



BUCKLEY CITY COUNCIL MEETING AGENDA
May 14, 2019
Multi-Purpose Center, 811 Main Street
City Council Meeting
Opening 7:00 P.M.

Call to Order
Pledge of Allegiance
Roll Call of Council Members

Next Ordinance #09-19
Next Resolution #19-04
Next Agenda Bill #AB19-044

A. Citizen Participation

Time Limit of Three Minutes (Citizens wishing to speak are encouraged to sign up at City Hall by Wednesday prior to the Council Meeting)

- | | | |
|----|--|-------|
| 1. | Jeri Gamblin – Beautify Buckley | Pg. 5 |
| 2. | Dennis and Diane Wink – Fright Factory Annual Report | Pg. 6 |

B. Staff Reports

C. Main Agenda

- | | | |
|----|---|--------|
| 1. | Scope and Fee Proposal for Cemetery Property BLA | Pg. 9 |
| 2. | Ratify – Purchase of Flashing Beacons | Pg. 13 |
| 3. | Professional Services – LEXIPOL Fire Department Policies & Procedures | Pg. 17 |
| 4. | Fire Department Training Prop – Expenditure Approval | Pg. 27 |
| 5. | New Windows at City Hall | Pg. 28 |
| 6. | Rainier View/Buckley Storage (name TBD) Design Review | Pg. 32 |

D. Consent Agenda

- | | | | |
|----|----|-----------------------------------|--------|
| 7. | A. | Approve Minutes of April 23, 2019 | Pg. 85 |
| | B. | Claims | Pg. 88 |
| | C. | Transfer Voucher | |
| | D. | Payroll | |

E. Committee Reports

- | | | |
|-----|---|------------|
| 8. | Mayor’s Report | Johnson |
| 9. | Administration, Finance & Public Safety | Tremblay |
| 10. | Transportation & Utilities | B. Burkett |
| 11. | Community Services | S. Burkett |
| 12. | Council Member Comments & Good of the Order | |

Council may add and take action on other items not listed on this agenda



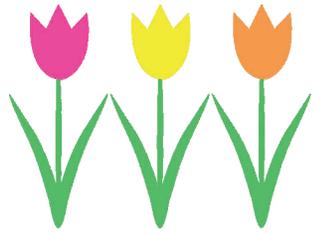
CITY OF BUCKLEY ♦ PO BOX 1960 ♦ BUCKLEY, WA 98321
360-829-1921 ♦ Fax 360-829-2659 ♦ <http://www.cityofbuckley.com>

CITY OF BUCKLEY MEETING LIST

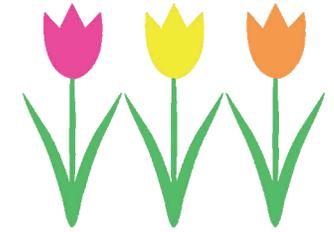
May 2019

May 13	10:30 AM	Buckley Hall Board (City Hall)
May 14	9:30 AM	Admin, Finance, & PS (City Hall)
May 14	7:00 PM	City Council
May 16	1:00 PM	Community Services (City Hall)
May 20	7:00 PM	Planning Commission
May 21	7:00 PM	Transportation & Utilities (City Hall)
May 28	9:30 AM	Admin, Finance, & PS (City Hall)
May 28	7:00 PM	City Council

The above meetings will be held in the Multi-Purpose Center located at 811 Main Street unless otherwise noted.
Last Revised May 1, 2019

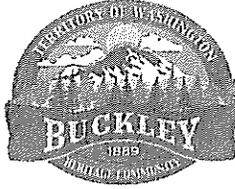


May 2019



Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 7 Planning Commission	7 5 Community Summit in lieu of Study Session	8	9	10	11 City-Wide Shred Event 10 am—1 pm
12 	13 10:30 Buckley Hall Board	14 9:30 A/F/PS 7 City Council	15	16 1 Community Services	17	18
19	20 7 Planning Commission	21 7 Transportation & Utilities	22	23	24	25
26	27 	28 9:30 A/F/PS 7 City Council	29	30	31	

A. CITIZEN PARTICIPATION



RECEIVED

APR 16 2019

City of Buckley
Office of Administration -- Mayor Patricia Johnson

Citizen Participation Form

City Council Meeting Date: 5/14/19

Name: Jeri Gramblin

Organization: Beautify Buckley

Phone: 253 261 6955

Email: jerigramblin@gmail.com

Address: _____

City: _____

I WISH TO SPEAK ON THE FOLLOWING SUBJECT(S):

Amy Molen and Jeri would like to
Speak to council about this years event.

PLEASE NOTE:

This form must be submitted to City Hall (933 Main Street), Attn: City Clerk, by 5:00 PM on the Wednesday prior to the Council meeting you wish to attend.

Please include with your form **16 copies** of any written information you wish to have distributed at the Council meeting. You may wish to have additional copies available for the public audience.

As Council agendas are very full, you are asked to limit your talk/presentation to three (3) minutes.

Last Update: September 9, 2014



City of Buckley
Office of Administration -- Mayor Patricia Johnson

Citizen Participation Form

City Council Meeting Date: May 14, 2019

Name: Dennis & Diane

Organization: Fright Factory

Phone: _____

Email: _____

Address: _____

City: _____

I WISH TO SPEAK ON THE FOLLOWING SUBJECT(S):

Fright Factory annual report.

PLEASE NOTE:

This form must be submitted to City Hall (933 Main Street), Attn: City Clerk, by 5:00 PM on the Wednesday prior to the Council meeting you wish to attend.

Please include with your form **16 copies** of any written information you wish to have distributed at the Council meeting. You may wish to have additional copies available for the public audience.

As Council agendas are very full, you are asked to limit your talk/presentation to three (3) minutes.

Last Update: September 9, 2014

B. STAFF REPORTS

C. MAIN AGENDA



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Scope and Fee Proposal for Cemetery Property Boundary Line Adjustment with Gray & Osborne, Inc.	Agenda Date: May 14, 2019 AB19-044		
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		X
	City Clerk – Treva Percival	X	X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		X
Attachments: Proposal			
<p>SUMMARY STATEMENT: The city desires to employ the services of Gray & Osborne in the Cemetery Property Boundary Line Adjustment. Gray & Osborne shall provide the following:</p> <ul style="list-style-type: none"> • Perform field survey to tie into section control, locate existing property corners, and locate existing improvements (buildings, fences, surface features, and utilities). • Perform office research, process control and topography data collected during field survey, draft BLA drawings, calculate boundaries, confirm adjacent parcels, and develop legal descriptions for existing and revised parcels and documentation in accordance with Buckley Municipal Code (BMC) Section 18.34.020 • Obtain title reports for up to three parcels. • Prepare quitclaim deed documents including legal descriptions and figures to transfer property associated with the BLA. • Perform field survey following short plat approval to set new property corners. 			
COMMITTEE REVIEW AND RECOMMENDATION: A/F/PS – May 14, 2019 (tentative)			
RECOMMENDED ACTION: MOVE to Approve the scope and fee proposal for cemetery property boundary line adjustment with Gray & Osborne, Inc.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



April 16, 2019

Mr. Dave Schmidt
City Administrator
City of Buckley
P.O. Box 1960
Buckley, Washington 98321

**SUBJECT: SCOPE AND FEE PROPOSAL FOR CEMETERY PROPERTY
BOUNDARY LINE ADJUSTMENT
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #19204.00**

Dear Mr. Schmidt:

Below are our scope of work and fee estimate for providing engineering and survey services for completion of the Cemetery Property Boundary Line Adjustment.

The City owns a 2.75-acre parcel (Pierce County 0620344002) along the Flume. The parcel is split by the SR 410 right-of-way with approximately 85 percent of the parcel lying westerly of SR 410 and approximately 15 percent of the parcel lying easterly of SR 410. To the south of the City parcel, lying westerly of SR 410, is a 3.44-acre parcel (Pierce County 0619031006) under private ownership. Both parcels are zoned by the City of Buckley as Neighborhood Mixed Use. The City intends to prepare and execute a Boundary Line Adjustment (BLA) to provide a secondary emergency access from SR 410 to the privately owned parcel, to provide City access to another adjoining City-owned property located to the west, and to remove the split configuration of the City-owned parcel by combining the portion lying easterly of SR 410 with an adjoining City cemetery parcel.

Below are a description of our scope of work and fee estimate for the engineering and surveying services associated with field and office work associated with the BLA.

SCOPE OF WORK

The following items of work are proposed to be completed to comply with City codes and requirements for the proposed Cemetery BLA:



Mr. Dave Schmidt
 April 16, 2019
 Page 2

1. Perform field survey to tie into section control, locate existing property corners, and locate existing improvements (buildings, fences, surface features, and utilities).
2. Perform office research, process control and topography data collected during field survey, draft BLA drawings, calculate boundaries, confirm adjacent parcels, and develop legal descriptions for existing and revised parcels and documentation in accordance with Buckley Municipal Code (BMC) Section 18.34.020.
3. Obtain title reports for up to three parcels.
4. Prepare quitclaim deed documents including legal descriptions and figures to transfer property associated with the BLA.
5. Perform field survey following short plat approval to set new property corners.

FEE PROPOSAL

Discipline Required	Estimated		
	Hours	Fully Burdened Billing Rate*	Amount
Principal-in-Charge	2	\$165	\$330
Project Engineer	12	\$120	\$1,440
Survey Technician	32	\$90	\$2,880
Professional Land Surveyor	24	\$140	\$3,360
Survey Crew (2-person)	28	\$180	\$5,040

Total Fully Burdened Labor Cost:\$13,050
 Direct Non-Salary Cost:
 Mileage and Expenses.....\$150
 Title Reports.....\$1,500
TOTAL ESTIMATED COST.....\$14,700

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.



Mr. Dave Schmidt
April 16, 2019
Page 3

Thank you for the opportunity to provide this proposal. Please contact me if you have any questions or concerns. Should you concur with this proposal, please execute the authorization below and return a copy of this transmittal to me.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/hh

**CITY OF BUCKLEY – CEMETERY PROPERTY BOUNDARY LINE
ADJUSTMENT ENGINEERING AND SURVEYING SERVICES**

Gray & Osborne, Inc. is hereby authorized to proceed with the engineering services as noted herein and under the terms and conditions of our current On-Call Engineering Services Contract dated September 14, 2011, for a cost not to exceed \$14,700 as noted herein without further written direction and authorization of the City.

Name (Print)

Title

Signature

Date



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Ratify – Purchase of Flashing Beacons	Agenda Date: May 14, 2019 AB19-045		
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival	X	X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		X
Attachments: Quote			
<p>SUMMARY STATEMENT: This is to ratify the purchase of new Flashing Beacons for the pedestrian crossing at Mason on Highway 410. This pedestrian crossing is currently closed due to the beacons not working. The replacement parts for the current beacons are no longer available so we are moving forward with purchasing new beacons so that this crossing can be reopened.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: A/F/PS – Recommend Approval			
RECOMMENDED ACTION: MOVE to Ratify the Purchase of Flashing Beacons for the Crosswalk at Mason and Hwy 410.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



Quote

Prepared By:
Kai Antrim
 Territory Manager
 Office: 425-530-9017
 Fax: 425-438-1585
Kantrim@WesternSystems-Inc.com

Date: 4/11/2019
 Quote #: WSQ WKA0493
 Customer PO #: _____
 WSI SO #: _____

SHIP TO:

Western Systems is pleased to submit the following price quotation for the above referenced project:

TO: **STEVE STEWART ON BEHALF OF THE CITY OF BUCKLEY**

Qty	Item #	Description	Unit Price	Line Total
2.00	8530080096	SOLAR ENGINE (R920-F) RRFB (GREEN) (BATTERIES, LB & PB HARNESSES SEPARATE)	\$ 2,923.33	\$ 5,846.66
2.00	8530080108	TOP OF POLE MOUNT 4-4.5" OD ROUND, NO SIDE HOLES, NO ARMS (GREEN) NON-INTEGRATED	\$ 98.33	\$ 196.66
4.00	8530010223	BATTERY STANDARD TEMPERATURE RANGE 17.2 AHR (F SERIES ONLY) (2 REQUIRED)	\$ 135.00	\$ 540.00
4.00	8530080121	LIGHTBAR WITH CONFIRMATION LIGHTS (INCLUDES UNIVERSAL MOUNTING BRACKET) (GREEN)	\$ 690.00	\$ 2,760.00
4.00	8530080127	LIGHTBAR HARNESS 16' (R920) W/BARE ENDS	\$ 83.33	\$ 333.32
4.00	8530080151	2C HARNESS 16' W/BARE ENDS (PPB/LED BEACON/LED ENHANCED SIGN)	\$ 76.67	\$ 306.68
2.00	8530038051	POLARA XAV CONTROLLER UNIT, MANDATORY FOR XAV2E AUDIBLE PUSHBUTTON (F SERIES)	\$ 1,018.33	\$ 2,036.66
2.00	8530038057	PUSHBUTTON AUDIBLE (XAV2E-LED) GREEN	\$ 751.57	\$ 1,503.14
2.00	8530038030	PUSHBUTTON HARNESS AUDIBLE (XAV2E) 16' (SC315-G, R920-F, R820-F, R820-G)	\$ 166.67	\$ 333.34
			\$ -	\$ -

This quotation includes only the items listed herein, subject to the conditions noted:
 Delivery 60-90 days after release, This Quote is good for 30 days, Tax Not Included
 Terms: Net 30 Days If Credit in Good Standing, We impose a surcharge of 2% on the transaction amount on VISA and MasterCard CC products, which is not greater than our cost of acceptance. We do not surcharge VISA and MasterCard debit cards.

Subtotal	\$	13,856.46
Sales Tax		
Total	\$	13,856.46

- FOB Destination (Freight Included)
- FOB Prepay & Add (Charge Freight)

Thank you for your business!

1122 Industry Street Bldg B, Everett, WA 98203 Phone: (425) 438-1133 Fax: (425) 438-1585

R920-F

RECTANGULAR RAPID FLASHING BEACON



MUTCD-compliant, pedestrian-activated warning beacon for uncontrolled marked crosswalks

- The R920-F is the benchmark for Rectangular Rapid Flashing Beacons (RRFBs)
- Ultra-efficient optics and Energy Management System (EMS)
- Compact design to simplify installation
- Proven technology platform
- Meets and exceeds MUTCD requirements, including IA-21

RRFBs have been found to provide vehicle yielding rates between 72 and 96 percent for crosswalk applications, including 4 lane roadways with average daily traffic (ADT) exceeding 12,000*.

Superior Design and Technology

The R920-F utilizes a self-contained solar engine integrating the Energy Management System (EMS) with an on-board user interface, housed in a compact enclosure together with the batteries and solar panel. A larger solar engine enables the R920-F to work with audible push button stations, passive activation sensors, and remote monitoring, as well as operate at higher intensities and increased activations in challenging environments.

Easy Installation

With its highly efficient and compact design, installation is quick and uncomplicated, dramatically reducing installation costs. Retrofitting can be done where existing sign bases are used to enhance existing marked crosswalks in minutes, and new installations can be completed without the cost of larger poles, new bases, and trenching.

Advanced User-Interface

The R920-F comes with an on-board user interface for quick configuration and status monitoring. It allows for simple in-the-field adjustment of flash pattern, duration, intensity, ambient auto adjust, night dimming, and many more. Settings are automatically sent wirelessly to all units in the system.

Reliable

Designed with Carmanah's industry-leading solar modeling tools to provide dependable year-after-year operation.

Trusted

With thousands of installations, Carmanah's beacons are the benchmark in traffic applications and other transportation applications worldwide.



WE SIMPLIFY PLANNING.

Contact us to get your Energy Balance Report and purchase specifications.

☎ 1.844.412.8395

✉ traffic@carmanah.com

🌐 carmanahtraffic.com

REPRESENTED IN YOUR REGION BY:

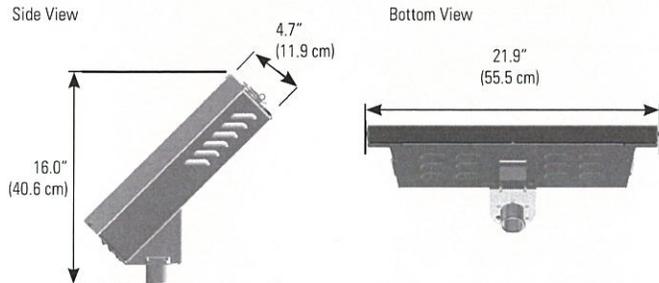
* U.S. Department of Transportation Federal Highways Administration, Publication No. FHWA-HRT-10-043 - "Effects of Yellow Rectangular Rapid-Flashing Beacons on Yielding at Multilane Uncontrolled Crosswalks"

R920-F RECTANGULAR RAPID FLASHING BEACON

1.844.412.8395 | traffic@carmanah.com | carmanahtraffic.com



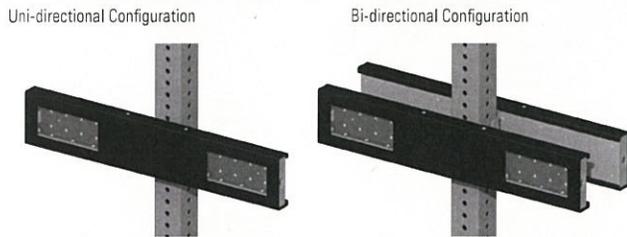
DIMENSIONS



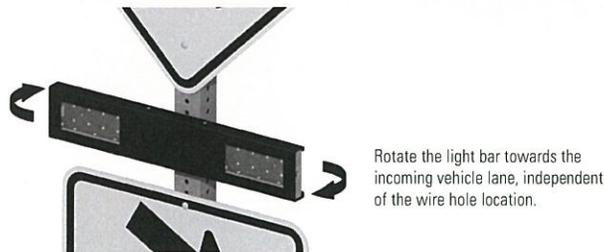
SOLAR ENGINE MOUNTING



LIGHT BAR CONFIGURATION



IN-THE-FIELD AIMING



Specifications subject to local environmental conditions, and may be subject to change.
 All Carmanah products are manufactured in facilities that are certified to ISO quality standards.
 US Patent No 6,573,659, Other patents pending.
 "Carmanah" and Carmanah logo are trademarks of Carmanah Technologies Corp.
 © 2018, Carmanah Technologies Corp.
 Document: SPEC_TRA_R920-F_RevA

	Adjustable system settings with auto-scrolling LED display on our latest EMS
	System test, status, and fault detection: battery, solar, button, beacon, radio, day/night
	Flash patterns: RFB1 (WW+S), RFB2 (WSDOT), 0.5 sec. alternating (MUTCD), 0.5 sec. unison (MUTCD), 0.1 sec. unison, 0.25 sec. unison, 0.1 sec. x3 quick flashes unison, 0.1 sec. x3 quick flashes alternating
	Input: momentary for push button activation, normally open switch, normally closed switch
	Flash duration: 5 sec. to 1 hr.
On-Board User Interface (OBU)	Intensity setting: 20 to 1400 mA for multiple RFBs, circular beacons, or LED enhanced signs
	Nighttime dimming: 10 to 100% of daytime intensity
	Ambient Auto Adjust: increases intensity during bright daytime
	Automatic Light Control: reduces intensity if the battery is extremely low
	Temperature correction: yellow or red beacons
	Calendar: internal time clock function
	Radio settings: enable/disable, selectable channel from 1 to 14
	Output: enabled when beacons flashing daytime and nighttime, or nighttime only
	Activation counts and data reporting via OBU or optional USB connection
	MUTCD interim approval IA-21 and MUTCDC compliant
	Purpose-built light bar optics = maximum efficiency and no stray light Exceeds SAE J595 class 1 intensity by 2.5 to 3x when used as recommended Meets SAE J578 chromaticity
Optical	3 in (76 mm) x 7 in (178 mm) clear, UV-rated polycarbonate lens with yellow LEDs
	High-power LEDs: +90% lumen maintenance (L90) based on IES LM-80
	Side-emitting pedestrian confirmation LEDs
	Independent, stainless steel mounting brackets make back-to-back installation simple and enable in-field aiming for maximum effectiveness
	Yellow, black, or green powder coated light bar covers
	Encrypted, wireless radio with 2.4 GHz mesh technology
	Wireless update of settings from any unit to all systems on the same radio channel
	User-selectable multiple channels to group different beacons and ensure a robust wireless signal
Connectivity	Communicates with all other Gen III radio-enabled systems including our R820-E, -F, and -G circular beacons
	Instantaneous wireless activation: <150 ms
	Wireless range: 1000 ft (305 m)
	Integrated, vandal-proof antenna
	30 W high-efficiency photovoltaic solar panel
Energy Collection	45 deg tilt for optimal energy collection
	Maximum Power Point Tracking with Temperature Compensation (MPPT-TC) battery charger for optimal energy collection in all solar and battery conditions
	12 V 34 Ahr. battery system
Energy Storage	Replaceable, recyclable, sealed, maintenance-free, best-in-class AGM batteries offer the widest temperature range and longest life
	Battery design life: +5 yrs.
	Tool-less battery change with quick connect terminals and strapping for easy installation
	Weatherproof, gasketed enclosure with vents for ambient air transfer (NEMA 3R)
	Lockable, hinged lid for access to on-board user interface and batteries
	Corrosion-resistant aluminum with stainless steel hardware
Solar Engine Construction	Raw aluminum finish or yellow, black, or green powder coated
	Prewired to minimize installation time
	High-efficiency optics and EMS = the most compact, lightweight system
	39 lb (17.7 kg) including batteries, excluding beacons and push button
Environmental	-40 to 165° F (-40 to 74° C) system operating temperature
	-40 to 140° F (-40 to 60° C) battery operating temperature
	150 mph (241 kph) wind speed as per AASHTO LTS-6
	Push button: ADA-compliant, piezo-driven with visual LED and two-tone audible confirmation
Activation	Audible push button station: ADA-compliant, piezo-driven with visual LED and customizable voice message confirmation
	Passive activation: microwave-based sensor detects pedestrian
Warranty	5-year limited warranty



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Professional Services - LEXIPOL Fire Department Policies and Procedures	Agenda Date: May 14, 2019 AB19-046		
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore	X	X
	Community Services – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
	PW/Utilities – Chris Banks		
Attachments: LEXIPOL Agreement			
SUMMARY STATEMENT:			
<p>The Fire Department is seeking Council authorization to retain the professional services of LEXIPOL for the purpose of subscribing to a fire department specific Policy and Procedures service and expend unbudgeted funds for such services.</p> <p>The City of Buckley Police Department utilizes LEXIPOL services to subscribe to police department specific Policy and Procedure services. There is a benefit of consistency in operational policies between the police and fire departments for both departments to subscribe to the same service (LEXIPOL).</p> <p>LEXIPOL provides a cost-effective service to manage fire department specific policies and procedures that are regularly updated for compliance based on Washington State Law, Court Caselaw, and industry Best Practices.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: Presented to the A/F/PS Committee on April 23, 2019. The committee supports approval of the fire department’s request.			
RECOMMENDED ACTION: MOVE to authorize the expenditure of funds for the Fire Department to subscribe to LEXIPOL for policy and procedure professional services.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



AGREEMENT FOR USE OF SUBSCRIPTION MATERIAL

Agency's Name: Buckley Fire Department
Agency's Address: 151 S Cedar St PO Box 1960
Buckley, Washington 98321

Attention: Chief Alan Predmore

Lexipol's Address: 2801 Network Boulevard, Suite 500
Frisco, Texas 75034

Attention: Jeffrey Hopper

Effective Date: _____
(to be completed by Lexipol upon receipt of signed Agreement)

The Agreement for Use of Subscription Material is between Lexipol, LLC, a Delaware limited liability company ("**Lexipol**"), and the Agency identified above. The Agreement consists of (a) this cover sheet; (b) **Exhibit A** (Subscriptions Being Purchased and Subscription Fees) attached to this cover sheet, (c) **Exhibit B** (General Terms and Conditions) attached to this cover sheet, and (d) **Exhibit C** (Scope of Services) attached to this cover sheet. Capitalized terms that are used in Exhibit A and not defined therein shall have the respective meanings given to them in Exhibit B.

Agency	Lexipol
Signature: _____	Signature: _____
Print Name: _____	Print Name: <u>Van Holland</u>
Title: _____	Title: <u>Chief Financial Officer</u>
Date Signed: _____	Date Signed: _____

EXHIBIT A

SUBSCRIPTIONS BEING PURCHASED AND SUBSCRIPTION FEES

Agency is purchasing the following:

Annual Subscription

QTY	DESCRIPTION	UNIT PRICE	EXTENDED
1	Annual Fire Policy Manual & Daily Training Bulletins (12 Months)	USD 4,751.00	USD 4,751.00
1	Annual Fire Supplemental Manual(s) (12 Months)	USD 960.00	USD 960.00
1	Annual Fire Procedures (12 Months)	USD 323.00	USD 323.00
	Subscription Line Items Total		USD 6,034.00
			USD 6,034.00
		Annual Subscription TOTAL:	USD 6,034.00

*Fire pricing is based on 14 Fire Authorized Staff.

EXHIBIT B

GENERAL TERMS AND CONDITIONS

1. **Definitions.** For purposes of this Agreement, each of the following terms will have the meaning indicated in this Section:

1.1 **Agency's Account.** "**Agency's Account**" means the account by which Agency accesses the Subscription Materials.

1.2 **Agreement.** "**Agreement**" means (a) the cover sheet to which these General Terms and Conditions are attached, (b) Exhibit A (Subscriptions and Services Being Purchased and Related Fees) attached to that cover sheet, (c) these General Terms and Conditions, and (d) Exhibit C (Scope of Services).

1.3 **Initial Term/Contract Year.** "**Initial Term**" means the twelve-month period commencing on the Effective Date and "**Contract Year**" means each twelve-month period commencing on each anniversary of the Effective Date, except as may otherwise be modified by Section 2.1 Term below.

1.4 **Derivative Work.** "**Derivative Work**" means a work that is based on the Subscription Material or any portion thereof, such as a revision, modification, abridgement, condensation, expansion, or any other form in which the Subscription Material or any portion thereof may be recast, transformed, or adapted. For purposes of this Agreement, a Derivative Work also includes any compilation that incorporates any portion of the Subscription Material. Further, "**Derivative Work**" includes any work considered a "derivative work" under United States copyright law.

1.5 **Effective Date.** "**Effective Date**" means the date specified on the cover sheet to which these General Terms and Conditions are attached.

1.6 **Subscription Materials.** "**Subscription Materials**" means the policy manuals, supplemental policy publications, daily training bulletins and other materials provided by Lexipol to Agency from time to time during the term of this Agreement under the subscriptions purchased by Agency as specified in Exhibit A.

2. **Term and Termination.**

2.1 **Term.** This Agreement is effective upon the execution and delivery of this Agreement by both Lexipol and Agency, and shall continue in effect until the expiration of the Initial Term; provided, however, that the term of this Agreement will automatically be extended for successive one-year periods thereafter (each a Contract Year), unless either party gives written notice to the other party to the contrary not less than thirty (30) days prior to the expiration of the Initial Term or the then current Contract Year, as the case may be. Notwithstanding the foregoing, however, this Agreement will be subject to termination as provided in Section 2.2 below.

2.2 **Termination.** This Agreement may be terminated by either party, effective immediately, (a) in the event that the other party fails to discharge any obligation or remedy any default under this Agreement for a period of more than thirty (30) calendar days after it has been given written notice of such failure or default; or (b) in the event that the other party makes an assignment for the benefit of creditors or commences or has commenced against it any proceeding in bankruptcy, insolvency or reorganization pursuant to the bankruptcy laws of any applicable jurisdiction.

2.3 **Effect of Expiration or Termination.** Upon the expiration or termination of this Agreement, all of the rights granted to Agency by this Agreement to the subscriptions identified on Exhibit

A shall automatically terminate. The termination or expiration of this Agreement shall not, however, relieve either party from any obligation or liability that has accrued under this Agreement prior to the date of such termination or expiration. The right to terminate this Agreement pursuant to Section 2.2 above shall be in addition to, and not in lieu of, any other remedy, legal or equitable, to which the terminating party shall be entitled at law or in equity. The provisions of Sections 1 (Definitions), 4 (Copyright; Derivative Works; Lexipol's Ownership), 5 (Right to Use; Limitations on Use of Subscription Material and Derivative Works), 7 (Privacy Policy), 8 (Policy Adoption), 9 (Disclaimer of Liability), 10 (Limitation of Liability), 13 (Miscellaneous), and this Section 2.3 shall survive the expiration or termination of this Agreement for any reason whatsoever.

3. Subscription Fees, Etc.

3.1 Subscription Fee/Invoicing. Lexipol will invoice Agency at the commencement of the Subscription Service (Initial Term) and thirty (30) days prior to the date for each Contract Year (refer to 2.1 above). Agency will pay to Lexipol the subscription fee specified on Exhibit A within thirty (30) days following Agency's receipt of the invoice for such subscription and renewal fees. All invoices will be sent to Agency at the address for Agency specified on the cover sheet to which these General Terms and Conditions are attached. All payments will be made to Lexipol at the address for Lexipol specified on the cover sheet to which these General Terms and Conditions are attached. Lexipol reserves the right to increase pricing for subsequent Contract Years.

3.2 Taxes; Past Due Amounts. All amounts required to be paid under this Agreement, unless otherwise stated on Exhibit A, are exclusive of all taxes and similar fees now in force or enacted in the future imposed on the subscriptions purchased by Agency under this Agreement and/or delivery by Lexipol to Agency of Subscription Material, all of which Agency will be responsible for and will pay in full, except for taxes based on Lexipol's net income. In the event any amount owed by Agency is not paid when due, and such failure is not cured within ten (10) days after written notice thereof from Lexipol, then in addition to any other amount due, Agency shall pay a late payment charge on the overdue amount at a rate equal to the lower of (a) one percent (1%) per month, or (b) the highest rate permitted by applicable law.

4. Copyright; Derivative Works; Lexipol's Ownership. Agency acknowledges and agrees that the Subscription Material is a proprietary product of Lexipol, protected under U.S. copyright law, and that Lexipol reserves all rights not expressly granted in this Agreement. Subject to the terms and conditions contained in this Agreement, Lexipol hereby grants Agency the right to prepare Derivative Works, except as limited by the terms of this agreement; provided, however, that Agency acknowledges and agrees that Lexipol will be the sole owner of all right, title and interest in and to all Derivative Works prepared by or for Agency, including all copyrights and other intellectual property and proprietary rights therein or pertaining thereto, and Agency hereby assigns and transfers to Lexipol all right, title and interest in and to all Derivative Works prepared by or for Agency, including all copyrights and other intellectual property and proprietary rights therein or pertaining thereto. Agency will not remove from any copies of the Subscription Material provided by Lexipol to Agency any copyright notice or other proprietary notice of Lexipol appearing thereon, and shall include such copyright and other notices at the appropriate place on each copy of the Subscription Material and each copy of any Derivative Work made by or for Agency, in any form.

5. Right to Use; Limitations on Use of Subscription Material and Derivative Works. Subject to the terms and conditions contained in this Agreement, Lexipol hereby grants to Agency a perpetual, personal, fully paid-up, right to use, except as limited by the terms of this agreement the Subscription Material and any Derivative Works prepared by or for Agency, solely for the Agency's internal purposes. Agency will not use, copy, republish, lend, distribute, post on servers, transmit, redistribute, display, in whole or in part, by any means or medium, electronic or mechanical, or by any information storage and retrieval system, any Subscription Material or any Derivative Work prepared by or for Agency other than as expressly authorized by the immediately preceding sentence. Without limiting the generality of the foregoing, Agency will not import, upload, or otherwise make available any

Subscription Material or any Derivative Work prepared by or for Agency into or onto any third party knowledge, document, or other content management system or service without Lexipol's prior written consent. The foregoing does not, however, prohibit or restrict Agency from providing Subscription Material or Derivative Works prepared by or for Agency pursuant to an order from a court or other governmental agency or other legal process, or Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request, nor does it prohibit or restrict Agency from displaying the adopted/approved final policy document on a publicly accessible website for official Agency purposes, so long as Agency includes the appropriate copyright and other proprietary notices on such final policy document as required by Section 4 above.

6. Account Security. Agency is solely responsible for maintaining the confidentiality of Agency's user name(s) and password(s) and the security of Agency's Account. Agency will not permit access to Agency's Account, or use of Agency's user name(s) and/or password(s) by any person or entity other than authorized Agency personnel. Agency will immediately notify Lexipol in writing if Agency becomes aware that any person or entity other than authorized Agency personnel has used Agency's Account or Agency's user name(s) and/or password(s).

7. Privacy Policy. Lexipol will hold all information Agency provides in confidence unless required to provide information in accordance with an order from a court or other governmental agency or other legal process such as a Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request. Lexipol will use commercially reasonable efforts to ensure the security of information provided by Agency. Lexipol's system also uses Secure Socket Layer (SSL) Protocol for browsers supported by Lexipol application(s). SSL encrypts information as it travels between the Agency and Lexipol. However, Agency acknowledges and agrees that Internet data transmission is not always 100% secure and Lexipol does not warrant or guaranty that information Agency transmits utilizing the Lexipol system or online platform is 100% secure.

Agency acknowledges that Lexipol may provide view-only access and summary information (including but not limited to, status of number of policies developed or in development, percentage of staff reviews of developed policies, and percentage of DTBs taken) to the Agency's affiliated Risk Management Authority, Insurance Pool or Group, or Sponsoring Association, if they are actively funding their member Agencies' Subscription Fees.

8. Policy Adoption. Agency hereby acknowledges and agrees that any and all policies and Daily Training Bulletins (DTBs) included in the Subscription Material provided by Lexipol have been individually reviewed, customized and adopted by Agency for use by Agency. Agency further acknowledges and agrees that neither Lexipol nor any of its agents, employees or representatives shall be considered "policy makers" in any legal or other sense and that the chief executive of Agency will, for all purposes, be considered the "policy maker" with regard to each and every such policy and DTB.

9. Disclaimer of Liability. Agency acknowledges and agrees that Lexipol its officers, agents, managers, and employees will have no liability to Agency or any other person or entity arising from or related to the Subscription Materials, or any act or omission by Agency or its personnel pursuant to, or in reliance on, any of the Subscription Materials.

10. Limitation of Liability. Lexipol's cumulative liability to Agency and any other person or entity for any loss or damages resulting from any claims, demands, or actions arising out of or relating to this Agreement or the use of any Subscription Materials shall not exceed the subscription fees actually paid to Lexipol for the use of the Subscription Materials under this Agreement during the twelve-month period immediately prior to the assertion of such claim, demand or action. In no event shall Lexipol be liable for any indirect, incidental, consequential, special, or exemplary damages or lost profits, even if Lexipol has been advised of the possibility of such damages. The limitations set forth in this Section shall apply whether Agency's claim is based on breach of contract, tort, strict liability, product liability or any other theory or cause of action.

11. **Non-Transferability.** The subscriptions and rights to use the Subscription Material granted by this Agreement are personal to Agency and Agency shall not assign or otherwise transfer the same to any other person or entity.

12. **Confidentiality.** From time to time during the term of this Agreement, either party may be required to disclose information to the other party that is marked “confidential” or the like, or that is of such a type that the confidentiality thereof is reasonably apparent (“Confidential Information”). The receiving party will: (a) limit disclosure of any Confidential Information of the other party to the receiving party’s directors, officers, employees, agents and other representatives (collectively “Representatives”) who have a need to know such Confidential Information in connection with the business relationship between the parties to which this Agreement relates, and only for that purpose; (b) advise its Representatives of the confidential nature of the Confidential Information and of the obligations set forth in this Agreement and require such Representatives to keep the Confidential Information confidential and to use it only as permitted by this Agreement; (c) keep all Confidential Information confidential by using a reasonable degree of care, but not less than the degree of care used by it in safeguarding its own confidential information; and (d) not disclose any Confidential Information received by it to any third party (except as otherwise provided for herein). Notwithstanding the foregoing, however, a party may disclose Confidential Information of the other party pursuant to any governmental, judicial, or administrative order, subpoena, discovery request, regulatory request, or Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request, or similar method, provided that the party proposing to make any such disclosure will promptly notify, to the extent practicable, the other party in writing of such demand for disclosure so that the other party may, at its sole expense, seek to make such disclosure subject to a protective order or other appropriate remedy to preserve the confidentiality of the Confidential Information. Each party shall be responsible for any breach of this Section by any of such party’s Representatives.

Miscellaneous.

13.1 **Governing Law.** This Agreement shall be construed in accordance with, and governed by, the laws of the State of California, without giving effect to any choice of law doctrine that would cause the law of any other jurisdiction to apply.

13.2 **Entire Agreement.** This Agreement embodies the entire agreement and understanding of the parties hereto and hereby expressly supersedes any and all prior written and oral agreements and understandings with respect to the subject matter hereof, including without limitation any and all agreements and understandings pertaining to the use of the Subscription Materials by Agency. No representation, promise, inducement, or statement of intention has been made by any party hereto that is not embodied in this Agreement. Terms and conditions set forth in any purchase order, or any other form or document of Agency, which are inconsistent with, or in addition to, the terms and conditions set forth in this Agreement, are hereby objected to and rejected in their entirety, regardless of when received, without further action or notification by Lexipol, and shall not be considered binding on Lexipol unless specifically agreed to in writing by it.

13.3 **Headings.** The captions and other headings contained in this Agreement are for convenience only and shall not be considered a part of or affect the construction and interpretation of any provision of this Agreement.

13.4 **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document.

13.5 **Amendment.** No amendment, modification, or supplement to this Agreement shall be binding unless it is in writing and signed by the party sought to be bound thereby.

13.6 **Attorneys’ Fees.** If any action is brought by either party to this Agreement against the other party regarding the subject matter hereof, the prevailing party shall be entitled to recover, in addition to any other relief granted, reasonable attorneys’ fees and expenses of litigation.

13.7 General Interpretation. The language used in this Agreement shall be deemed to be the language chosen by the parties hereto to express their mutual intent. This Agreement shall be construed without regard to any presumption or rule requiring construction against the party causing such instrument or any portion thereof to be drafted, or in favor of the party receiving a particular benefit under the Agreement. No rule of strict construction will be applied against any person or entity.

13.8 Notices. Any notice required by this Agreement or given in connection with it, shall be in writing and shall be given by personal delivery, by certified mail, postage prepaid, or by recognized overnight delivery service to the appropriate party at the address of such party stated on the cover sheet to which these General Terms and Conditions are attached, or such other address as such party may indicate by a notice delivered to the other party in accordance with the terms of this Section. Alternatively, electronic mail or facsimile notice is acceptable when acknowledged by the receiving party.

13.9 Invalidity of Provisions. Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof. Further, if a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable, then the parties agree that the court should endeavor to give effect to the parties' intention as reflected in such provision to the maximum extent possible.

13.10 Waiver. Lexipol's failure to exercise, or delay in exercising, any right or remedy under any provision of this Agreement shall not constitute a waiver of such right or remedy.

End of General Terms and Conditions

EXHIBIT C

Scope of Services

Policy Manual

Legally defensible, up-to-date policies are the foundation for consistent, safe public safety operations and are key to lowering liability and risk. Lexipol's comprehensive policy manual covers all aspects of your agency's operations.

- More than 155 policies researched and written by public safety attorneys and subject matter experts
- Policies based on State and federal laws and regulations as well as nationwide best practices
- Content customized to reflect your agency's terminology and structure

Daily Training Bulletins (DTBs)

Even the best policy manual lacks effectiveness if it's not backed by training. Lexipol's Daily Training Bulletins are designed to help your personnel learn and apply your agency's policy content through 2-minute training exercises.

- Scenario-based training ties policy to real-world applications
- Understanding and retention of policy content is improved via a singular focus on one distinct aspect of the policy
- Each Daily Training Bulletin concludes with a question that confirms the user understood the training objective
- Daily Training Bulletins can be completed via computers or from smartphones, tablets or other mobile devices
- Reports show completion of Daily Training Bulletins by agency member and topic

Policy Updates

Lexipol's legal and content development teams continuously review state and federal laws and regulations, court decisions and evolving best practices. When needed, we create new and updated policies and provide them to your agency, making it simple and efficient to keep your policy content up to date.

- Updates delivered to you through Lexipol's web-based content delivery platform
- Changes presented in side-by-side comparison against existing policy so you can easily identify modifications/improvements
- Your agency can accept, reject or customize each update

Web-Based Delivery Platform and Mobile App (Knowledge Management System)

Lexipol's online content delivery platform, called KMS, provides secure storage and easy access to all your policy and training content, and our KMS mobile app facilitates staff use of policies and training completion.

- Ability to edit and customize content to reflect your agency's mission and philosophy
- Efficient distribution of policies, updates and training to staff
- Archival and easy retrieval of all versions of your agency's policy manual
- Mobile app provides in-the-field access to policy and training materials

Reports

Lexipol's Knowledge Management System provides intuitive reporting capabilities and easy-to-read reports that enhance command staff meetings and strategic planning.

- Track and report when your personnel have acknowledged policies and policy updates
- Produce reports showing completion of Daily Training Bulletins
- Sort reports by agency member, topic and other subgroups (e.g., shift, assignment)
- Reduce the time your supervisors spend verifying policy acknowledgement and training completion

Supplemental Publication Service

Lexipol's Supplemental Publication Service (SPS) streamlines the storage of your agency's content, giving you one place to access procedures, guidelines, general orders, training guides or secondary policy manuals.

- Electronically links department-specific procedural or supplemental content to your policy manual
- Provides electronic issuance and tracking for your agency's procedural or supplemental content
- Allows you to create Daily Training Bulletins against your procedural content
- Designed for standard operating guidelines, procedures, general orders or field guides

Fire Operations Procedures

- More than 20 best practice procedures designed to support safe operations
- Procedures address the operations most often cited as contributing to firefighter injury or death as well as the most common call types
- Scenario-based training reinforces live training
- Mobile-friendly decision trees make it easy to review a procedure on the way to a call



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Fire Department Training Prop – Expenditure Approval Cost Impact: \$20,000 Fund Source: Fund 134 Timeline: May – June 2019	Agenda Date: May 14, 2019 AB19-047		
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore	X	X
	Community Services – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
	PW/Utilities – Chris Banks		
Attachments: None			
SUMMARY STATEMENT:			
<p>The Fire Department is seeking Council authorization to expend \$20,000 dollars to modify and reconstruct the Fire Department’s live fire training prop located on city owned property at the wastewater treatment facility.</p> <p>The existing prop has served the Fire Department for the past 18-years without any improvements. The existing prop is in need of modification and reconstruction to meet the current training needs of the fire department.</p> <p>Fund 134 has an adequate reserve balance to fund this project without impacting the City’s General Fund.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: Presented to the A/F/PS Committee on April 23 rd , 2019. The committee supports approval of the fire department’s request.			
RECOMMENDED ACTION: MOVE to authorize the expenditure of up to \$20,000 from Fund 134 for the modification and reconstruction of the Fire Department’s live fire training prop.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION

SUBJECT: Approve Bid for New Windows for City Hall	Agenda Date: May 14, 2019 AB19-048		
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival	X	X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW/Utilities – Chris Banks			

Attachments: Quotes from Glass Doctor and Sunrise Glass

SUMMARY STATEMENT: We have known that the glass in many of the windows at City Hall is failing and needs to be replaced. The City solicited quotes from five separate window vendors and received two responsive quotes.

Glass Doctor of Western Washington	\$17,366.24
Sunrise Glass	\$17,652.91

Due to being the low bidder, staff is recommending that the Council authorize the replacement of the windows at City Hall by Glass Doctor of Western Washington.

COMMITTEE REVIEW AND RECOMMENDATION: A/F/PS – May 14, 2019 (tentative)

RECOMMENDED ACTION: MOVE to Authorize the Windows to be Replaced at City Hall and Approve the Bid from Glass Doctor of Western Washington.

RECORD OF COUNCIL ACTION

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>

GLASS DOCTOR OF WESTERN WASHINGTON

SINCE 1962
18840 72ND AVE. S
KENT WA 98032
(800)965-4147
Fax:
Tax#:82-3689401

Estimate:3437
Date:3/21/19
Schedule Date:4/23/19

Customer:

City Of Buckley Attn: Jessica Clark
933 Main St
BUCKLEY WA 98321
H (360)761-7887
C (360)829-1921

CSR	Tech	P.O.	Terms
CHEV	103AL		C.O.D

Qty	Dimension	Part Number	Description	Total
11.00		WIN-MISC	stucco wht vinyl sh 32x80	\$9,262.00
6.00		WIN-MISC	sh wht stucco vinyl 32x36	\$3,326.22
1.00		QMISC	brz ext paint for windows	\$3,147.00
1.00		F&E-FLAT	Fuel & Environmental Surcharge	\$25.00

Notes: CITY HALL CLOSSES AT 5:30PM

Payments

Taxes

Job Location

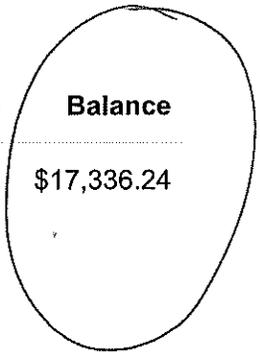
KENT \$1,261.32

City Of Buckley Attn: Jessica Clark
933 Main St
BUCKLEY WA 98321

Thank you for your business!

Signature _____

Tax	Total	Payments	Balance
\$1,576.02	\$17,336.24	\$0.00	\$17,336.24





Sunrise Glass

707 Central Ave S.
Kent, WA 98032



Contractor License: SUNRIGI810CE

Kent Federal Way Seattle Auburn
253-813-5774 253-839-5191 253-893-0010 253-813-3234 FAX: 253-813-5778

Quote

39695

ACCOUNT NO.:	CASH SALE	AGENT NO.:	PURCHASE ORDER NO.:	DATE	4/3/2019
--------------	-----------	------------	---------------------	------	----------

CUSTOMER STATE TAX OR EXEMPT NO.	CUSTOMER FEDERAL TAX I.D. NO.	ADV. CODE	SALESMAN I.D.	ORDER TAKEN BY	11:03 AM INSTALLED BY	FEDERAL TAX I.D. NO.
				TOM		83-2555700

BILL TO:
BUCKLEY CITY HALL
933 MAIN ST
BUCKLEY, WA 98321

(360) 829-1921

SOLD TO:
Ship To: CASH SALES
QUOTE C
933 MAIN ST
BUCKLEY, WA 98321

Qty	Part Number	Description	List	Disc%	Sell	Total
1	MISC	18 PAINTED VINYL WINDOWS	\$9,176.30	0	\$9,176.30	\$9,176.30
32	1 1/2 VINYL FLAT CAP	1-1/2" VINYL FLAT CAPPING 12'LENGTH	\$15.66	0	\$15.66	\$501.12
12	BOSTIK/CHEMCAULK	BOSTIK/CHEM CAULK	\$10.89	0	\$10.89	\$130.68
1	LABOR	LABOR/MATERIALS	\$6,240.00	0	\$6,240.00	\$6,240.00

CONTACT JESSICA CLARK.

QUOTE IS TO INSTALL 18 NEW PLY GEM WHITE INTERIOR, DARK BRONZE PAINTED EXTERIOR CASEMENT & SINGLE HUNG VINYL WINDOWS WITH LOW-E GLASS / ARGON / CRANK OUT HARDWARE. QUOTED AT .30 U-VALUE

QUOTED WITH PREVAILING WAGE LABOR RATES

PLY GEM PROVIDES A 10 YEAR WARRANTY AGAINST MANUFACTURER DEFECTS.
SUNRISE GLASS PROVIDES A 2 YEAR WARRANTY ON LABOR.

Sub Total: \$16,048.10

Tax: \$1,604.81

CUSTOMER'S SIGNATURE

TERMS OF PAYMENT: Fifty Percent (50%) deposit prior job start with balance due upon completion unless otherwise stated below:
50% down, and 50% upon completion

TERMS

TOTAL SALE

Total: \$17,652.91



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT:		Agenda Date: May 14, 2019 AB19-049	
Rainier View/Buckley Storage (name TBD) Design Review	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Kathy James		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		
Attachments: Rainier View/Buckley Storage (name TBD) Staff Report with Attachments			
<p>SUMMARY STATEMENT: Applicant Soundbuilt Northwest went through the design review process for a new storage and retail facility on an approximately 8-acre parcel on the south side of SR 410, just east of Mundy Loss Road. The Hearing Examiner approved the Conditional Use Permit (CUP) and Site Plan Review (SPR) for this project on January 30, 2019. Major design review, and thus City Council approval, was then required as this is a major new construction project located within the Highway 410 Design Review District. City planning staff prepared and presented a recommendation to approve the proposed design, with conditions, to the Design Review Committee on April 18, 2019. The Design Review Committee approved the proposed design and signed the staff report on May 7, 2019. All pertinent information is presented in the staff report and attachments. Supplemental materials are also available to view at the Building and Planning office. Note that the project name is yet to be finalized; it was known as “Buckley Storage” during the CUP and SPR review, and “Rainier View Storage” during design review.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: Community Services Committee on 4/18/19 reviewed and recommends approval.			
RECOMMENDED ACTION: Move to approve the design for Rainier View/Buckley Storage			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	



**City of Buckley
Planning Department
Design and Sign Review**

Proposal Name: Rainier View Storage Design Review

Proposal Address: xx SR 410 E; Parcel # 5665000320

Proposal Description: Design review for new storage and retail buildings and signs

File Number: Design review permit #DR-19-0002

Applicant: Soundbuilt Northwest

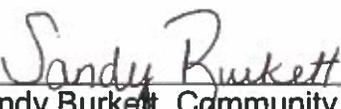
Contact: John Harkness; john@soundbuilthomes.com, 253-848-0820

Planner: Evan Lewis, Assistant Planner

State Environmental Policy (SEPA) Threshold Determination: SEPA checklist reviewed, and DNS issued 11/7/2018 for the Conditional Use Permit and Site Plan Review application

Decisions Included: Recommendation to City Council

Department Decision: Conditional Approval



Sandy Burkett, Community Services Chair
City of Buckley

Decision Date: N/A
Notice of Application: N/A
Decision Publication Date: N/A
Appeal Deadline: N/A

Contents

I Background	3
Building #1 (Retail and Storage Building)	4
Building #6 (Storage Building)	5
Buildings #7, 8, 9 and 10 (Storage Buildings)	6
Monument Sign	7
Building-Mounted Signs	7
Siding	8
Roofing	8
Windows	8
Doors	8
Ornamentation	8
Colors	8
II Sign Design Review Standards	9
19.30.070 General Sign Requirements	9
19.30.80 Sign Area Calculation	11
19.30.100 General Commercial, Central Commercial, and Industrial (GC, CC, LI) Zone Signs	11
19.30.180 Maintenance of Signs	13
III Highway 410 Development Guidelines	14
4.2 Building Construction	14
4.3 Unifying Elements	18
IV Conclusion and Recommendation	19
V Attachments	21

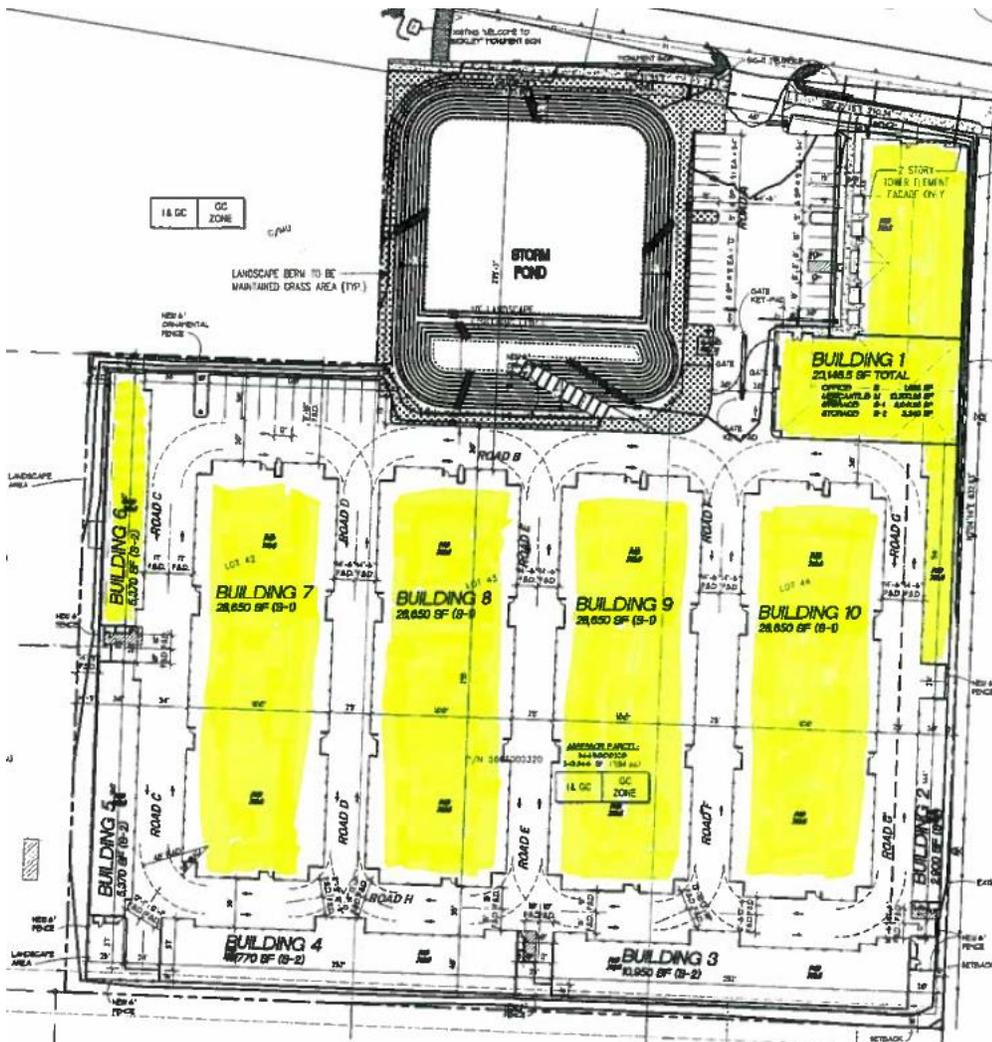
I Background

The City received an application for design review on March 19, 2019 from Soundbuilt Northwest for the business Rainier View Storage (formerly called Buckley Storage) located at an unaddressed parcel on State Route 410 E; parcel # 5665000320. This property is zoned General Commercial (GC) and is located and visible along the south side of Hwy 410. The proposal requires sign and design review to evaluate compliance with the sign code and development guidelines for the Hwy 410 corridor.

The proposal for Rainier View Storage consists of one, one-story mixed retail/office/storage building and nine one-story, semi-heated, mini self-storage buildings as well as recreational vehicle storage. One building (Building #1) has frontage along Highway 410 and consists of retail spaces, an office leasing space for the self-storage units, and storage for motor vehicles.

The applicant was required to undergo design review for only Buildings #1, 6, 7, 8, 9, and 10, which are the buildings most visible from Highway 410, as well as any signs. The buildings requiring design review are highlighted in yellow in **Figure 1**.

Figure 1: Rainier View Storage Site Plan and Buildings Undergoing Site Plan Review



Building #1 (Retail and Storage Building)

Building #1 is 23,147 total sf and consists of 11,865 sf of office and retail, and 11,281 sf of storage. All of Building #1 is one-story, however there are portions of the retail building that give the illusion of a second floor even though a second floor does not exist (the “tower element” façade identified on the site plan in *Attachment 2*). However, there may be a catwalk to the tower façade area for light changing and window cleaning access. It is a long building stretching from the northeast corner of the parcel to about midway down the eastern side of the parcel. The office and retail portion is located along and near Highway 410, and the storage portion is located further south. **Figures 2-7** show Building #1 elevations, and additional details are included in *Attachment 2*.

Figure 2: Building #1 Retail Building – View from SR 410; North Elevation

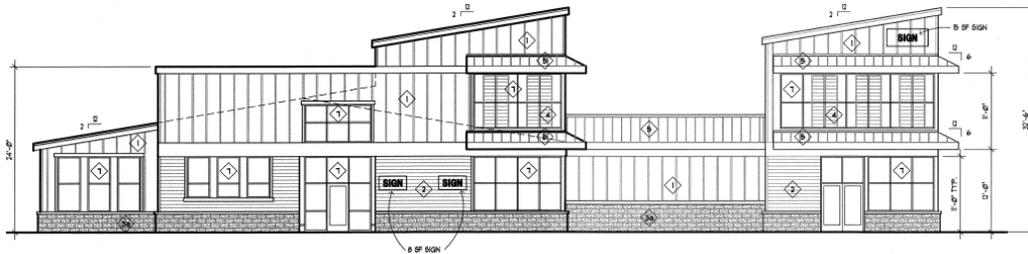


Figure 3: Building #1 (North End) Retail Building; West Elevation



Figure 4: Building #1 (South End) Storage Building; West Elevation

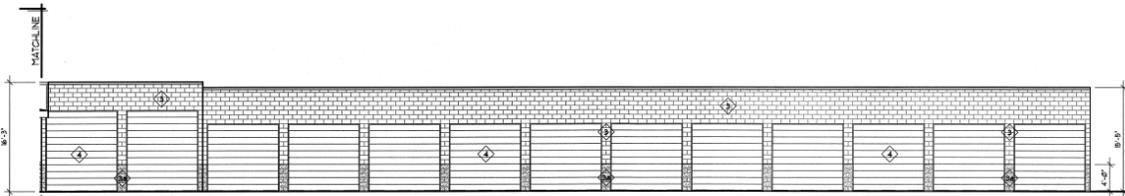


Figure 5: Building #1 Retail/Storage Building; South Elevation

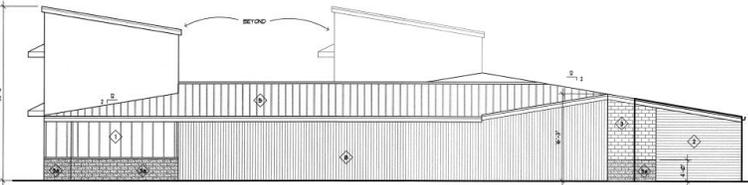


Figure 6: Building #1 (South End) Storage Building; East Elevation

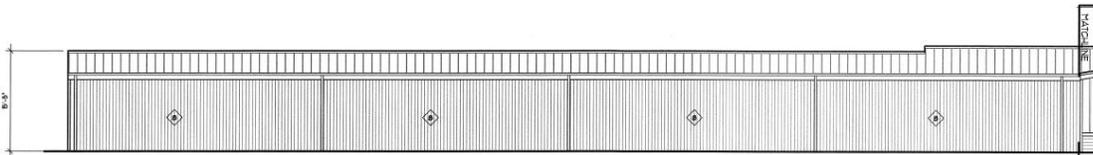


Figure 7: Building #1 (North End) Retail Building; East Elevation



Building #6 (Storage Building)

Building #6 is 5,370 total sf, stretching along a portion of the western property line. Building #6 is 20 ft. high and consists exclusively of storage. The applicant also likely plans a 6'-8' chain link fence, with slats, along the western portion of the property next to Building #6. It is likely that Building #6 will not be fully visible when viewed from Highway 410 as it is located behind a storm pond and tall trees. Additional details are included in Attachment 3.

Figure 8: Building #6 Storage Building North Elevation

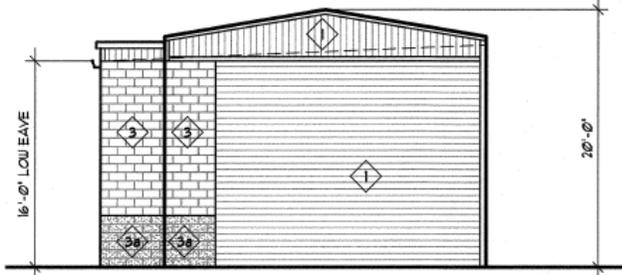


Figure 9: Building #6 Storage Building South Elevation

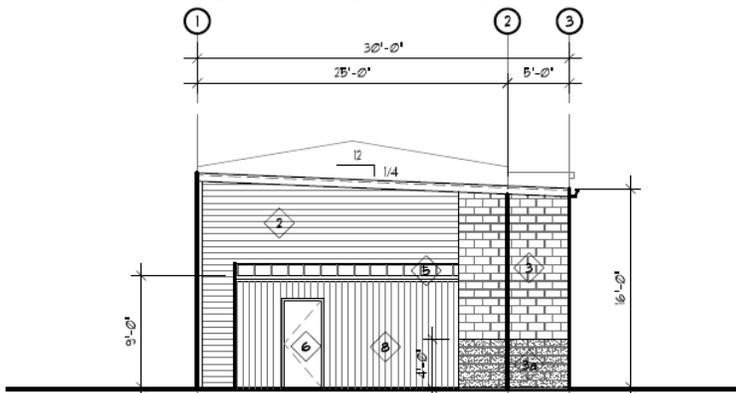


Figure 10: Building #6 Storage Building East Elevation

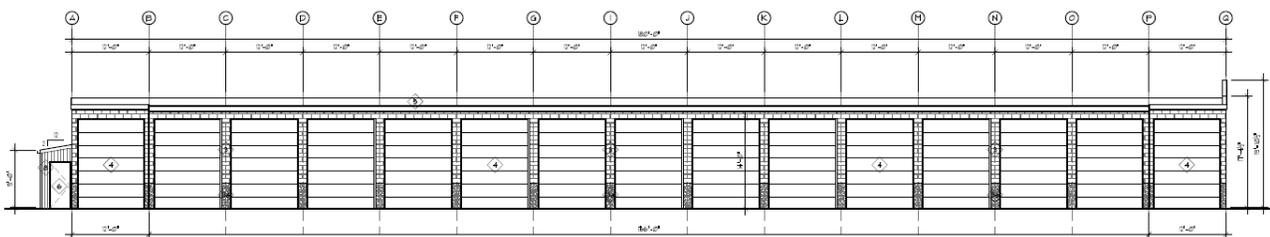
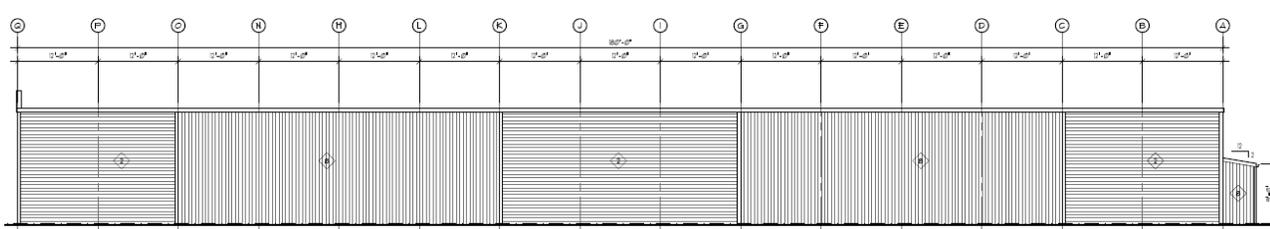


Figure 11: Building #6 Storage Building West Elevation



Buildings #7, 8, 9 and 10 (Storage Buildings)

Building #s 7, 8, 9 and 10 are all 28,650 sf and evenly spaced across the middle of the parcel. Building #s 8 and 9 are 20 ft., and Buildings #7 and 10 are just over 19 ft. high. All four buildings consist exclusively of storage. Additional details are included in Attachment 2.

Figure 12: Building #8 and 9 Storage Buildings - View from SR 410; North Elevation

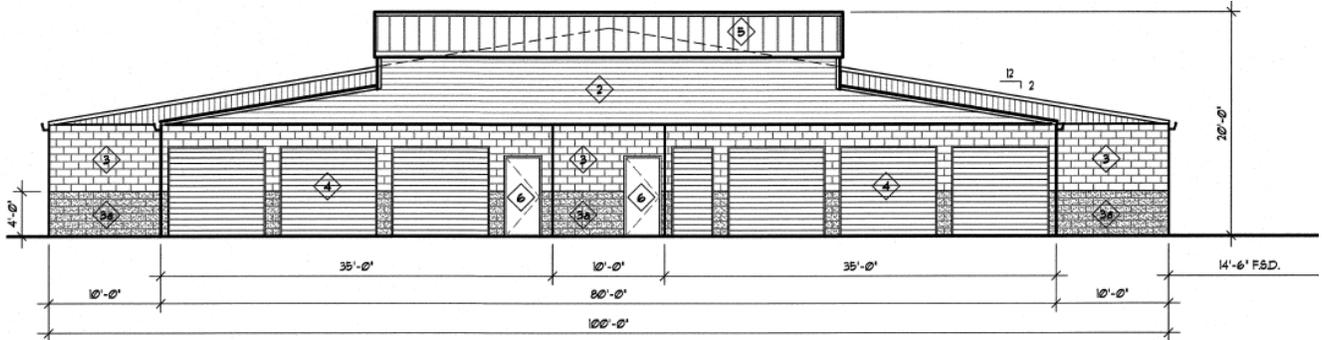
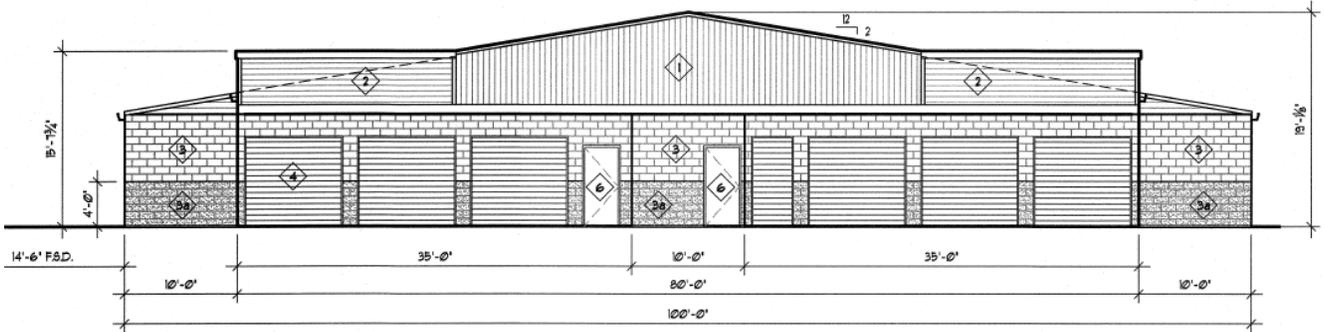


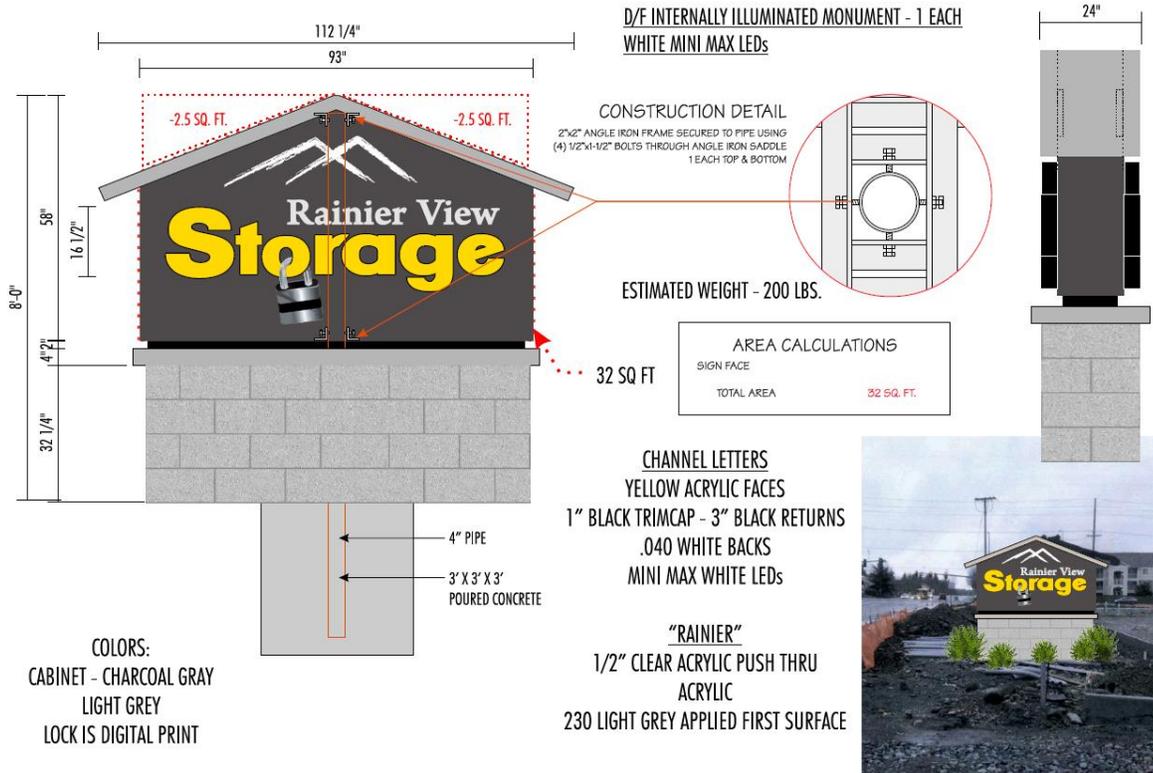
Figure 13: Building #7 and 10 Storage Buildings - View from SR 410; North Elevation



Monument Sign

The proposed monument sign will be double-sided and located next to the property's frontage on Highway 410 near the northeast corner of the storm pond and near the west side of the parking lot entrance. The proposed monument sign will be approximately five feet high and sit atop an approximately three foot high base made of Gray CMU blocks. The proposed sign will use yellow and light gray lettering which is internally illuminated. Additional details are included in Attachment 4.

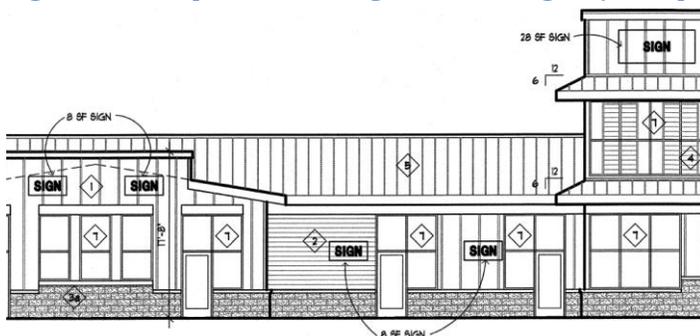
Figure 14: Proposed Monument Sign



Building-Mounted Signs

Building signs for individual tenants in the retail portion of Building #1 would be internally LED-illuminated, cabinet wall-mounted signs; charcoal gray color and acrylic-faced – similar to the monument sign. Building signs for individual tenants would be approximately 8 square feet each. There are no plans for building signs on buildings 6-10 other than building identification numbers/letters. The height, font and location of building identification numbers or letters have not yet been determined. It has not yet been determined whether building identification numbers and letters will be actual signs mounted to the building or rather just painted onto the buildings. Additional details are included in Attachment 2.

Figure 15: Proposed Building-Mounted Signs (example)



Siding

Proposed building siding will be made of 24 gage galvanized metal siding panels with mostly 36 inch wide profiles. Siding will be installed horizontally or vertically (as shown in the building elevation drawings) for a varying aesthetic. The lower portion of several buildings will consist of 8 inch concrete masonry units.

Roofing

Proposed building roofing is a two inch standing seam metal with a 16" wide profile; Steel "Z" girts with purlins will span the building sections.

Windows

Proposed windows and entry systems consist of typical aluminum storefront assemblies. Frames are 2" x 4.5". Glazing consists of 1" units (1/4" glazing both sides with a 1/2" air gap). All windows are fixed and no windows are operable. Most windows have a vertical orientation.

Doors

Proposed Building #1 entry doors are swinging hinged doors (with full lite), designed as part of the aluminum storefront system. These aluminum storefront systems will be in Building #1 only, and used only in the retail portion and storage leasing office. Person doors in the storage structures are opaque insulated steel doors. The exterior self-storage unit doors are Janus roll-up steel doors.

Ornamentation

3' deep awnings are strategically placed to emulate a rural commercial retail building. This is the only proposed ornamentation.

Colors

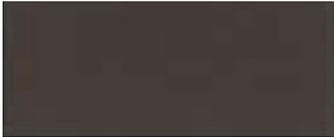
Colors consist primarily of charcoal gray, dark bronze and bronze. The roofs and trim are dark bronze and the majority of the metal siding is charcoal gray. The concrete masonry units portion of the siding is a natural gray which is significantly lighter than the charcoal gray. On the retail building, a dark bronze aluminum storefront with clear glazing reveals yellow faux roll-up doors on a white wall, similar to the example storage building renderings shown below. Additional details are included in *Attachments 5, 6, and 7 (the colors appear clearer and more accurate in the attachments)*.

Figure 16: Rainier View Color Examples and Example Storage Building Rendering

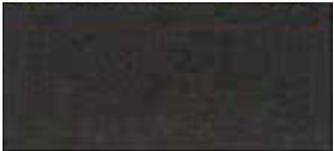
Charcoal Gray



Dark Bronze



Bronze



Example Renderings of a *Similar Building (not Rainier View Storage)*



II Sign Design Review Standards

The following design review standards for signs are from Buckley Municipal Code (BMC). Complete design review requirements for Rainier View Storage are addressed in the next section on Highway 410 Development Guidelines.

19.30.070 General Sign Requirements

- (1) All signs, except those specifically authorized, such as community bulletin boards, political signs, real estate signs and special event signs, shall be on-premises signs.

All of the proposed signs, which include building-mounted signs and one monument sign, will be on-premises signs. Any future signs shall be on-premises signs.

- (2) The structure and erection of signs or flag poles within the city shall be governed by the most recently adopted building code (or any superseding edition adopted by the city). Compliance with the building code shall be a prerequisite to issuance of a sign permit under this code.

The applicant shall be required to comply with the building code prior to receiving a sign permit. All structural, building and architectural plans shall be reviewed by the Building Department.

- (4) Design. All signs shall be designed using materials, colors, lettering and other graphics which will be an asset to the community and in the best interest of the city and the general public.

The proposed monument ground sign uses yellow and light gray lettering which is internally illuminated. The sign will be mounted atop a base that consists of gray CMU blocks. The proposed building signs would be internally LED-illuminated, cabinet wall-mounted signs; charcoal gray color and acrylic-faced; similar to the monument sign. There are no plans for signage on buildings 6-10, other than building identification numbers and letters. The height, font and location of building ID numbers or letters have not yet been determined. It has not yet been determined whether building letters and numbers will be actual signs mounted to the building or rather just painted onto the buildings.

This sign design would be an asset to the community and created in the best interest of the city and the general public.

- (5) Maintenance. All signs, including signs heretofore installed, shall be correctly maintained on a continuous basis pursuant to BMC [19.30.170](#) and [19.30.180](#).

All signs shall be maintained pursuant to BMC [19.30.170](#) and [19.30.180](#).

- (6) Landscaping for Freestanding and Monument Signs. All new monument signs shall include, as part of their design, landscaping about their base so as to prevent vehicles from hitting the sign and to improve the overall appearance of the installation.

(a) Monument signs shall be located in a planting bed of equal area to the area of the sign. The planting bed may be included within any planting strip(s) required under Chapter 17.08 BMC. The minimum dimension of the planting bed shall be five feet measured from border to border or inside face of curb to sidewalk. The planting beds shall be improved with the following:

- (i) One gallon groundcover planted 12 inches on center; and

(ii) One shrub per 10 square feet of sign area. Shrubs located within the vision clearance area shall be not taller than 36 inches.

The proposed monument sign includes landscaping around its base which contains green shrubs and other plants as identified in the landscaping plan in Attachment 8. Sign landscaping shall comply with sign design guideline #6 and BMC 17.08.

(7) Inspection. All sign users shall permit the periodic inspection of their signs by the city upon city request.

All proposed signs shall be inspected by the Building Department pursuant to BMC 19.30.170.

(8) Location: All monument and temporary freestanding signs (such as construction signs and property “for sale” signs) must be set back a minimum of five feet from any property lines, or outside the sight triangle established in Section 4.12 of the “City of Buckley Development Guidelines and Public Works Standards,” whichever is greater.

The proposed monument ground sign shall be set back at least five feet from the property line and shall be located outside the sight triangle. Any proposed signs shall be situated in a manner so as not to adversely affect safety or corner vision.

(12) Sign Illumination and Glare.

(a) All signs other than those referenced in subsection (8) of this section and located within the GC or CC commercial or industrial LI zones may be internally illuminated. Signs in all other zones may be indirectly illuminated; provided, the light source for indirectly illuminated signs shall be no farther away from the sign than the height of the sign.

(b) Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare or reflection of light on private or public property in the surrounding area, and so as to avoid unreasonably distracting pedestrians or motorists. “Undue brightness” is illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street. Illumination, if used, shall be what is known as white or yellow and shall not be blinking, fluctuating or moving. Light rays shall shine only upon the sign or upon the property within the premises and shall not spill over the property lines, in any direction, except by indirect reflection.

(c) Indirectly illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way.

The proposed building-mounted signs for individual tenants would be internally illuminated with LED lights. This light shall not blink, fluctuate or move. Light from the signs shall only illuminate sign letters and shall not spill over the property lines in any direction except by indirect reflection.

(13) Maximum height for wall signs shall not extend above the highest exterior wall upon which the sign is located.

The proposed wall signs do not appear to extend above the highest exterior wall. Wall signs shall not extend above the highest exterior wall upon which the sign is located.

(15) No sign shall be placed so as to cause a visual or physical obstruction to a public right-of-way or pedestrian way. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 11-07 § 2, 2007; Ord. 05-06 § 1, 2006).

The proposed signs do not appear to cause a visual or physical obstruction of the public right-of-way or pedestrian way. Signs shall not cause a visual or physical obstruction to a public right-of-way or pedestrian way.

19.30.80 Sign Area Calculation

The allowable sign area shall be calculated from the building frontage or lot frontage, whichever is greater. The sign, whether a wall, freestanding or monument sign, must be located on and facing upon the street frontage that determined the allowable sign area. When a business does not face a street but has an entrance that opens directly to the outside of the building, the business may have one wall sign with the area of the sign based on the business's portion of the building frontage. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 05-06 § 1, 2006).

The proposed monument ground sign and any building-mounted signs fronting Highway 410 shall be located on and face upon the street frontage that determined the allowable sign area.

Any building-mounted signs that do not front Highway 410, but rather have an entrance that opens directly to the outside of the building, shall be allowed one wall sign with the area of the sign based on the business's portion of the building frontage.

19.30.100 General Commercial, Central Commercial, and Industrial (GC, CC, LI) Zone Signs

Signs in the general commercial (GC), central commercial (CC) and industrial (LI) zones shall be limited as follows:

(1) Building-Mounted Signs. Building-mounted signs are allowed up to one and one-half square feet of sign surface area per lineal foot of building frontage or one-half square foot of sign surface area per lineal foot of lot frontage; however, the maximum area of all building-mounted signage shall not exceed 100 square feet of sign surface area per building.

The retail building elevation drawing shows 8 building-mounted signs of 8 square feet each, one building-mounted sign of 15 square feet, and one building-mounted sign of 28 square feet – a size and number of signs that, if actualized, would slightly exceed the square footage limits of BMC 19.30.100(1). The maximum area of all building-mounted signage shall not exceed 100 square feet of sign surface area per building. The proposal does not include plans for signage on buildings 6-10, other than building identification numbers and letters. It has not yet been determined whether building identification numbers and letters will be actual signs mounted to the building or rather just painted onto the buildings. Building mounted signs shall comply with requirements of BMC 19.30.100.

(2) Within retail or business complexes, individual tenants are allowed one building-mounted sign up to 60 square feet of sign surface area in size.

In the proposed multi-tenant building, individual tenants shall be limited to one building-

mounted sign up to 60 square feet of sign surface area in size, however total sign surface area on buildings shall not exceed the sign surface area limits of BMC 19.30.100(1).

- (3) Monument Signs. One, double-sided monument sign not exceeding 32 square feet of sign surface area is allowed for each street frontage of the lot; provided, corner lots with a street frontage of less than 100 feet on each street shall be allowed only one sign. However, corner lots that have street frontage on at least three sides are allowed a maximum of two monument signs.

Only one, double-sided monument sign is proposed. The proposed monument sign has a surface area of 32 square feet per side.

- (4) Multiple-tenant developments that have more than 300 feet of street frontage, or portion thereof, are allowed to have up to two monument signs. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage.

Only one monument sign is proposed. Up to two monument signs are allowed, and if a second sign is installed it shall have to go through design review and shall be separated from the other monument sign by at least 150 feet. The City notes that this 150 foot separation may not be possible given the location of the proposed monument sign.

- (5) Projecting signs are allowed up to 12 square feet of sign surface area and shall be framed or bracketed with wrought-iron-style trim. Projecting signs shall conform to the general requirements of BMC [19.30.070](#)(9)(a) through (e).

No projecting signs are proposed.

- (6) On lots where more than one monument sign is allowed, the sign area allowed for individual signs may be combined; provided, the combined sign does not exceed 50 square feet of sign surface area.

If a future 2nd monument sign is proposed, the combined sign surface area shall not exceed 50 square feet.

- (7) Directional signs within multiple-tenant developments or business complexes shall not exceed three square feet of sign surface area.

No directional signs are proposed. Any future directional signs shall not exceed three feet of sign surface area.

- (8) The maximum height for single-tenant monument signs shall be eight feet and for multiple tenants 12 feet.

The proposed monument sign is approximately five feet high and meets maximum height requirements for a multiple tenant development.

- (9) Setback. Monument signs shall be placed no closer than five feet from the edge of the public right-of-way and not in a sight distance triangle. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 05-06 § 1, 2006).

The proposed monument sign shall be set back at least five feet from the edge of the public right of way and shall be located outside the sight triangle.

19.30.180 Maintenance of Signs

All signs and landscape, including signs heretofore installed, shall be constantly maintained in a state of security, safety, and repair. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous as determined by the building official, it shall be the duty of the owner and/or occupant of the premises on which the sign is fastened to repair or remove the sign within five working days after receiving notice from the building official, unless removal is required sooner by the building official for public safety reasons. For damaged or disrepaired signs, it shall be the duty of the owner and/or occupant to repair or remove the sign within 30 calendar days. The premises surrounding a sign shall be free and clear of rubbish and the required landscaping area free of weeds. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 05-06 § 1, 2006).

All signs shall be maintained according to requirements of BMC 19.30.180.

III Highway 410 Development Guidelines

From **BMC 19.51**: The following proposed or existing structures and fixtures are subject to review under the Highway 410 design review criteria if they meet all of the following criteria:

- (1) The structure or fixture is not a single-family detached residential dwelling, unless said detached single-family residential dwelling is used for commercial purposes;
- (2) The fixture is not a sign which is otherwise regulated under Chapter 19.30 BMC;
- (3) The structure or fixture lies in the HC, GC, CC, LI, NMU and P zones or is used for commercial purposes; and
- (4) The structure is proposed for property which abuts Highway 410 or is adjacent to properties that abut Highway 410 and such property is also subject to review for purposes of this chapter, and these properties abut one another on a common border or point. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 08-07 § 3, 2007; Ord. 22-05 § 1, 2005; Ord. 24-95 § 4, 1995).

Structures and fixtures from this application meet criteria 1-4 from BMC 19.51 and are therefore subject to the Highway 410 design review criteria.

Each future building tenant shall be required to go through design review prior to any exterior modifications from the plans provided with this design review application.

4.2 Building Construction

Building and new development along Highway 410 should be designed to reflect and reinforce the rural character of the area. They should be reminiscent in form, material and detail of the traditional types of building in rural Pierce County, and particularly in Buckley Plateau. Traditional structures were primarily built here for the agricultural and timber industries, and they are straight-forward and functional in appearance.

The proposed storage and retail buildings have a primarily functional design, reminiscent in form, material and detail of traditional buildings in the Buckley Plateau.

4.2.1 Site Development:

Projects within the Highway 410 Review District shall be designed in compliance with all City of Buckley, Pierce County and Washington State planning and development requirements.

As conditioned, the proposed project is designed in compliance with City of Buckley, Pierce County and Washington State planning and development requirements.

In addition projects subject to review shall include:

- a. A landscape buffer in conformity with the requirements specified in **BMC 19.29** shall be installed along the Highway 410 frontage.

A landscape plan was approved as part of the site plan review and conditional use permit hearing for this development. The landscape buffer conforms with requirements specified in BMC 19.29. As conditioned through the site plan review and conditional use permit review, barrier buffers shall be provided in accordance with BMC 19.29.060(2). Approval was granted for the 10-foot barrier buffer reduction pursuant to BMC 19.29.060(2)(a). The applicant shall apply for a variance to the wood fence standard if

they choose to use a material other than wood. While the landscaping buffer is reduced, the building setback shall remain.

Visual relief buffers are provided directly in front of Building 6, facing SR 410 (see Attachment 8, Sheet L-1). However Buildings 7-10 do not have façade buffers due to the nature of the self-storage use. Building 1 façade and visual relief buffers are shown surrounding the building (see Attachment 8 sheet L-2), however above-ground (planter boxes, hanging baskets, box trees, etc.) relief buffers are not currently planned.

Landscaping design standards shall meet the requirements set forth in [BMC 19.29](#) and in Section III.G.5-8 of the site plan review and conditional use permit staff report.

- b. Off-street parking and landscaping within the parking area(s) shall conform to [BMC 19.28](#) and [BMC 19.29](#).

Off-street parking and landscaping within the parking area for this development was reviewed and approved as part of the site plan review and conditional use permit hearing for this development.

- c. Roadway frontage improvements shall be required and shall consist of those specified in the most recently adopted version of the City Buckley Development Guidelines and Public Works Standards.

Roadway frontage improvements were addressed through the site plan review and conditional use permit process for this development.

4.2.2 Scale and Form:

Projects shall relate to the scale and form of traditional agricultural and mill buildings. Traditional buildings often were added onto over the years. Farms and mills usually consisted of a cluster of similar buildings. New construction shall utilize these devices wherever possible to reduce the scale and apparent mass of larger projects.

The proposed buildings consist of a cluster of similarly sized and designed storage buildings. The building forms are simple and straightforward, and like the historic barns and mills of the Buckley Plateau, the proposed buildings are without unnecessary ornament and contain long horizontal lines and long, sloping roofs with tall ceilings.

- a. Long, uninterrupted buildings and developments are not acceptable. Modulation and/or variation of the building facade is required by shifting the elevation no less than four (4) feet every eighty (80) feet of building length.

The proposed storage Buildings 7-10 contain several elevations of at least four feet every 80 feet of building length. Proposed building #6 and the south portion of building #1 do not appear to meet this building elevation guideline.

- b. Individual buildings or developments shall not exceed 30,000 gross square feet in area.

All of the proposed buildings are less than 30,000 gross square feet in area, as noted in the "Project Data" box found on the drawings in Attachment 2.

- c. Individual buildings within overall developments shall be separated by no less than 25 feet of

landscape buffer space unless otherwise approved by the DRC. Covered walkways may connect across buffer spaces.

Buildings 7-10 meet the separation requirement. The structure of buildings 5 and 6 are separated by 25 feet, however there's a proposed connected "doghouse" structure extending from the south side of building 6, that houses the sprinkler riser and mechanical equipment, that cuts five feet into this separation. The south side of Building 1 is separated from Building 2 by only 24 feet.

- d. The architectural design of new projects shall take into consideration and respond to the scale and character of the rural landscape.

The proposed projects are of a scale and character similar to nearby buildings and which fit the character of the surrounding rural landscape.

- e. Overall architectural design shall be based on traditional agricultural and mill buildings.

The proposed building forms are simple and straightforward, and like the historic barns and mills of the Buckley plateau, the proposed buildings are without unnecessary ornament and contain long horizontal lines and long, sloping roofs with tall ceilings.

4.2.3 Architecture and Structure:

- a. Where visible from the exterior, wood truss and heavy-timber structural systems are recommended along with complimentary stone veneer(s).

Structural systems are primarily metal and concrete and thus do not appear to conform to this guideline.

- b. Buildings shall be no more than two stories and shall have sloping roofs with a minimum pitch of 6 in 12 unless otherwise specified by the DRC.

Proposed buildings are no more than two stories. Roofs are sloping and include pitch that includes both 6 in 12 and 2 in 12.

- c. Roof forms shall incorporate simple gables and sheds with generous overhangs.

The proposed roof forms have simple gables and sheds. However, most roofs do not have overhangs, and the few proposed overhangs appear quite small.

- d. Siding: Utilize horizontal beveled wood, wood shingle or vertical wood board and batten siding along with complimentary stone veneer(s) whenever possible. Where required by building code or for functional reasons, concrete and concrete masonry materials may be employed with approval of the DRC. In such cases concrete and concrete masonry shall be detailed to emulate traditional stone construction.

According to the applicant's contractor, the proposed siding consists of 24 gage galvanized metal siding panels, mostly 36" wide profiles and are installed horizontally or vertically, per elevations, for a varying aesthetic. For several buildings, siding on the non-metal, lower portion of the buildings consists of 8" concrete masonry units. The

two CMU types might be a mix of split-faced CMU on the lower portion of the siding with smooth-faced CMU above. However it might also be all smooth-faced.

- e. Roofing: Wood shingles or metal roofing shall be employed on all new construction unless otherwise approved by the DRC. Existing rural buildings have often replaced these materials with composition roofing, particularly patterns that reflect a wood shingle appearance may be acceptable for new projects.

The proposed roofing consists of 2" standing seam metal roof (16" wide profile). Steel "Z" girts with purlins will span the building sections.

- f. Doors: Wood doors shall be simple in shape, large openings may be detailed to resemble traditional barn doors intended to accommodate animals and machinery.

Proposed entry doors are swinging hinged doors (with full lite), designed as part of the aluminum storefront system. These aluminum storefront systems are in Building 1 only, and used only in the retail portion, and storage leasing office. Retail doors and frames are part of the aluminum storefront system. Person doors in the storage structures are opaque, insulated steel doors. The exterior self-storage unit doors are Janus roll-up steel doors.

- g. Windows: Windows shall be fixed, casement, awning or double hung, with a square or vertical orientation. Sliding windows are not acceptable. Wood or metal sash materials are acceptable. Break large areas of glass into smaller lights whenever possible. Newer, energy efficient, types may be considered by the DRC when constructed in a style that compliments the intent of these guidelines.

Proposed windows and entry systems are typical aluminum storefront assemblies. Frames are 2"x4.5", glazing are 1" units (1/4" glazing both sides with a 1/2" air gap). No windows are operable.

- h. Ornament: Ornament shall be minimized to reflect the utilitarian nature of the buildings. Achieve architectural interest through structural elements such as gable brackets, stone veneer, post and beams. Stress craftsmanship and the detailing of ventilators, corner boards.

The proposed design consists of minimal ornamentation. The only ornamentation identified by the applicant consists of 3' awnings that are strategically placed to emulate a rural commercial retail building.

4.2.4 Color:

Colors should generally be muted, earth tones and simple painting schemes as were typically used in these traditional buildings. Color schemes employing many colors or particularly bright colors shall be avoided. Natural, unpainted wood with a clear sealer, or wood painted grey, dull red or green are example of acceptable color palate.

Colors should be selected to emphasize building form and highlight major features. The use of brightly colored or glossy building materials such as metal or tile siding are not acceptable.

Building colors are all muted and earth tones including bronze, cool dark bronze, and charcoal gray. The CMU color is a natural gray which is significantly lighter than the

charcoal gray. Monument sign colors are primarily charcoal gray and light gray, however the word “Storage” on the proposed sign is yellow.

4.3 Unifying Elements

4.3.1 Signage:

Allowable signs in the Highway 410 district shall be governed by the requirements of [BMC 19.30](#) and are divided into two types:

- a. Monument Ground Signs identifying a building or complex. These are large, direct signs that can be identified and understood at highway speeds from some distance away. The goal of this signage is to communicate a simple message clearly and in a manner that does not detract from the landscaped development of the highway.

One monument ground sign proposed which identifies the name of the storage complex. This sign is at the maximum size allowed and can be clearly viewed at the speed of cars traveling along SR 410.

- b. Signs attached to a building that identifies the tenants and activities at a pedestrian oriented scale. These signs serve a similar purpose to the signage along downtown and shall be similar in design.

The proposed building-mounted signs are designed at a pedestrian oriented scale; they range between 8-24 square feet, although specific sign designs will be proposed by individual tenants – each of which will need to go through design review.

4.3.2 Monument Ground Signs:

Signs identifying individual business buildings or multiple tenant complexes shall be coordinated with the City of Buckley's streetscapes concepts for the Highway 410 frontage.

- a. All such signs shall fall within the required landscape buffer along Highway 410.

The proposed monument ground sign appears to be and shall be located within the required landscape buffer along Highway 410.

- b. Sign body construction shall of concrete, wood or metal set on a concrete stone, or masonry foundation or base.

The proposed monument ground sign consists primarily of an acrylic face set on an iron frame. The sign is set on a gray CMU concrete base.

4.3.3 Building Mounted Signs:

- a. Wall signs may be flush with or projecting from the building face.

The proposed building-mounted signs shall be flush or project from the building face.

- b. Projecting signs may not extend more than four (4) feet from the building.

No projecting signs are included in this project proposal.

IV Conclusion and Recommendation

City staff recommends the conditional approval of the design for signs and buildings #1, 6, and 7-10. Conditions are outlined below.

1. Any future signs shall be on-premises signs.

2. The applicant shall be required to comply with the building code prior to receiving a sign permit.

3. All structural, building and architectural plans shall be reviewed by the Building Department.

4. All signs shall be maintained pursuant to [BMC 19.30.170](#) and [19.30.180](#).

5. Sign landscaping shall comply with sign design guideline #6 and [BMC 17.08](#).

6. All proposed signs shall be inspected by the Building Department pursuant to [BCM 19.30.170](#).

7. The proposed monument sign shall be set back at least five feet from the edge of the property line and public right of way.

8. The proposed monument sign shall be located outside the sight triangle.

9. Any proposed signs shall be situated in a manner so as not to adversely affect safety or corner vision.

10. Light from signs shall not blink, fluctuate or move.

11. Light from the signs shall only illuminate sign letters and shall not spill over the property lines in any direction except by indirect reflection.

12. Wall signs shall not extend above the highest exterior wall upon which the sign is located.

13. Signs shall not cause a visual or physical obstruction to a public right-of-way or pedestrian way.

14. The proposed monument ground sign and any building-mounted signs fronting Highway 410 shall be located on and face upon the street frontage that determined the allowable sign area.

15. Any building-mounted signs that do not front Highway 410, but rather have an entrance that opens directly to the outside of the building, shall be allowed one wall sign with the area of the sign based on the business's portion of the building frontage.

16. The maximum area of all building-mounted signage shall not exceed 100 square feet of sign surface area per building.

17. Future building mounted signs shall comply with requirements of [BMC 19.30.100](#).

18. Individual tenants shall be limited to one building-mounted sign up to 60 square feet of sign surface area in size.

19. If a future 2nd monument sign is proposed, the combined sign surface area shall not exceed 50 square feet.

20. Any future second monument sign shall have to go through design review and shall be separated from the other monument sign by at least 150 feet.

21. Any future directional signs shall not exceed three feet of sign surface area.

22. Each future building tenant shall be required to go through design review prior to any exterior modifications from the plans provided with this design review application.

23. As conditioned through the site plan review and conditional use permit review, barrier buffers shall be provided in accordance with [BMC 19.29.060\(2\)](#).

24. The applicant shall apply for a variance to the wood fence standard if they choose to use a material other than wood. While the landscaping buffer is reduced, the building setback shall remain.

25. Landscaping design standards shall meet the requirements set forth in [BMC 19.29](#) and in Section III.G.5-8 of the site plan review and conditional use permit staff report.

26. The proposed monument ground sign shall be located within the required landscape buffer along Highway 410.

27. The proposed building-mounted signs shall be flush or project from the building face.

V Attachments

- 1) Design Review Application**
- 2) Site Plan & Elevations**
- 3) Building #6 Elevations**
- 4) Monument Sign Drawing**
- 5) Building Color Details**
- 6) Exterior Finish Details**
- 7) Example Storage Building Renderings**
- 8) Landscape Plan**



CITY OF BUCKLEY ♦ PO BOX 1960 ♦ BUCKLEY, WA 98321
360-829-1921 ♦ Fax 360-829-2659 ♦ www.cityofbuckley.com

CITY OF BUCKLEY
GENERAL USE APPLICATION

- | | |
|--|---|
| <input type="checkbox"/> LAND DISTURBING PERMIT | <input type="checkbox"/> SIGN PERMIT |
| <input type="checkbox"/> RIGHT-OF-WAY USE PERMIT | <input checked="" type="checkbox"/> DESIGN REVIEW |
| <input type="checkbox"/> CRITICAL AREAS PERMIT | |

(Check all that apply)

NO WORK OR ACTIVITY MAY BE STARTED WITHOUT APPROVAL AND ISSUANCE OF A PERMIT.

1. Applicant/Property Owner: Soundbuilt Northwest Phone # 253-848-0820

Address: POB 73790, Puyallup, WA 98373

E-Mail address: john@soundbuilthomes.com

2. Contractor/Installer: _____ Phone # _____

Address: _____

E-Mail address: _____

Contact Person: _____ Contractor Lic. # _____

E-Mail address: _____

3. Project Location: APN: 5665000320, SR410

4. Project Description/Activity: On an undeveloped site (7.94 ac), propose to construct 10 single story buildings of self-storage semi-heated buildings and recreation vehicle storage. Building 1 fronts Highway 410 and consists of retail spaces, an office leasing space for the self-storage units, and storage for motor vehicles. Buildings 6, 7, 8, 9, and 10 also front SR410 and are subject to Design Review. The remaining buildings are mini self-storage units and recreational vehicle storage.

5. **Provide site plan and project design specifications** check

6. **Provide a complete environmental checklist for SEPA review***: check
*(if required by the City)

7. ***If clearing, grading and/or filling:**

Estimate number of cubic yards: _____ if over 500 cubic yards, attach SEPA checklist.
 Regraded Removed from site Imported to site Other

**Attachment 1: Rainier View Storage
Design Review Application**

Maximum height of fill _____ Maximum depth of cut _____.

Square footage of area to be covered with impervious surface _____.

8. * If sign and/or fence:

Setback distance from property line _____ Proposed height of structure (sign or fence) _____.

Application is for: Monument Sign Wall Mounted Sign Other

Note: Sign must be designed for 90 mph wind and seismic zone 3: Exposure B Exposure C

9. Describe and identify on site plan any streams, drainage course or wetlands known or suspected within 200 feet of the property:

None known.

10. Identify whether or not the project will effect or impact the flow of stormwater across the property. If the project will impact a flow please indicate on the site plan the current drainage pattern and how the project will effect the flow:

Addressed in Site Development Application.

11. GENERAL CONDITIONS: Applicant shall;

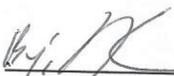
- a. Comply with all applicable city ordinances, City design and construction standards, specifications, policies and administrative procedures.
- b. Agree to defend, indemnify and hold harmless the City of Buckley, its officers, employees and agents, from any and all suits, claims, causes of action or liabilities caused by or arising out of any activities conducted by the permittee resulting from issuance of the permit.
- c. Agree to maintain ingress and egress for vehicles and persons to abutting property at all times, unless written consent for an alternative plan is obtained from the City and impacted business or property owner.
- d. Agree to be responsible for providing adequate work zone safety controls for the protection of public pedestrians and vehicular traffic in and around the site.
- e. Agree to be responsible for restoration and clean-up of the street, sidewalk, curb and gutter and adjacent property to original or better condition immediately upon completion of the project.
- f. Agree to be responsible for providing a safe work environment for its employees according to OSHA and WISHA standards.
- g. Agree to be responsible for all site security during non-construction hours including providing adequate warning devices and barriers to hazardous conditions.
- h. Agree to be responsible for the protection of all foundations, buildings, fences, walls or other property likely to be damaged during the progress of the project, and agree to be responsible for the repair of any damaged items.
- i. Agree to be responsible for the security and protection of any unguarded machinery, equipment, materials or other device having the characteristic of an attractive nuisance likely to attract children and hazardous to their safety.
- j. Agree to be responsible for the location of all public and private utilities prior to any excavation work. **CALL FOR UTILITY LOCATES 1-800-424-5555 2 DAYS PRIOR TO DIGGING.**
- k. Agree to be responsible for protecting all public and private utilities from damage while excavation work is being done.
- l. Agree to be responsible for damage to private property due to damage to utilities, such as water pipes, sewer, gas pipe, electric conduit or other utility.
- m. Agree that he/she has read and understood the City's Stormwater Sedimentation and Erosion Control Guidelines and agrees to comply with the provisions as outlined.

**Attachment 1: Rainier View Storage
Design Review Application**

- n. Agree to obtain all other required local, State and/or Federal permits or licenses associated with this work.
- o. Traffic controls, signs, road obstructions, barricades, and traffic control plans shall be in accordance with Part VI of the Manual on Uniform Traffic Control devices.
- p. Be aware the City may require a performance bond to conduct work within the public right-of-way.
- q. Failure to comply with these conditions may result in a posting of a **Stop Work Order**, which will remain in-place until the issue(s) resulting in the posting of a **Stop Work Order** are resolved to the satisfaction of the Public Works and/or Building Department.

Note: The total fee associated with this permit for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the permit review process (see BMC 20.01.265).

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not provide authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I also acknowledge that it is my responsibility to maintain public streets free of dirt and debris.


SIGNATURE OF APPLICANT*

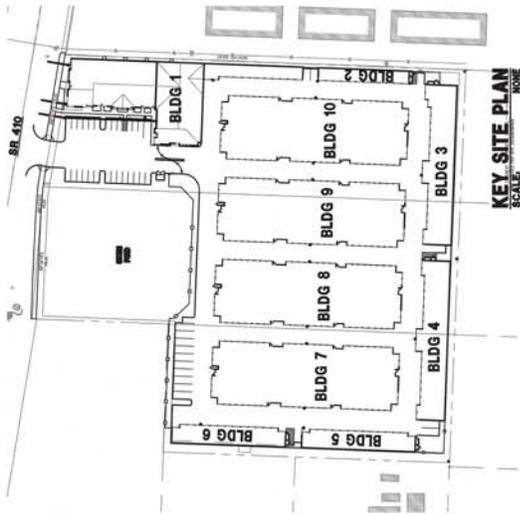
3-18-19
DATE

* (Must be the owner of the property or have a documented legal ownership interest verified by the City)

WORK AUTHORIZED BY THIS PERMIT MUST BE COMMENCED WITHIN 120 DAYS OF THE DATE OF ISSUANCE OR APPROVAL. THIS PERMIT EXPIRES 18 MONTHS AFTER ISSUANCE.

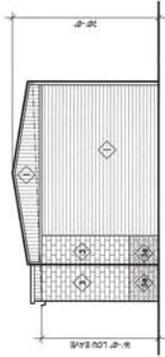
Agency Use Only:		
SPECIAL CONDITIONS: _____		

Payment of permit fee of \$ _____	Receipt # _____	
_____	_____	
City Administrator	_____	Date
_____	_____	
Public Works Superintendent	_____	Date
_____	_____	
City Planner	_____	Date
_____	_____	
City Building Official	_____	Date
_____	_____	Permit Expiration Date
This permit is issued in conjunction with one or more of the following:		
<input type="checkbox"/> Valid building permit	<input type="checkbox"/> Utility extension	<input type="checkbox"/> Property access road
<input type="checkbox"/> Conditional use permit	<input type="checkbox"/> Approved short plat	<input type="checkbox"/> SEPA approval
<input type="checkbox"/> Approved street, water, storm and sanitary sewer construction drawings for a preliminary plat or site plan;		

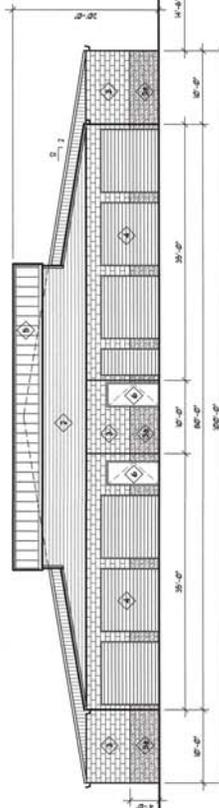


EXTERIOR FINISH LEGEND

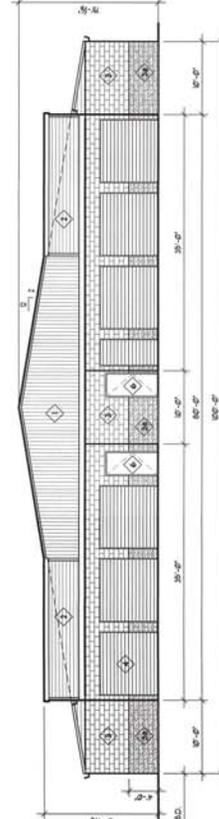
DESCRIPTION	FINISH	COLOR
24 GAUGE GALVANIZED PIPE SONS	EMERALD	CHARCOAL GRAY
VERTICAL INSULATION	PERC	
24 GAUGE GALVANIZED UP PANEL	EMERALD	CHARCOAL GRAY
HANGERS & NATURAL FIN	PERC	
24 GAUGE GALVANIZED UP PANEL	EMERALD	NATURAL (GRY)
HANGERS & NATURAL FIN	PERC	NATURAL (GRY)
24 GAUGE GALVANIZED UP PANEL	EMERALD	BROZE
HANGERS & NATURAL FIN	PERC	BROZE
24 GAUGE GALVANIZED UP PANEL	EMERALD	DARK BROZE
HANGERS & NATURAL FIN	PERC	DARK BROZE
24 GAUGE GALVANIZED UP PANEL	EMERALD	DARK BROZE
HANGERS & NATURAL FIN	PERC	DARK BROZE



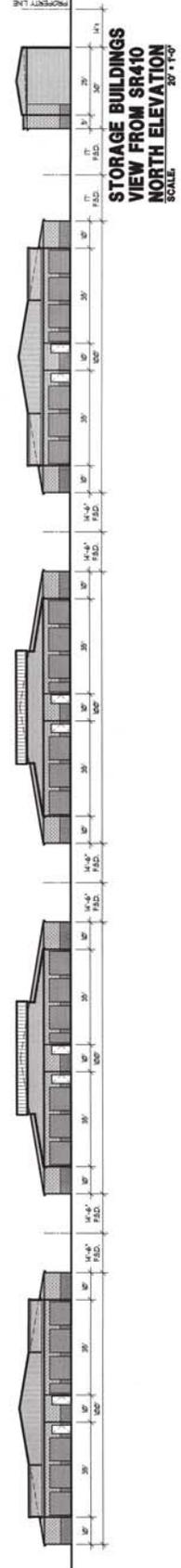
**BUILDING 6
VIEW FROM SR410
NORTH ELEVATION
SCALE: 1/8" = 1'-0"**



**BUILDINGS 8 and 9
VIEW FROM SR410
NORTH ELEVATION
SCALE: 1/8" = 1'-0"**



**BUILDINGS 7 and 10
VIEW FROM SR410
NORTH ELEVATION
SCALE: 1/8" = 1'-0"**



**STORAGE BUILDINGS
VIEW FROM SR410
NORTH ELEVATION
SCALE: 1/8" = 1'-0"**

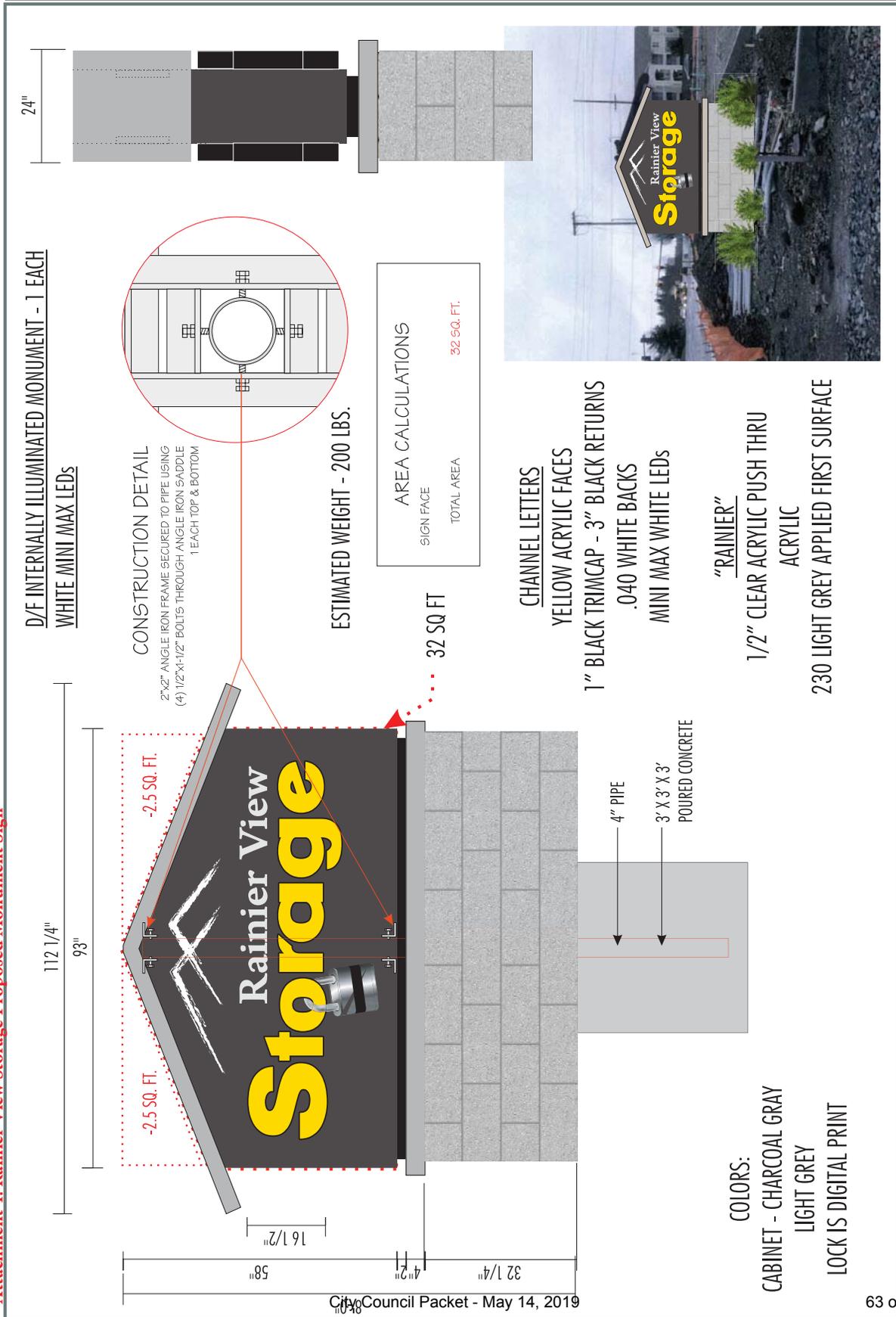
NEW CONSTRUCTION
BUCKLEY STORAGE
 DESIGN REVIEW
 PACIFIC STORAGE PARTNERS, LLC
 APN: 5665000320
 BUCKLEY, WA 98321

3/18/2019
 REGISTERED ARCHITECT
 STATE OF WASHINGTON
 THE KEMIG ASSOCIATES

307 D STREET SE
 AUBURN, WASHINGTON
 98002
 PHONE: 253.939.2322
THE KEMIG ASSOCIATES
ARCHITECTS PLANNERS

JOB NUMBER: 19-16
 DATE: 3-18-19
 SHEET **A-3.2**
 5 OF 5

Attachment 4: Rainier View Storage Proposed Monument Sign



Design & Sales
 D E S I G N & S A L E S
 P.O. BOX 928
 6338 HWY WAREHOUSE WAY
 SILVERDALE WA 98383
 PHONE (360) 613-9550
 FAX (360) 613-9515
 www.hanson signs.com

CUSTOMER:
 RAINIER VIEW STORAGE
 BUCKLEY, WA

DATE: 2/20/2019
SCALE: 3/4" = 1'
OPTION: B
REVISION: 0

SALES: RANDY HANSON
DESIGN: MICHAEL BRASHER
COMMENTS:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and for other applicable local codes. This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code and for other applicable local codes. This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code and for other applicable local codes.

© 2019

THIS SIGN DESIGN IS THE PROPERTY OF HANSON SIGNS INC. & IS NOT TO BE REPRODUCED IN ANY WAY WITHOUT PERMISSION OR TRANSFER BY SALE.

Attachment 5: Rainier View Storage Proposed Building Colors

Cool DURA TECH[®] 5000

Premium Fluoropolymer (PVDF) Coating



ZINCALUME[®] Plus*
SRI: 65 • 24ga, 22ga & 20 ga



Cool Regal White
SRI: 86 • 24ga & 22ga



Cool Parchment
SRI: 57 • 24ga & 22ga



Cool Sierra Tan
SRI: 55 • 24ga & 22ga



Cool Terra-Cotta
SRI: 41 • 24ga & 22ga



Cool Red
SRI: 41 • 24ga & 22ga



Cool Colonial Red
SRI: 33 • 24ga & 22ga



Cool Old Town Gray
SRI: 42 • 24ga & 22ga



Cool Zinc Grey
SRI: 39 • 24ga & 22ga



Cool Weathered Copper
SRI: 34 • 24ga & 22ga



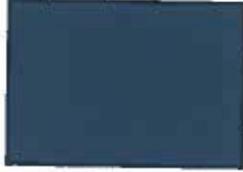
Cool Dark Bronze
SRI: 31 • 24ga & 22ga



Cool Matte Black
SRI: 39 • 24ga & 22ga



Cool Tahoe Blue
SRI: 32 • 24ga & 22ga



Cool Regal Blue
SRI: 27 • 24ga & 22ga



Cool Marine Green
SRI: 43 • 24ga & 22ga



Cool Hemlock Green
SRI: 33 • 24ga & 22ga



Cool Jade Green
SRI: 29 • 24ga & 22ga



Cool Leaf Green
SRI: 28 • 24ga & 22ga



Cool Forest Green
SRI: 26 • 24ga & 22ga



Vintage[®]
SRI: 22 • 24ga & 22ga

Dura Tech[®] coatings combine the corrosion protection of a ZINCALUME[®] substrate with a highly durable resin formulation and cool pigment technology to provide excellent color retention and reduces the demand for energy.

Vintage[®] coated metal is an innovative coating process over a TruZinc[®] G90 metallic coated steel surface producing a beautiful, durable, aged-metallic finish.

Cool DURA TECH[®] mx

Premium Fluoropolymer (PVDF) Pearlescent Coating



Cool Metallic Silver
SRI: 64 • 24ga & 22ga



Cool ZACTique[®] II
SRI: 36 • 24ga & 22ga



Cool Metallic Champagne
SRI: 52 • 24ga & 22ga



Cool Metallic Copper
SRI: 52 • 24ga & 22ga

*Clear acrylic coated

SRI = Solar Reflective Index (ASTM E-1980, based on medium wind speed)

Custom colors available by request

RECEIVED
MAR 19 2019



JANUS | COLOR CHART

INTERNATIONAL GROUP

STANDARD COLORS



Bronze



Cedar Red



Continental Brown



Desert Sand



Desert Tan



High Gloss White



LG (Forest) Green



Light Stone



Sandstone



Satin White



Silhouette Gray

SPECIALTY COLORS | TIER 1



AG Galvalume



Colony Green



Evergreen



Fern Green



GS Blue



GS Green



Marine Green



Polar Blue



Royal Blue



Smart Blue



Sunset Orange



Teal



Ultra Marine Blue

SPECIALTY COLORS | TIER 2



Patriot Red



Sierra Sunset



Tangerine



Valentine Red



EXR Wasabi

SPECIALTY COLORS | TIER 3



Apple Lime Cocktail



Dark Teal



Maroon



Safety Yellow



UB Yellow

SPECIALTY COLORS | TIER 4



French Oak



Due to variations in computer monitors, these colors are not absolutely accurate.

Please contact 770.562.2850 or marketing@janusintl.com for actual steel color samples.

COMMERCIAL/INDUSTRIAL

Final color selection should be made from metal color chips.

- For the most current information available, visit our website at www.mbc.com.
- See the product selection chart for gauge and finish availability.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- Review the sample warranty for complete performance attributes and terms and conditions.

SIGNATURE® 200

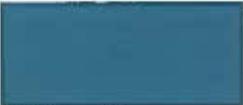
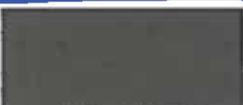
STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester

Polar White is a Straight Polyester.

* Also available in 29-gauge

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

			
HAWAIIAN BLUE** *	CRIMSON RED** *	FERN GREEN** *	BURNISHED SLATE** *
			
ASH GRAY *	SADDLE TAN *	DESERT SAND *	KOKO BROWN *
			
CHARCOAL GRAY** *	COBALT BLUE** *	RUSTIC RED *	LIGHT STONE *
			
POLAR WHITE* *	SOLAR WHITE** *		

RECEIVED
MAR 19 2019
BY: _____

SIGNATURE® 300

STANDARD COLORS
26-GAUGE MATERIAL
PBR, PBU, AVP, PBC, PBD
PANELS ONLY

Polyvinylidene Fluoride (PVDF); Low Gloss

* Also available in 24-gauge

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

† Minimum quantities and/or extended lead times required for all gauges. Please inquire.

Signature® is a registered trademark of NCI Group, Inc.

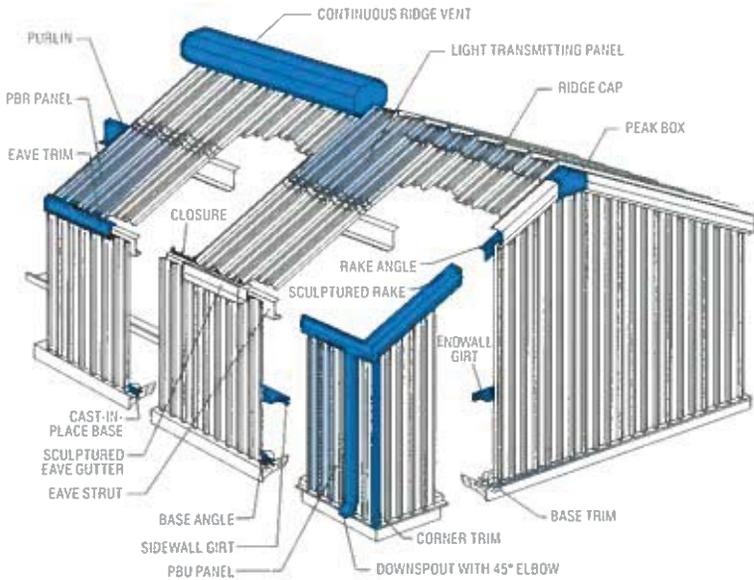
			
MEDIUM BRONZE* *	SNOW WHITE* *	SLATE GRAY** *	ALMOND* *
			
CLASSIC GREEN** *	BROWNSTONE* *	BRITE RED † *	HARBOR BLUE** *
			
BONE WHITE** *			



* ENERGY STAR® Qualified

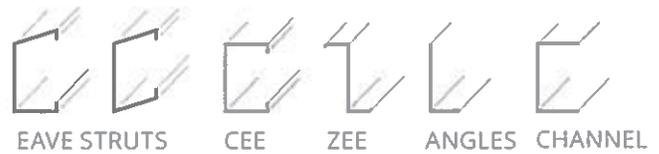


COLOR CHART



AVAILABLE ACCESSORIES

- Hat and Channel Sections
- Light Transmitting Panels
- Vents
- Roof Jacks
- Fasteners
- Ridge Caps
- Closures
- Doors
- Windows
- Sealants
- Insulation
- Bracing
- Bolts
- Louvers
- Sliding Door Hardware



PANEL PROFILE	Panel	29 GAUGE			26 GAUGE			24 GAUGE			22 GAUGE		
		Galvalume Plus	Sig 200	Sig 300	Galvalume Plus	Sig 200	Sig 300	Galvalume Plus	Sig 200	Sig 300	Galvalume Plus	Sig 200	Sig 300
 PBR PANEL	PBR	●	■	●	●	■	●	■	■	●	■	■	
 PBU PANEL	PBU	●	■	●	●	■	●	■	■	●	■	■	
 PBC PANEL	PBC	●	■	●	●	■	●	■	■	●	■	■	
 PBD PANEL	PBD	●	■	●	●	■	●	■	■	●	■	■	
 7.2 PANEL	7.2	●	■	●	●	■	●	■	■	●	■	■	
 AVP PANEL	AVP	●	■	●	●	■	●	■	■	●	■	■	

- Available in any quantity
- May require minimum quantity

For complete performance specifications, product limitations and disclaimers, please consult MBCI's Paint and Galvalume Plus® warranties. Upon receipt of payment in full, these warranties are available by request for all painted or Galvalume Plus® prime products. Contact your local MBCI Sales Representative or visit www.mbc.com for sample copies.

ORDER METAL ROOF AND WALL PRODUCTS ONLINE AT SHOP.MBCI.COM
 FOR THE MOST CURRENT INFORMATION AVAILABLE, VISIT OUR WEBSITE AT WWW.MBCI.COM

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 Adel, GA | 888.446.6224
 Atlanta, GA | 877.512.6224
 Atwater, CA | 800.829.9324
 Ennis, TX | 800.653.6224

Indianapolis, IN | 800.735.6224
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Rome, NY | 800.559.6224
 Salt Lake City, UT | 800.874.2404
 San Antonio, TX | 800.598.6224

City Council Packet - May 14, 2019



Cool Dura Tech® Fluoropolymer Coatings



KYNAR 500® OR HYLAR 5000® COLOR FINISHES – Provides excellent resistance to weathering and aging for maximum exterior durability.

	ASTM ¹	PERFORMANCE
Standard Film Thickness	D140	0.15 - 0.25 mil primer, 0.70 - 0.80 mil top coat 0.50 mil backer coat (Polyester system applied over a primer)
Marine Environment Film Thickness	D140	0.70 - 0.80 mil primer, 0.70 - 0.80 mil topcoat, 0.40 - 0.05 mil clear coat
Other unusual environmental conditions or specialized pigmentation may have different primer and clear coat requirements		
Specular Gloss	D523	8-15% at 60° (Dura Tech 5000) 15-25% at 60° (Dura Tech mx)
Pencil Hardness	D3363	F-2H
Flexibility T-Bend	D4145	2T No loss of adhesion or evidence of cracking ²
Cross Hatch Adhesion	D3359	No adhesion loss
Reverse Impact	D2794	No cracking or loss of adhesion
Abrasion, Falling Sand	D968	65 liters minimum
Flame Test	E84	Class A coating
Acid Pollutants 20% Sulfuric Acid, 18hrs. 10% Muriatic Acid, 24hrs.	D1308	No bleaching No color change, no blistering
Acid Rain Test	Kesternich	15 cycles minimum
Alkali Resistance	Kesternich	No effect
Salt Spray Resistance	B117	Passes 1,000 hours, coated steel ²
Cyclic Salt Fog	B5894	2,000 hours passes adhesion
Humidity Resistance @ 100°	B2247	Passes 2,000 hours, coated steel ²
South Florida Exposure	D2244	<5 NBS units change
UVB	D822	Passes 3,000 hours
Chalk Resistance	D659	Rating of 8 minimum
ZINCALUME® and Galvalume® substrate	A792	55% aluminum-zinc alloy coated steel with a metallic coating weight of AZ50
FINISH WARRANTIES		
Warranties for chalk, fade and film integrity are available in durations of up to 30 years for both Dura Tech® 5000 and Dura Tech® mx. All AEP Span panels are offered with a corrosion warranty on Galvalume® or ZINCALUME® substrate. Terms can be affected by factors such as environment and building use. Inquire for details.		
COMPOSITION & APPLICATION:		
Dura Tech® 5000/mx coatings are factory applied, oven cured formulas applied by approved coil coaters. They utilize Kynar 500® or Hylar 5000® PVDF resins and inorganic, IR reflective pigments for superior long-term performance.		
PRETREATMENT		
All substrates are pre-treated in accordance with paint manufacturer's instructions. The pretreatment is to provide a suitable surface for application of the recommended primer.		

¹ All tests performed to the latest ASTM revision. The test results set forth are representative of the results obtained by the paint manufacturer.

² Performances on HDG G90, ZINCALUME, Galvalume.

Color swatches are for reference only and are limited by printing process and viewing conditions. With metallic coatings, minor differences in both color and appearance are normal and to be expected. It is virtually impossible to match one metallic coating to another. Due to the coil application process, striations and longitudinal patterning may also show on these products. To minimize the possible visual effects of the normal minor differences in paint and its application, an entire job should be painted at one time. Additionally, fabricated panels, flat sheets, and flashings should be orientated in the same direction for installation. Contact AEP Span representative for actual color samples prior to purchase.



800-733-4955
www.aepspan.com





◇	EXTERIOR FINISH LEGEND	<u>DESCRIPTION</u>	<u>MANUFAC.</u>	<u>COLOR</u>	<u>PROFILE</u>
1	24 GAUGE GALVANIZED PBR SIDING VERTICAL INSTALLATION	MBCI	CHARCOAL GRAY		
2	24 GAUGE GALVANIZED T2 PANEL HORIZONTAL INSTALLATION	MBCI	CHARCOAL GRAY		
3	16x8 STRUCTURAL CMU, SMOOTH		NATURAL (GRAY)		
3a	16x8 STRUCTURAL CMU, SPLIT-FACE		NATURAL (GRAY)		
4	METAL ROLL-UP DOORS, TYP.	JANUS	BRONZE		
5	24 GAUGE SPAN-LOK HP, 2' HIGH RIB, STANDING SEAM METAL ROOFING, 16" COVERAGE	AEP SPAN	DARK BRONZE		
6	INSULATED HM. DOOR/FRAME. VISION PANEL PER ELEVATIONS		DARK BRONZE		
7	ANODIZED ALUMINUM STOREFRONT		DARK BRONZE		
8	24 GAUGE GALVANIZED U-PANEL VERTICAL INSTALLATION, UNLESS NOTED OTHERWISE (UNLO)	AEP SPAN	DARK BRONZE		

Attachment 7: Example Renderings of Storage Buildings with Exterior Similar to Rainier View Storage



Attachment 7: Example Renderings of Storage Buildings with Exterior Similar to Rainier View Storage



Attachment 8: Rainier View Storage Landscaping Plan

APPROVED FOR CONSTRUCTION

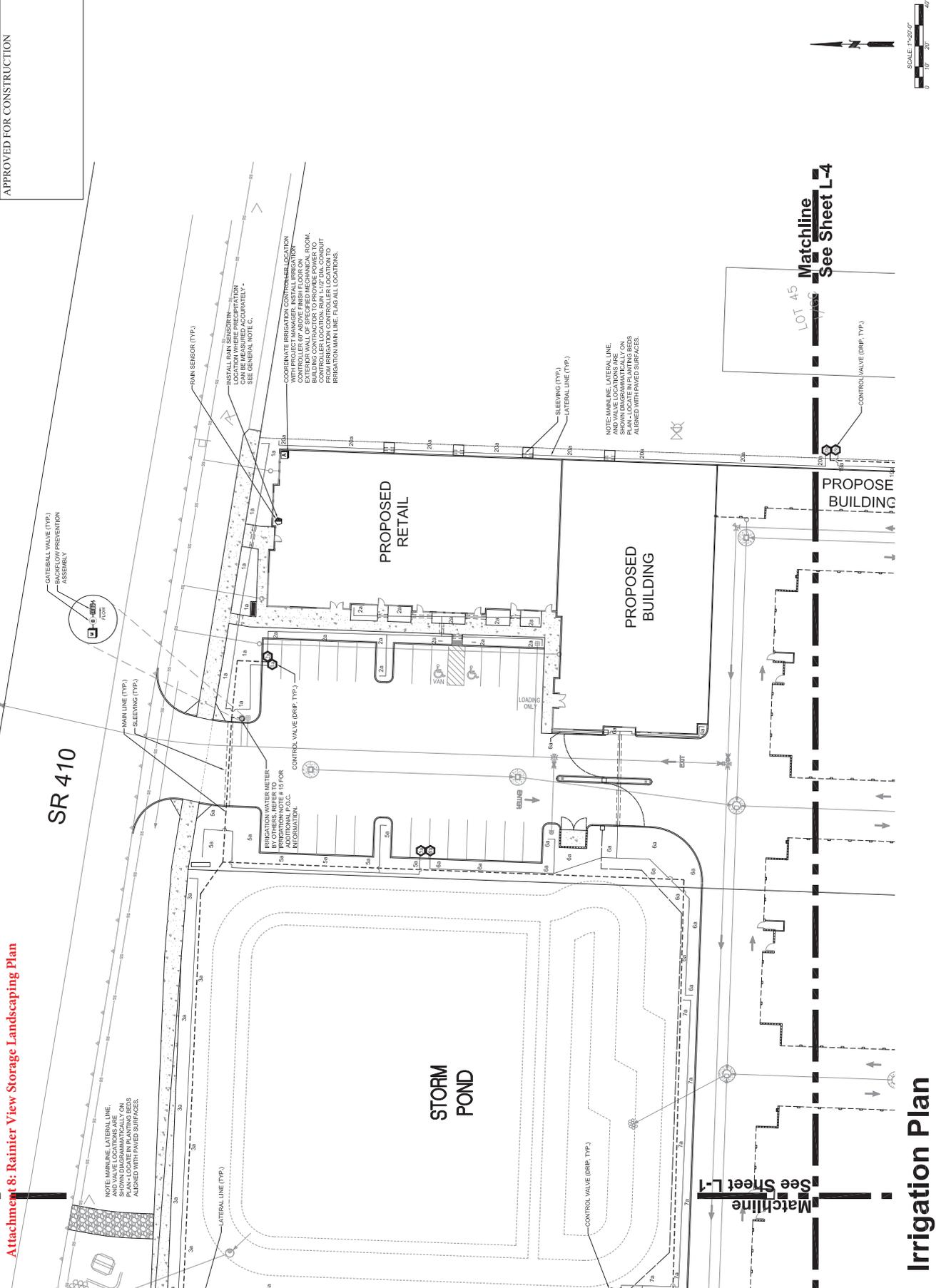
BDG
 BRADLEY DESIGN GROUP, Inc.
 LANDSCAPE ARCHITECTURE • SITE PLANNING
 4300 N. Lexington St.
 Tacoma, WA 98407
 253.777.4588
 www.bradleydesign.com

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IRIGATION PLAN
 BUCKLEY STORAGE
 COPPER RIDGE, LLC
 MUNDY LOSS RD & SR 410 E. BUCKLEY, WA 98321

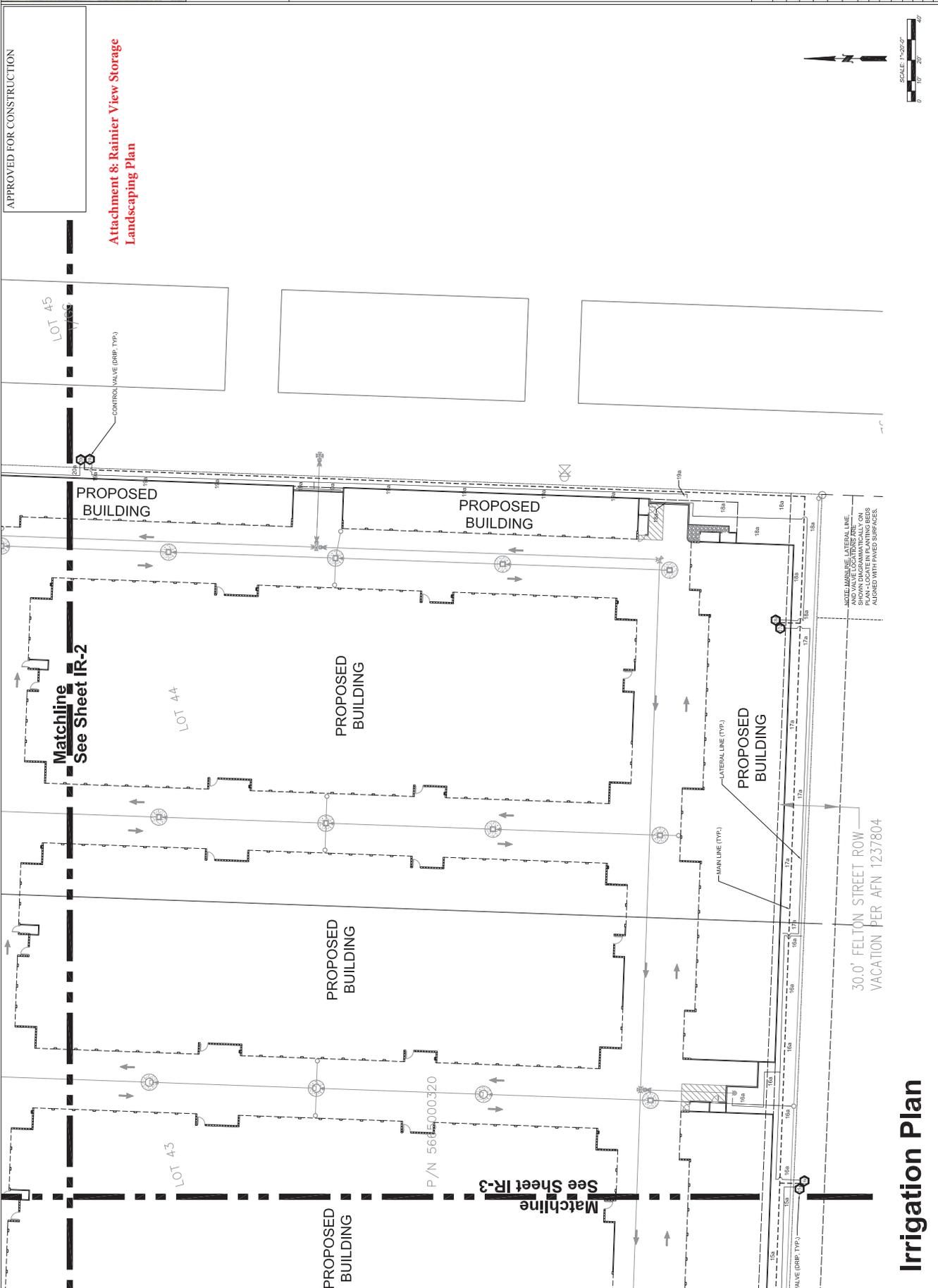
REVISION	Date	By

Sheet No. **IR-2**
 of 5 Sheets
 Date: 03/08/2019
 Scale: 1/8" = 1'-0"



REVISION	Date	By

Sheet No. **IR-4**
 of 5 sheets
 P/N 5684000320
 DATE 05/14/19



APPROVED FOR CONSTRUCTION

**Attachment 8: Rainier View Storage
 Landscaping Plan**

D. CONSENT AGENDA

**City Council
April 23, 2019**

Mayor Johnson called the regularly scheduled meeting to order at 7:00 PM.

Upon roll call the following members were present: Bender, Smith, B. Burkett, Wilbanks, Tremblay, and S. Burkett. Also in attendance were City Administrator Schmidt, Police Chief Arsanto, Asst. Police Chief Northam, Public Works Director Banks, and Associate Planner Wallgren.

Council member Smith moved to excuse Council member Leggett. Council member B. Burkett seconded the motion. Motion carried.

Mayor Johnson asked if there were any other additions, deletions, or changes to the agenda.

Council member Tremblay moved to approve the agenda as presented. Council member Bender seconded the motion. Motion carried.

CITIZEN PARTICIPATION

None.

STAFF REPORTS

Police Chief Arsanto shared that Bennon Vanhoof graduated from the Academy on April 17th and is now training out on the street. He also stated that we have another potential Police Officer candidate. He has passed his physical and written tests so far. Lastly he wanted to share some information regarding the accident that happened in the crosswalk on Main Street on Monday. The child was not seriously injured and was back at school the next day.

Associate Planner Wallgren shared that she attended the American Planning Association National Conference and has come back with a lot of great ideas that she will be sharing with the various Committees and Council.

Public Works Director Banks shared that we finally have a Public Works Clerk that started on April 15th. He also stated that the pedestrian crossing at Mason on Hwy 410 has been temporarily closed due to the flashing lights not working. It is currently not possible to get replacement parts for these flashers so we are moving forward with getting these replaced as soon as possible so that we can get this crosswalk reopened. We also heard from Pierce County that they will be starting the paving on Mundy Loss around May 20th.

City Administrator Schmidt shared that we are working on the 1st quarter financial report and should have something out next week. He also stated that the Risk Manager from CIAW was out to do an assessment on all of our facilities. There are couple of issues with the pars on Mt. View and A Street. We will receive a final report soon.

MAIN AGENDA

ORD No. 08-19: Adding New Section to BMC and Amending BMC 14.04.325 and 14.10.020

Council member Smith moved to Approve ORD No. 08-19 Adding New Sections to BMC and Amending BMC 14.04.325 and BMC 14.10.020 Exemption From the Payment of General Facility Charges for the Water and Sewer Systems. Council member Tremblay seconded the motion. Upon roll call vote, motion carried 6/0.

RES No. 19-03: Amending Taxes, Rates, and Fees Schedule #30

Council member S. Burkett moved to Approve RES No. 19-03 Revising the Comprehensive Taxes, Rates and Fees Schedule to Adjust Charges and Rates for Concealed Pistol Permits and to Reflect the 2019 Wages for the City Employee Hourly Billing Rates. Council member Smith seconded the motion. Motion carried.

Agreement – Financial Consulting Services

Council member Tremblay moved to Approve the Agreement with Tara Dunford for Financial Consulting Services. Council member B. Burkett seconded the motion. Motion carried.

Halkjar Final Short Plat

Council member S. Burkett moved to Approve the Final Plat for the Halkjar Short Plat. Council member Smith seconded the motion. Motion carried.

CONSENT AGENDA

Council Member Smith moved to approve the Consent Agenda. Council member B. Burkett seconded the motion. Motion carried.

Approve Minutes of April 9, 2019, City Council Meeting

Claim check numbers 59801 through 59839 in the amount of \$78,437.56 for the period of April 20, 2019, through April 23, 2019, are hereby approved and ordered paid this 23rd day of April 2019.

COMMITTEE REPORTS

Mayor's Report:

Mayor Johnson stated that registration is currently open for the annual AWC Conference. The conference is in Spokane on June 25-28. The City covers the cost of this Conference

for any Council members who would like to attend. If you are interested, please let Treva know and she will get you registered. Mayor Johnson also stated that she will be absent from the Council meeting on May 14th as she will be out of town in Yellowstone.

Administration, Finance & Public Safety:

Council member Tremblay stated that they received an update from Fire Chief Predmore this morning regarding the Fire Training Facility. This will be coming to Council in the near future. Heritage walks will be resuming the 4th week of each month at 6:00 PM from May through August. He also shared that Council member Mike Shaw from Eatonville will be the small cities representative on the Zoo and Trek Authority.

Transportation & Utilities:

Council member B. Burkett stated that the Committee cancelled their meeting in April and their next meeting will be May 21st at 7:00 PM at City Hall and is open to the public.

Community Services:

Council member S. Burkett stated that Community Services Director Caviezel had shared information with them about the Mother/Son event on May 4th. There will be a Senior Volunteer Appreciation event on April 25th at the Black Diamond Bakery. This Saturday, April 27th is the annual Spring Fling at the Buckley Eagles. The Committee would like to discuss the repair and preservation of downtown at the Council Study Session on June 4th. The Committee's next meeting is on May 16th at 1:00 PM at City Hall and is open to the public .

Council Member Comments & Good of the Order:

Council member Smith stated that he would like the Transportation and Utilities Committee to take a good look at the crossing at the trail on Main Street.

The Council agreed that a stop sign will be installed on the trail until we can come up with another solution. The stop sign will hopefully get pedestrians to at least stop and look before crossing.

Council member Smith moved to adjourn. Council member Tremblay seconded the motion. Motion carried.

With nothing further the meeting was adjourned at 7:41 PM.

Mayor

City Administrator

CITY OF BUCKLEY		1-Apr-19		TRANSFER VOUCHER	
From Fund #	NAME	AMOUNT		To Fund #	NAME
	Bars Number				Bars Number
1	General Fund	\$ 290,011.88			Payroll Fund
		\$ 85,924.30			Claims Fund
	597.00.40	\$ 84.00	430		Utility Equip Res
	597.00.65	\$ 4,166.00	2		Contingency Reserve Fund
3	GF Cumulative Reserve				
	597.00.30	\$ 11,770.56	1		G F Investment Interest
4	Cemetery	\$ 6.54			Claims Fund
	597.00.00	\$ 84.00	430		Utility Equipment Reserve
	597.00.50.30		1		GF Insurance Portion
7	P D Maintenance Reserve				Payroll Fund
					Claims Fund
8	Railroad ROW				Payroll Fund
		\$ 19.62			Claims Fund
	597.00.50.30		1		GF Insurance Portion
	597.00.00.46	\$ 84.00	430		Utility Equipment Reserve
30	Fire Equipment & EMS Reserve				Payroll Fund
		\$ 21,948.34			Claims Fund
35	Park Construction				Payroll Fund
					Claims Fund
	597.10.00.10	\$ 356.13	1		G F Investment Interest
	597.10.10.10	\$ 417.00	307		Cap Imp Trailhead Parking
	597.10.20	\$ 167.00	430		Utility Equipment Reserve
101	Street Operations	\$ 6,311.36			Payroll Fund
		\$ 6,968.36			Claims Fund
	597.00.00	\$ 42.00	430		Utility Equipment Reserve
	597.50.00.30		1		GF Insurance Portion
	597.20.00		1		GF Administration
	597.30.00	\$ 3,125.00	102		Street Capital Improvement
	597.50.00.70	\$ 42.00	1		GF Dispatch
102	Street Capital Improvement				Payroll Fund
		\$ 39,227.45			Claims Fund
	597.10.00.30		1		GF Investment Interest
	597.10.00.31	\$ 3,518.00	1		GF Project Administration

From Fund #	NAME	AMOUNT	To Fund #	NAME	Bars Number
102	Street Capital Improvement				
	597.10.00.32	\$ 1,250.00	307	Cap Imp Trailhead Parking	397.10.80.60
	597.10.00.33	\$ 834.00	430	Utility Equipment Reserve	397.00.80
103	Tranportation Benefit District	\$ 122.24		Claims Fund	
	597.00.00	\$ 3,125.00	101	City Street	397.42
	597.30.48	\$ 3,883.00	101	City Street	397.20.10
105	EMS	\$ 8,851.22		Payroll Fund	
		\$ 30,404.36		Claims Fund	
	597.90.00	\$ 500.00	030/131	Fire Equip/EMS Res	131-397
	597.90.00.40	\$ 125.00	30	Fire/EMS Bunker Gear	397.10.10
109	Criminal Justice			Payroll Fund	
		\$ 5,044.85		Claims Fund	
	597.10.00.20	\$ 4,167.00	7	PD Maintenance Reserve	397.00.00
134	Fire Station Construction			Payroll Fund	
				Claims Fund	
	597.10.00.30	\$ 107.94	202	FS Bond Investment Interest	397.00.40
136	Visitor Promo			Payroll Fund	
		\$ 678.45		Claims Fund	
	597.10.00.10		1	GF Investment Interest	397.00.40
	597.51.00.30		1	GF Insurance Portion	397.60.90
	597.52.00.60		1	GF Brick Sales Administration	397.60.91
202	Fire Station Construction Bond			Claims Fund	
307	Capital Improvement			Payroll Fund	
		\$ 3,670.30		Claims Fund	
	597.10.00.10		1	GF Investment Interest	397.00.40
	597.10.00.31	\$ 2,438.00	1	GF Project Administration	397.60.99
	597.00.20.00		102	St CIP - River Avenue	397.00.20
	597.10.00.32		102	PW Admin Bldg	397.10.50
308	Comp Plan Cap Imp	\$ 10,282.21		Payroll Fund	
		\$ 65.40		Claims Fund	
	597.10.30	\$ 1,250.00	307	Cap Imp - PW Admin Bldg	397.10.80.50
	597.10.20		102	St CIP - River Avenue	397.10.40
401	Natural Gas Operations			Claims	
	6% tax 533.10.54	\$ 5.10	1	GF Business Tax	316.43
	597.00.00.70		1	GF Gas System Sale	397.60.93

From Fund #	NAME	AMOUNT	To Fund #	NAME	Bars Number
402	Water Sewer Operations	\$ 88,178.15		Payroll Fund	
		\$ 52,266.88		Claims Fund	
	10% tax W 534.10.54	\$ 7,390.45	1	GF Business Tax	316.42
	10% tax S 535.10.54	\$ 16,915.84	1	GF Business Tax	316.44
	597.00.00.50	\$ 542.00	1	GF Dispatch	397.00.60
	597.00.00.51	\$ 6,016.00	1	GF Admin Water	397.60.10
	597.00.00.52	\$ 7,360.00	1	GF Admin Sewer	397.60.10
	W 597.00.00.53		1	GF Insurance Portion	397.60.60
	S 597.00.00.55		1	GF Insurance Portion	397.60.60
	597.00.00.70	\$ 59,354.00	405	Sewer Imp Fund	397.00.00 St Merge
	597.00.00.80	\$ 16,815.00	406	Water Imp Fund	397.00.00 St Merge
	597.00.00.40	\$ 2,084.00	430	Utility Equipment Reserve	397.00.40
	597.00.00.90	\$ 1,250.00	307	Cap Imp - PW Admin Bldg	397.10.60
403	Solid Waste	\$ 85,156.60		Claims Fund	
	10% tax 537.10.54	\$ 10,277.61	1	GF Business Tax	316.45
	597.00.00.10	\$ 5,077.00	1	GF Administration	397.60.40
	597.00.00.55		1	GF Insurance Portion	397.60.83
405	Sewer Ext & Replacement			Payroll Fund	
		\$ 11,187.46		Claims Fund	
	597.10.00.31	\$ 2,231.00	1	GF Project Administration	397.60.96
	597.10.00.32	\$ 1,250.00	307	Cap Imp - PW Admin Bldg	397.10.80.70
	597.10.00.33	\$ 2,083.00	430	Utility Equipment Reserve	397.00.85
406	Water Line Replacement & Ext			Payroll Fund	
		\$ 6,003.30		Claims Fund	
	597.10.00.31	\$ 2,678.00	1	GF Project Administration	397.60.97
	597.10.00.32	\$ 1,250.00	307	Cap Imp - PW Admin Bldg	397.10.80.80
	597.10.00.40	\$ 1,250.00	430	Utility Equipment Reserve	397.00.90
407	Storm Drain Operation & Maint	\$ 15,255.42		Payroll Fund	
		\$ 14,455.43		Claims Fund	
	10 % tax 531.30.44.01	\$ 4,944.47	1	GF Business Tax	316.48
	597.00.00	\$ 1,250.00	430	Utility Equipment Reserve	397.00.50
	597.00.00.10	\$ 9,549.00	408	Storm Drain Cap	397.00.30 St Merge
	597.00.00.20	\$ 5,820.00	1	GF Admin	397.60.40.10
	597.00.00.53		1	GF Insurance Portion	397.60.71
	597.00.00.57	\$ 42.00	1	GF Dispatch	397.60.21

E. COMMITTEE REPORTS