. On April 30th of each calendar year, any remaining unused kilowatt-hour credit accumulated by the generator during the previous year shall be granted to the City without any compensation to the customer.

D. Generator shall pay any amount owing for electric service provided by the City in accordance with applicable rates and policies. Except as preempted by the provisions of RCW Chapter 80.60, nothing in this section shall limit the rights of the City under applicable rate schedules, ordinances, or resolutions.

SECTION X: Adoption by reference.

For purposes of this Ordinance, including Section IV.A, and Chapter 13.16, to the extent not already adopted by other provisions of this ordinance and the City's Municipal

Code or any resolution authorized thereby, the City adopts by reference all and/or portions of regulations and standards identified below as they now exist or as they may hereafter be amended or succeeded.

(1) The National Electric Code (NEC), as published by the National Fire Protection Association (NFPA).

(2) The National Electric Safety Code, (NESC).

(3) The Institute of Electrical and Electronics Engineers (IEEE) Standard 1547, Standard for Interconnecting Distributed Resources with Electric Power Systems.

(4) Institute of Electrical and Electronics Engineers (IEEE) Standard 929, Recommended Practice for Utility Interface with Photovoltaic (PV) Systems.

(5) American National Standards Institute (ANSI) Standard C37.90, IEEE Standard for Relays and Relay Systems Associated with Electric Power Apparatus.

(6) Institute of Electrical and Electronic Engineers (IEEE) Standard 519, Recommended Practices and Requirements for Harmonic Control in Electrical Power Systems.

(7) Underwriters Laboratories (UL), including UL Standard 1741, Inverters, Converters, and Controllers for Use in Independent Power Systems.

(8) Occupational Safety and Health Administration (OSHA) Standard at 29 CFR 1910.269. Washington Division of Occupational Safety and Health (DOSH) Standard, Chapter 296-155 WAC.

SECTION XI: Authority to adopt rules and regulations.

The Council shall have the authority to adopt such rules and regulations as it may deem reasonable necessary and appropriate to properly implement the provisions of this ordinance.

SECTION XII: 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 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 XII: Sections I through XI inclusive shall constitute a new chapter in Title 13 of the McCleary Municipal Code.

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

SECTION XIV: Corrections by the Clerk-treasurer or Code Reviser. Upon approval of the Mayor and City Attorney, the Clerk-treasurer and the Code Reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors, references to other local, state, or federal laws, codes, rules, or regulations, or ordinance number and section/subsection numbering.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, by the City Council of the City of McCleary, and signed in approval therewith this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF McCLEARY:

\_\_\_\_\_  
BRENT SCHILLER, Mayor

ATTEST:

\_\_\_\_\_  
WENDY COLLINS, Clerk-Treasurer

APPROVED AS TO FORM:

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DANIEL O. GLENN, City Attorney

I, WENDY COLLINS, being the duly appointed Clerk-Treasurer of the City of McCleary, do hereby declare and certify under penalty of perjury 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 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.

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WENDY COLLINS

**TAB - K**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO ZONING AND ASSOCIATED MATTERS, SETTING FORTH PROVISIONS IN RELATION TO PLACEMENT OF MANUFACTURED HOMES, AMENDING SECTION 17.12.010, AMENDING SECTION 17.20.020 MMC, AMENDING SECTION 17.32.070, ADDING NEW SECTIONS TO CHAPTER 17.32 MMC, REPEALING SECTIONS 15.16.010 THROUGH 15.16.090 AND SECTIONS 15.20.010 THROUGH 15.20.190 MMC; PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND CORRECTION.

R E C I T A L S :

1. The Council and Mayor have undertaken a review of its current regulations in relation to the placement of manufactured homes within the City.

2. After review by the Hearing Examiner and receipt of the Examiner's findings and recommendations, it is deemed appropriate to undertake certain modifications to the existing City Code.

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

SECTION I: Purpose of Provisions:

The goals sought to be met through the applicable code provisions as to manufactured housing include the following:



A. Provide options for single-family factory-built housing in various community settings in relation to the provision of affordable or cost-efficient housing;

B. Clarify the standards for the location and development of manufactured homes on individual lots and in manufactured home parks;

C. Insure consistency with Washington State law; and

D. Establish standards of development to protect community aesthetics and property values.

SECTION II: Affirmation of Provisions Authorizing Siting:

A. Manufactured homes within the definition of a "manufactured home: designated" are permitted in all zones so indicated in the table of land uses established in Section 17.20.030, as now existing or hereafter amended or succeeded, subject to the development and siting standards of Section III.

B. Manufactured home parks are permitted as a conditional use in such zones as may be indicated in the table of land uses established in Section 17.20.030 MMC, as now existing or hereafter amended or succeeded, subject to the development and siting standards of Section VI.

SECTION III: Development and siting standards for "manufactured homes: new" and "manufactured homes: designated" on individual lots in such zones as such placement is authorized in

Section 17.20.030, as now existing of hereafter amended or succeeded.

A. Manufactured homes are permitted on one individual parcel, lot, or tract in residential zones: provided, that the home meets the following standards:

1. Approved by the Washington State Department of Labor and Industries or the U.S. Department of Housing and Urban Development, and the appropriate certification insignia is affixed to the unit, in accordance with the provisions of Chapter 43.22 RCW, as now existing or hereafter amended or succeeded;

2. Comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

3. Set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative;

4. Compliant with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

5. Thermally equivalent to the State Energy Code;

6. Originally constructed with and now has a composition of wood shake or shingle, coated metal, or similar roof of nominal three to twelve (3:12) pitch or greater;

7. Sided with exterior siding similar in appearance to materials commonly used on conventional site-built International Building Code single-family residences;

8. As to siting in zones R-1 and R-2, meet the criteria of a new manufactured home as defined in RCW 35.63.160(2), as now existing of hereafter amended or succeeded;

9. Shall have a finished porch or deck allowing normal ingress and egress associated with each exterior door; and

10. Be so oriented so that its longest facade (side) is parallel to, or if that is not possible due to the lot orientation, primarily, parallel to an abutting public or private street.

B. As to a manufactured home which was legally placed and maintained prior to the date of adoption of this chapter, and which does not meet the siting requirements of this chapter for the zone in which it is located:

1. It shall be deemed to be a nonconforming structure; and

2. If a legal nonconforming manufactured home is partially or wholly destroyed, replaced, or altered, it shall be required to meet the relevant requirements set forth in the nonconforming provisions of the Municipal Code.

SECTION IV: Section 17.12.010, sub-section M and Ordinance 709, Section I (part) as last amended by Ordinance 830, Section 1, shall have added to it the following definition:

"Manufactured home: new" means any manufactured home which satisfies all of the criteria set out for such a unit in RCW 35.63.160[2], as now existing or hereafter amended or succeeded.

SECTION V: The chart set forth in Section 17.20.030 and Section I, Ordinance 709, as last amended by Section I, Ordinance 838, shall be amended in the following respects:

A. Placement of a "manufactured homes: new": permitted use in zones R-1, R-2 and R-3.

B. Placement of a "Manufactured Home: designated: permitted use in R-3 only.

SECTION VI: Section 17.32.070 MMC & Section 1 (Part) of Ordinance 709 are amended to read as follows:

Manufactured Home Park Design Requirements.

A. Manufactured home parks in ((~~the R-3~~) any zoning district in which they are allowed, whether as a conditional use or otherwise, shall meet the following requirements:

1. They are no less than \_\_\_\_\_ acre in size;
2. Each manufactured home space shall contain a minimum of \_\_\_\_\_ square feet per unit and no more than \_\_\_\_\_ spaces per acre;
3. Only one manufactured home is allowed per space;

4. Unless a firewall is provided, no manufactured home or accessory building or structure shall be closer than ten feet from any other manufactured home;

5. The installation of all manufactured homes comply with Title 15 of this code;

6. Each space shall have a permanent connection to public sewer, water, and electrical utilities: PROVIDED THAT, all electrical utilities shall be underground;

7. The overall park design conforms to Chapter 15.24 of this code; and

8. The park has an approved binding site plan obtained as part of the conditional use permit.

B. Uses: ((No)) ~~manufactured home park shall accept recreational vehicles for either temporary or permanent residency.))~~

1. Permitted Uses.

(a) Placement of Manufactured homes or mobile homes, on a condominium (individually owned lot) basis or on leased lots: PROVIDED THAT, as to any manufactured home park established after the effective date of this ordinance, all units shall meet the criteria of a "manufactured home: designated" at a minimum.

(b) Recreational vehicles may be allowed in parks so long as the following requirements are met:

(1) The unit meets all applicable fire, safety, or other regulations related to recreational vehicles;

(2) The utility hookups in manufactured/mobile home communities meet state or federal building code standards for manufactured/mobile home communities or recreational vehicle parks; or if such hook ups are not utilized for the vehicle either:

(i) the recreational vehicle contain at least one internal toilet and at least one internal shower, or

(ii) the manufactured/mobile home community must provide toilets and showers for utilization by those occupying the recreational vehicle for use without additional cost and those occupants shall utilize those facilities.

2. Accessory Uses. A manufactured home park may include:

a. Accessory buildings, such as laundry, grounds maintenance shop, recreation, restroom and swimming pool, subject to compliance with any other applicable provision of this Code.

b. Secure areas for shared storage of motor homes, recreational or camping vehicles and trailers.

C. Setbacks: All manufactured homes, and extensions thereof, accessory structures and other buildings must be set back as follows:

1. Twenty feet from the boundary of the park.

2. Twenty feet from a public street.

3. Ten feet from an interior private street, walking or parking area; and

4. Ten feet from any other manufactured home.

D. Open Space:

1. At least \_\_\_\_\_ percent of the gross site area must be in open space or recreational areas available for use by all residents.

2. Parking, driving and setback areas and open areas less than \_\_\_\_\_ thousand square feet do not count as required open space.

E. Density: minimum density is \_\_\_\_\_ units per acre; maximum density is \_\_\_\_\_ units per acre.

F. Buffer Strips:

1. A twenty foot strip around the boundary of the park must be landscaped to provide a visual screen.

2. All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained.

G. Signs. One monument identification sign may be erected at each park entrance from a public street so long as such sign:

1. Does not exceed an area of \_\_\_\_\_ square feet;

2. Does not exceed \_\_\_\_\_ feet in height;

3. Is set back from the public street at least \_\_\_\_\_

feet; and

4. Is indirectly lit; internal illumination is prohibited.

H. Parking:

1. Paved off street parking must be provided at the ratio of one and one-half spaces per manufactured home.

2. At least one space must be at the individual manufactured home site.

3. Other spaces may be in a common parking area as long as each space is within two hundred feet of the manufactured home or mobile home stand to which it relates.

I. Pedestrian Access: There shall be a paved or graveled system of walkways, which gives safe and convenient access to every manufactured home and all common facilities; sidewalks developed in conjunction with public or private streets may meet this requirement.

J: Streets:

1. Each lease lot, space or unit must abut a public or private street;

2. All interior public streets shall be approved by the city and shall meet the standards for streets, curbing, sidewalks, lighting, pedestrian buffer strips and other adopted street standards. Private streets shall comply with fire access standards.



K. Each manufactured home or mobile home shall be securely installed upon a stand and shall be skirted to conceal the undercarriage.

SECTION VII: Administration:

A. The City's building official or designee shall inspect the installation of manufactured homes prior to occupancy and issue certificates of occupancy for manufactured homes placed in accordance with this chapter. No manufactured home shall be occupied until after the city issues a valid certificate of occupancy.

B. If a manufactured home is replaced by another manufactured home, a new certificate of occupancy shall be required for the installation of any manufactured home completed after the date of adoption of this chapter.

SECTION VIII: Severability: 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 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 IX: Codification & Repeal.

A. Codification: Sections I, II, III, and VII shall constitute new sections in Chapter 17.32 MMC.

B. Repeal: Sections 15.16.010 through 15.16.090 MMC and Sections 15.20.010 through 15.20.190 MMC shall be and are hereby repealed.

SECTION X: Corrections by the Clerk-treasurer or Code Reviser. Upon approval of the Mayor and City Attorney, the Clerk-treasurer and the Code Reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors, references to other local, state, or federal laws, codes, rules, or regulations, or ordinance number and section/subsection numbering.

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

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, by the City Council of the City of McCleary, and signed in approval therewith this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF McCLEARY:

\_\_\_\_\_  
BRENT SCHILLER, Mayor

ATTEST:

\_\_\_\_\_  
WENDY COLLINS, Clerk-Treasurer

APPROVED AS TO FORM:

\_\_\_\_\_  
DANIEL O. GLENN, City Attorney

STATE OF WASHINGTON     )  
                                  : ss.  
GRAYS HARBOR COUNTY    )

I, WENDY COLLINS, 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 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.

\_\_\_\_\_  
WENDY COLLINS

SIGNED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by WENDY COLLINS.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, Residing at:  
My appointment expires:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RELATING TO ZONING AND ASSOCIATED MATTERS, SETTING FORTH PROVISIONS IN RELATION TO PLACEMENT OF MANUFACTURED HOMES, AMENDING SECTION 17.12.010, AMENDING SECTION 17.20.020 MMC, AMENDING SECTION 17.32.070 MMC, ADDING NEW SECTIONS TO CHAPTER 17.32 MMC, REPEALING SECTIONS 15.16.010 THROUGH 15.16.090 MMC, SECTIONS 15.20.010 THROUGH 15.20.190 MMC, AND SECTION 17.32.070 MMC, PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND CORRECTION.

R E C I T A L S :

1. The Council and Mayor have undertaken a review of its current regulations in relation to the placement of manufactured homes within the City.

2. After review by the Hearing Examiner and receipt of the Examiner's findings and recommendations, it is deemed appropriate to undertake certain modifications to the existing City Code.

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

SECTION I: Purpose of Provisions:

The goals sought to be met through the applicable code provisions as to manufactured housing include the following:

A. Provide options for single-family factory-built housing in various community settings in relation to the provision of affordable or cost-efficient housing;

B. Clarify the standards for the location and development of manufactured homes on individual lots and in manufactured home parks;

C. Insure consistency with Washington State law; and

D. Establish standards of development to protect community aesthetics and property values.

SECTION II: Affirmation of Provisions Authorizing

Siting:

A. Manufactured homes within the definition of a "manufactured home: designated" and "manufactured home: new" are permitted in zones so indicated in the table of land uses established in Section 17.20.030, as now existing or hereafter amended or succeeded, subject to the development and siting standards of Section III.

B. Manufactured home parks are permitted as a conditional use in such zones as may be indicated in the table of land uses established in Section 17.20.030 MMC, as now existing or hereafter amended or succeeded, subject to the development and siting standards of Section VI.

SECTION III: Development and siting standards for "manufactured homes: new" and "manufactured homes: designated" on

individual lots in such zones as such placement is authorized in Section 17.20.030, as now existing or hereafter amended or succeeded, are as follows.

A. Manufactured homes are permitted on one individual parcel, lot, or tract in residential zones: provided, that the home meets the following standards:

1. Approved by the Washington State Department of Labor and Industries or the U.S. Department of Housing and Urban Development, and the appropriate certification insignia is affixed to the unit, in accordance with the provisions of Chapter 43.22 RCW, as now existing or hereafter amended or succeeded;

2. Comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;

3. Set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative;

4. Compliant with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

5. Thermally equivalent to the State Energy Code;

6. Originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal three to twelve (3:12) pitch or greater;

7. Sided with exterior siding similar in appearance to materials commonly used on conventional site-built International Building Code single-family residences;

8. As to siting in zones R-1 and R-2, meet the criteria of a "manufactured home: new" as defined in Section IV of this ordinance, as now existing or hereafter amended or succeeded;

9. Shall have a finished porch or deck allowing normal ingress and egress associated with each exterior door; and

10. Be so oriented so that its longest facade (side) is parallel to, or if that is not possible due to the lot orientation, primarily, parallel to an abutting public or private street.

B. As to a manufactured home which was legally placed and maintained prior to the date of adoption of this chapter, and which does not meet the siting requirements of this chapter for the zone in which it is located:

1. It shall be deemed to be a nonconforming structure.

2. If a legal nonconforming manufactured home is partially or wholly destroyed, replaced, or altered, it shall be required to meet the relevant requirements set forth in the nonconforming provisions of the Municipal Code.

SECTION IV: Section 17.12.010 and Ordinance 709, Section I (part), as last amended by Ordinance 830, Section 1, shall have added to it the following definition:

A. "Hard surface" means impervious surface or permeable pavement. The term shall include the following: concrete or asphalt paving, gravel and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater.

B. "Manufactured home: new" means any manufactured home which satisfies all of the criteria set out for such a unit in RCW 35.63.160[2], as now existing or hereafter amended or succeeded.

SECTION V: The chart set forth in Section 17.20.030 and Section I, Ordinance 709, as last amended by Section I, Ordinance 838, shall be amended in the following respects:

A. Placement of a "manufactured homes: new": permitted use in zones R-1, R-2 and R-3.

B. Placement of a "Manufactured Home: designated: permitted in manufactured home parks located in zone R-3 only.

SECTION VI: A new section shall added to Chapter 17.32 which shall read as follows:

6.A. **Intent**: The purpose of this ordinance is to provide a means for the establishment and operation of manufactured home parks within the City of McCleary; to ensure a suitable living environment for owners of manufactured homes located within manufactured home parks; and, to establish standards to promote the health, safety, and general welfare.



6.B. **Prohibited Uses:** Any use not expressly permitted outright or as a non-conditional use in this chapter shall be prohibited, including but not limited to the following examples.

1. Commercial uses except as provided in this chapter.
2. Industrial uses.
3. Keeping of livestock, poultry, rabbits, or bees.
4. Occupancy of recreational vehicles.
5. Public nuisances as defined in Chapter 8.16.
6. Outside storage, collection, or dumping of dismantled, partly dismantled, or wrecked vehicles, trailers, machinery or their parts.

7. Outside storage or collection of any junk, scrap, garbage, unsightly material, litter, or debris.

8. Abandoned sheds or buildings in a state of disrepair.

9. Any use which does not or is not capable of conforming with the requirements of this chapter.

6.C **Park Size:** (~~(There shall be no minimum or maximum required manufactured home park size other than the density requirements.)~~) Manufactured home parks shall be developed upon parcels no less than \_\_\_\_\_ acre/s in size.

6.D **Density:** Manufactured home parks shall be developed so as to allow a lot density of not more than \_\_\_\_\_ (\_\_\_\_) dwelling units per acre.

6.E. **Setbacks and Separations:** Setbacks and separations in the manufactured home park shall be as follows:

**1. Set Backs:**

a. The set back from a private road shall be ten feet (10') exclusive of hitches or towing devices.

b. The set-backs from a public right-of-way shall be fifteen feet (15') from the lot line.

c. The set back from the exterior park boundary not abutting upon a public right-of-way shall be ten feet (10') from the lot line. Except that separate accessory buildings or structures attendant to a manufactured home unit and upon approval from the building department, may be located not closer than five feet (5') from the exterior property line of a manufactured home park not abutting upon a public right-of-way.

d. Attached or free-standing additions to a manufactured home unit including carports, awnings, storage rooms, habitable rooms, and other similar structures or buildings shall be considered to be a part of the manufactured home unit for set-back purposes.

e. Open stairs, decks, and landings no higher than the floor level of the manufactured home unit may encroach to within five feet (5') from the lot line, of a private road.

**2. Separations:**

a. Manufactured home units and habitable additions thereto having a minimum 2 x 4 stud and sheet rock exterior wall construction or equal fire resistive wall construction shall

maintain a minimum ten-foot (10') separation from one manufactured home unit to another manufactured home unit of similar construction. Manufactured home units of lesser fire resistive exterior wall construction shall maintain a twenty-foot (20') separation from one manufactured home unit to another manufactured home unit.

b. Attached or free standing non-habitable additions appurtenant to a manufactured home including stairs, decks, landings, awnings, carports, storage rooms, and other structures or buildings shall maintain a six-foot (6') separation from another manufactured home.

c. Separate accessory buildings or structures shall not be located closer than six feet (6') from its attendant manufactured home or additions permitted by the Building Official.

d. Separate accessory buildings or structures attendant to one manufactured home unit shall not be located closer than six feet (6') from another manufactured home unit and its attendant additions or accessory buildings or structures permitted by the Building Official.

### **3. Walkways:**

The manufactured home park shall contain designated hard surfaced pedestrian walkways to and from all service and recreation facilities; and between locations where pedestrian traffic might interfere with vehicular traffic.

### **4. Screening:**

The manufactured home park shall be enclosed on all sides with a permanently maintained sight obscuring fence, wall, berm, or combination thereof six feet (6') in height and tapering to a maximum of four feet (4') in height at the park entrances as approved by the City Engineer and Building Department to ensure adequate sight distance.

**5. Landscaping and Park Maintenance:**

All natural and artificial barriers, driveways, lawns, trees, landscaping, buildings, occupied and unoccupied manufactured home spaces, recreation areas, lighting required by subsection 17, and open spaces shall be continually maintained, such maintenance being the responsibility of the manufactured home park.

**6. Space Numbering:**

Every manufactured home space shall be identified with an individual number in logical sequence, as provided in McCleary Municipal Code 12.08, which is uniformly located and clearly visible from the private street and so shown on the official binding site plan.

**7. Signs:**

One monument identification sign may be erected at each park entrance from a public street so long as such sign(s):

- a. Does not exceed an area of fifteen feet (15) square feet.
- b. Does not exceed three feet (3') in height.

c. All sign(s) shall be in accordance with the City of McCleary Development Standards.

d. Is indirectly lit; internal illumination is prohibited.

**8. Parking Requirements:**

a. There shall be provided and maintained on each manufactured home space at least two (2) parking spaces. Each parking space shall contain a minimum area of one hundred eighty (180) square feet with a minimum width of nine feet (9') and minimum length of twenty feet (20').

b. In addition to occupant parking, guest parking shall be provided within the manufactured home park at a ratio of not less than .25 parking space for each manufactured home space. Such parking shall be hard surfaced and reserved solely for guest parking. Such parking shall be conveniently arranged throughout the manufactured home park or provided in parking lanes.

**9. Utility Requirements:**

a. All manufactured home parks shall provide permanent electrical, water, and sewage disposal connections to each manufactured home and shall comply with all federal, state, City ordinances and City regulations. All sewage and wastewater shall be discharged into the City's public sanitary sewer system.

b. Each individual unit shall have its own individual water, electrical and sewage and may not share with another unit.

c. All water, sewer, electrical, communication, and natural gas lines shall be installed underground except for

access terminals and shall be approved by the agency or jurisdiction providing the service. Public utility shut off valves, meters, and regulators shall not be located beneath manufactured home units, additions, or accessory buildings or structures.

**10. Common Open Space:**

A minimum of four hundred thirty-five (435) square feet per manufactured home unit shall be set aside and maintained as common open space for the manufactured home park. Such space and location shall be accessible and usable by all residents of the park. Parking space(s), driveways, storage areas, and private streets are not considered to be usable open space. The open space shall be of such grade and surface suitable for active or passive recreation. The following minimum ground area per manufactured home unit shall not be included as common open space:

- a. Single wide - 3,200 square feet
- b. Double wide - 4,300 square feet
- c. Triple wide - 5,400 square feet

Deviation from the common open space requirements of this section may be permitted as a conditional use in compliance with McCleary Municipal Code Chapter 17.20.

**11. Building Height & Location Restriction:**

A. No building or structure shall exceed thirty feet (30') in height.

B. No building or structure shall be placed or constructed over a public easement or a right-of-way.

**12. Use Impacts:**

Uses within a manufactured home park shall not have an unreasonable impact or effect upon adjacent property or upon adjacent manufactured home units. Potential bases for such impacts include, but are not limited to, smoke, dust, glare, odor, vibration, noise, electrical interference, or excessive hazard. Noise in a manufactured home park shall not exceed the standards set forth in Chapter 8.16 of the McCleary Municipal Code.

**13. Storage Area:**

A. A bulk storage area shall be provided for the storage of materials and equipment owned by the residents of the manufactured home park. The requirements of this section shall be waived when the manufactured home park developer/ owner agrees to prohibit storage of such items in the manufactured home park and such prohibition is inscribed on the face of the binding site plan.

B. If the requirement for a bulk storage area is not waived as provided by subsection A, the following provisions shall be applicable:

1. A minimum of three hundred square feet (300') of space exclusive of driveways shall be provided for every ten (10) manufactured home units.

2. Bulk storage areas shall be contained within the manufactured home park. Access to the storage area shall be through the manufactured home park and shall not be from a public right of way.

3. A six foot (6') high sight obscuring fence shall be erected and maintained around the perimeter of the storage area.

**14. Drainage and Storm Water Control:**

A. All storm water controls, devices, and systems, shall be approved by the City prior to installation and in compliance with the applicable provisions of the Municipal Code, including Chapter 15.24 or Standards adopted pursuant Section 16.28.010.

B. Storm water run-off or drainage shall be controlled and contained on-site except where adequate off-site storm water drainage systems are available. Storm water runoff and/or drainage resulting from the manufactured home park must be controlled so that water will not flow onto a public sidewalk or onto adjacent property except when water flows in a natural course from one property to another.

C. Drainage into a city storm water system must be approved by the City Engineer.

D. Manufactured home parks shall provide for on-site or off-site detention or control of excess storm water or drainage resulting from the use.



E. The manufactured home park shall not cause downstream property owners to receive storm water runoff at a higher peak flow than would have resulted from the same event had the use or improvement not been present.

15. **Roads and Streets:**

A. All interior roads for manufactured home parks shall be private roads.

B. All private roads shall be designed and maintained to carry emergency vehicles and meet all state, local & fire requirements.

C. Park roads and parking lanes shall be of such widths as may be established by the applicable provisions of the Municipal Code and any rule or regulation adopted pursuant to the authority granted pursuant that Code. In the absence of any applicable provision, the widths as follows:

1. One-way roads shall be a minimum of twenty-two feet (22') in width.

2. Two way roads shall be a minimum of twenty-four feet (24') in width, with an additional three foot (3') wide asphalt walking path adjacent to the road.

3. Parking lanes shall be a minimum of ten feet (10') in width.

4. Parking lanes shall be hard surfaced.

5. A cul-de-sac turn around shall have a minimum pavement width of twenty feet (20') and a minimum diameter of fifty feet (50'), exclusive of any parking area.

16. **Skirting:**

All manufactured homes shall have compatible foundation fascia of fire and weather resistant material, which must be maintained in good condition.

17. **Ambient Lighting:**

A lighting plan shall be provided to the city prior to approval of the conditional use permit, including but not limited to the following: Outdoor lighting shall be provided to adequately illuminate internal streets and pedestrian walkways. *Lights shall be sized and directed to avoid adverse impact from glare on adjacent property.*

18. **Additions and Separate Accessory Buildings or Structures:**

A. Additions to manufactured home units and separate accessory buildings or structures shall be constructed in compliance with the standards specified by local codes including the State Building Code, the State Mechanical Code, the State Plumbing Code, the State Fire Code, and the requirements of the Department of Labor and Industries as may be applicable.

B. Additions and accessory buildings or structures shall maintain the set back and separation requirements of this chapter.

C. Additions or accessory structures shall not exceed sixteen feet (16') in height.

19. **Satellite Receiving Antennas:** Satellite receiving antennas shall be sited in compliance with the set back and separation standards of this chapter.

**SECTION VII: Administration:**

A. The City's building official or designee shall inspect the installation of manufactured homes prior to occupancy and issue certificates of occupancy for manufactured homes placed in accordance with this chapter. No manufactured home shall be occupied until after the City issues a valid certificate of occupancy.

B. If a manufactured home is replaced by another manufactured home, a new certificate of occupancy shall be required for the installation of any manufactured home completed after the date of adoption of this chapter.

**SECTION VIII: Severability:** 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 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 IX: Codification & Repeal.

A. Codification: Sections I, II, III, VI and VII shall constitute new sections in Chapter 17.32 MMC.

B. Repeal: Sections 15.16.010 through 15.16.090 MMC, Sections 15.20.010 through 15.20.190 MMC, and Section 17.32.070 MMC shall be and are hereby repealed.

SECTION X: Corrections by the Clerk-treasurer or Code Reviser. Upon approval of the Mayor and City Attorney, the Clerk-treasurer and the Code Reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors, references to other local, state, or federal laws, codes, rules, or regulations, or ordinance number and section/subsection numbering.

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

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, by the City Council of the City of McCleary, and signed in approval therewith this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF McCLEARY:

\_\_\_\_\_  
BRENT SCHILLER, Mayor

ATTEST:

\_\_\_\_\_  
WENDY COLLINS, Clerk-Treasurer

ORDINANCE -K 3- 17  
03-07-18  
DG/1e

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

APPROVED AS TO FORM:

\_\_\_\_\_  
DANIEL O. GLENN, City Attorney

STATE OF WASHINGTON     )  
  : ss.  
GRAYS HARBOR COUNTY    )

I, WENDY COLLINS, being the duly appointed Clerk-Treasurer of the City of McCleary, do certify and declare under penalty of perjury 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 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.

\_\_\_\_\_  
WENDY COLLINS

SIGNED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by WENDY COLLINS.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, Residing at:  
My appointment expires:

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