



BUCKLEY CITY COUNCIL MEETING AGENDA

May 26, 2020

Multi-Purpose Center, 811 Main Street

City Council Meeting

Opening 7:00 P.M.

*****NOTICE: This will be a virtual meeting held via Zoom meetings.
To listen to the meeting live, please use the following information.**

Call-in Number : 253-215-8782

Meeting ID: 820 6903 4487

Call to Order
Pledge of Allegiance
Roll Call of Council Members

Next Ordinance #
Next Resolution #20-11
Next Agenda Bill #AB20-052

A. Staff Reports

Multi-Sport Court Project & RCO Grant

B. Main Agenda

1. RES No. 20-___ Declaring Completion of the 2015 Comprehensive Plan Periodic Update
2. Rental Agreement – The Rescue Church
3. Design Review Modification Request – Mountain Man Investments

C. Consent Agenda

4. A. Claims
- B. Transfer Voucher
- C. Payroll

D. Mayor's Report

1. Mayor's Report

Johnson



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 2020

May 26 7:00 PM City Council (**Virtual Via Zoom**)

June 2020

June 1 7:00 PM Planning Commission (**Tentative Virtual Via Zoom**)
June 2 7:00 PM City Council Study Session
June 9 7:00 PM City Council
June 15 7:00 PM Planning Commission
June 23 7:00 PM City Council

All Committee meetings are currently cancelled unless there is an absolute need to hold one. Council and Committee meetings may be held telephonically or by the use of technology. Please check the City website at www.cityofbuckley.com for the latest updates to the City Calendar

A. STAFF REPORTS



City of Buckley

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 829-1921 ext. 200

Memo

To: City Council & Mayor

From: Kevin Caviezel, Community Services Director
Chris Banks, Public Works Director
Paul Weed, City Administrator

RE: Multi-Sport Court Project & RCO Grant Update

The City has been diligently working with a consulting company, Blueline Group, on a Youth Athletic Facilities Grant through the Washington State Recreation Conservation Office (RCO). This grant will allow the City to leverage the currently budgeted capital funds to develop a new accessible community multi-sport court located near the Youth Activity Center.

The Multi-Sport Court will feature a full-size basketball court along with two pickleball courts for multiple programming use and play. In addition, an adjoining practice court with an eight-foot hoop will be available for youth. The intent of this youth court is to provide a basketball experience for younger kids who may want to play but are not strong enough to shoot on a ten-foot hoop. This publicly available asset will help increase earlier exposure of basketball at a younger age similar to other community sports. The youth court will also have enough hard surface space for kids to play four-square. The court will be programmed for lighting to provide more hours of use. It will also have a rubberized overlay with a community-based color scheme matching those of White River High School. There will also be a hornet mascot painted in center circle of main court. There will be bleachers on both ends of the court for spectators, players and families. The final noteworthy feature of this project will include a commemorative engagement opportunity for individuals, families, or businesses to purchase bricks with their name engraved on them.

The grant application is almost complete and will be ready for submission on June 1st 2020. The RCO review process will begin shortly after submitting the grant and will continue until November. The City anticipates the RCO project ranking to be highly competitive with the other small city applicants based on our feedback from both the RCO Manager and our consultants. RCO grants are formally awarded funding during the

summer of 2021 and construction would begin thereafter.

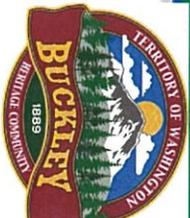
The pre-liminary estimated total project cost \$160,000. This would include \$85,000 from the approved 2020 Parks Capital funds. The remaining \$75,000 would come from the RCO grant match.

We are really excited for this community driven asset and addition to the City parks and recreation experience.

Please let us know if you have any questions.

**ADVANCING OUR COMMUNITY PARKS & RECREATION –
MULTI-SPORT COURT GRANT UPDATE**

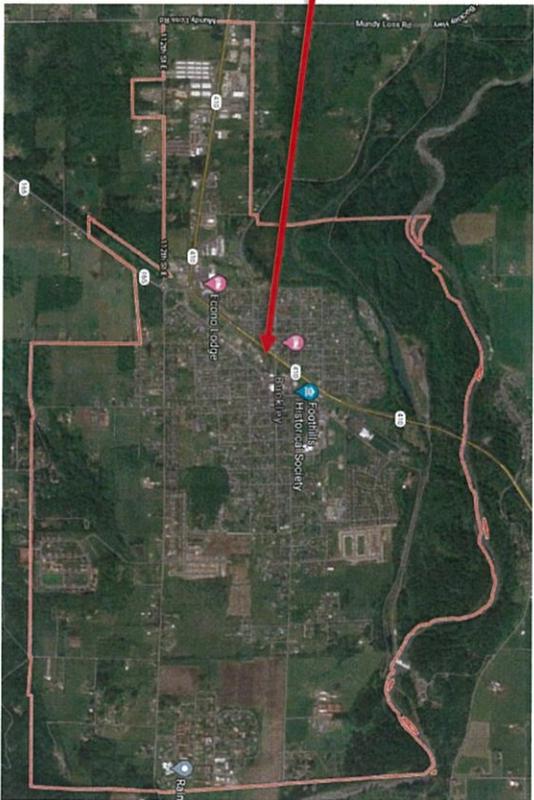




Drivers & Assumptions:

- *Community Use of Sports Courts*
- *Activation of the Foothills Trail*
- *Greater Park & Recreation Accessibility*
- *Alignment with 2015 Comprehensive Plan*
- *Leveraging City Resources*
- *2020 Funding Dedication - \$160,000 Parks Project*
 - *\$85,000 – CIP Fund 035*
 - *\$75,000 – RCO Match*
- *Donor Contributions*

PRE-DESIGN LOCATION



PRE-DESIGN ILLUSTRATION



COURT DETAILS



BLUELINE
217 CENTRAL AVE. SUITE 200
FARMINGTON, VA 22731-6002
WWW.TERRITORY10.COM



TIMELINE & PROCESS:





QUESTIONS OR COMMENTS?

B. MAIN AGENDA



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION

SUBJECT:	Agenda Date: May 26, 2020 AB20-49		
Resolution No. 20-10 declaring the 2015 periodic update to Buckley's Comprehensive Plan is complete	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Paul Weed		X
	City Attorney – Phil Olbrechts		
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival		
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		X
	Planning Dept – Evan Lewis	X	X
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
	PW/Utilities – Chris Banks		

Attachments: Resolution declaring the completion of Buckley's 2015 Comprehensive Plan update

SUMMARY STATEMENT:

This is a resolution formally declaring that the 2015 periodic update of Buckley's Comprehensive Plan and development regulations, as required by the Washington State Growth Management Act in RCW 36.70A, is complete. This formal adopting resolution is required by the Washington State Dept. of Commerce, and is a necessary step in order for the Puget Sound Regional Council to review our comprehensive Plan elements for official certification.

Council adopted updates to the Land Use, Housing, Economic Development, Urban Development, and Parks & Recreation elements in 2015; updates to the Transportation Element in 2017; and updates to the Utilities and Capital Facilities elements in 2019. All required development regulations associated with Buckley's Comprehensive Plan have also been reviewed and updated since 2015, as summarized in the attached resolution. All updates to comprehensive plan elements and development regulations have previously been approved per review processes in BMC Title 20 and per State law.

COMMITTEE REVIEW AND RECOMMENDATION: Planning Commission-Approval Recommended

RECOMMENDED ACTION: MOVE to Approve Resolution No. 20-10, Adoption of Comprehensive Plan

RECORD OF COUNCIL ACTION

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

CITY OF BUCKLEY, WASHINGTON

RESOLUTION NO. 20-_____

**A RESOLUTION OF THE CITY OF BUCKLEY, WASHINGTON,
CONCERNING COMPLETION OF THE 2015 PERIODIC UPDATE
OF THE CITY OF BUCKLEY COMPREHENSIVE PLAN;
DEMONSTRATING FULFILLMENT OF THE REQUIREMENTS OF
THE GROWTH MANAGEMENT ACT; PROVIDING FOR
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, in order to comply with RCW 36.70A the City of Buckley adopted its first Comprehensive Plan in 1995; and

WHEREAS, RCW 36.70A.130 provides that cities shall take action to continuously review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of that chapter; and

WHEREAS, in order to comply with RCW 36.70A.130, the City of Buckley completed the first required periodic update of its Comprehensive Plan in 2005; and

WHEREAS, in December 2015 the City of Buckley adopted updates to five elements of its Comprehensive Plan including Element 1 Land Use, Element 2 Housing, Element 3 Economic Development, Element 4 Urban Development, and Element 6 Parks and Recreation, and notified Commerce under material ID 2016-S-21982; and

WHEREAS, in December 2017 the City of Buckley adopted updates to Element 5, Transportation, of its Comprehensive Plan, and notified Commerce under material ID 2017-S-24490; and

WHEREAS, in December 2019 the City of Buckley adopted updates to Element 7 Utilities, and Element 8 Capital Facilities, of its Comprehensive Plan, and notified Commerce under material ID 2019-S-1059; and

WHEREAS, the City of Buckley reviewed all development regulations relevant to implementing the Comprehensive Plan; specifically the following necessary development regulation updates since adoption of the periodic update to Elements 1-4 and 6 of its Comprehensive Plan:

1. Legislative rezone of 45 parcels through Ordinance 30-15 in December 2015, Commerce material ID 2015-S-21751;
2. Legislative rezone of 103 parcels through Ordinance 01-16 in January 2016, Commerce material ID 2015-S-21754;
3. Updates and corrections to Title 19 zoning, and Title 20 in January 2016 to clarify definitions and permit processes, and correct errors, through Ordinance 04-16, Commerce material ID 2016-S-22079;
4. Updates, clarifications and corrections to Title 18 Subdivisions, Title 19 zoning, and Title 20 in December 2016, through Ordinance 27-16, Commerce material ID 2016-S-23180;
5. Updates to Buckley's critical areas code in BMC Title 12, through Ordinance 10-17 in April 2017, Commerce material ID 2017-S-23702;
6. Updates, clarifications and corrections to Title 18 Subdivisions and Title 19 zoning through Ordinance 02-18 in February 2018, Commerce material ID 2018-S-24627;

7. Updates to BMC Title 19 to regulate installation of small cell telecommunication devices in city rights-of-way, through Ordinance 11-19 in June 2019, Commerce material ID 2019-S-284;
8. Updates to BMC Title 20 regulating land use permit applications, through Ordinance 13-19 in August 2019, Commerce material ID 2019-S-516;
9. Updates to BMC Title 12 to ensure the City's environment code complies with the latest State SEPA regulations, through Ordinance 18-19 in July 2019, Commerce material ID 2019-S-470;
10. Updates to Buckley's Design Guidelines and creation of a new Rainier Gateway subarea plan, through Ordinance 19-19 in August 2019, Commerce material ID 2020-S-1394;
11. Updates to Buckley's Shoreline Master Program, through Ordinance 15-19 in July 2019 and Ordinance 23-19 in November 2019, Commerce material IDs 2019-S-469 and 2019-S-516 respectively; and
12. Updates to BMC Title 19 to update the City's permitted uses table, through Ordinance 34-19 in December 2019, Commerce material ID 2019-S-1060; and

WHEREAS, prior to the adoption of periodic updates to all eight of the City's Comprehensive Plan elements and all relevant development regulations, public outreach was conducted in compliance with the Growth Management Act, all required public hearings and notices were completed; and all required SEPA review and notifications were completed;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUCKLEY, WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. Upon review of the requirements of Chapter 36.70A, RCW, the Buckley City Council finds that the Buckley Comprehensive Plan and development regulations, as revised by actions set forth above, comply with the requirements of Chapter 36.70A.130 RCW.

Section 2. The Buckley City Council affirms and declares that the City has completed the 2015 periodic review and revision of its Comprehensive Plan and development regulations.

Section 3. If any provision of this resolution and/or the resolutions and ordinances previously adopted and referred to herein are determined to be invalid or unenforceable, the remaining provisions of this resolution shall remain in force and effect as well as the ordinances and resolutions referred to herein.

Section 4. Copy to the Department of Commerce. Pursuant to RCW 36.70A.106, the City Administrator, or their designated official, is hereby authorized and directed to provide a copy of this resolution to the State Department of Commerce within 10 days of adoption.

Section 5. Effective date. This resolution or a summary thereof consisting of the title shall be published in the official newspaper of the city, and shall take effect and be in full force five (5) days after publication.

APPROVED by the Buckley City Council this 26th day of May, 2020.

Mayor Pat Johnson

ATTEST:

Treva Percival, City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

PUBLISHED: _____
EFFECTIVE: _____



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Rental Agreement – The Rescue Church	Agenda Date: May 26th, 2020		AB20-50
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Paul Weed		X
	City Attorney – Phil Olbrechts		
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival		X
	Finance Dept – Sandra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Cost Impact: \$	Parks & Rec Dept – Kevin Caviezel	X
Fund Source:	Planning Dept – Leticia Wallgren		
Timeline:	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		
Attachments: Rental and Fee Waiver Request Forms. Letter of Request from Rescue Church			
<p>SUMMARY STATEMENT: The Rescue Church has been renting the Multi-Purpose Center on an ongoing basis every Saturday evening for the past year and provided free meals to those in need within the community and performed church services. This rental agreement is being presented for consideration by the City Council because of The Rescue Church’s desire to move from the MPC to the Youth Center on Saturday Nights from 5-8pm once it is allowable for rentals to resume.</p> <p>The Rescue Church is also requesting that their hourly rate remain the same for use of Youth Center. The current hourly rate at Youth Center is \$50.00 per hour and they would like to continue paying \$35.00 per hour which is the rate at MPC.</p>			
COMMITTEE REVIEW AND RECOMMENDATION:			
RECOMMENDED ACTION: MOVE to Approve the Rental Agreement with the Rescue Church for use of the Youth Activity Center			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	



Buckley Youth Activity Center

Please mail form to : Kevin Caviezel
 PO Box 1960
 Buckley, WA, 98321
 Phone: 360-829-0190
 Fax: 360-829-9363

The Buckley Youth Activity Center is owned and managed by the City of Buckley. To apply for rental, please fill in the shaded section below, review the terms and conditions, and sign this agreement.

Name: <u>Jeremy Test</u>	Event: <u>Weekly Church Service</u>
Address: <u>8415 234th Ave. E.</u>	Event Date: <u>Saturdays</u>
<u>Buckley, Wa. 98321</u>	Hours: <u>5pm to 8pm</u>
Day Phone: <u>253-797-7497</u>	Organizations: <u>The Rescue Church</u>
Email: <u>jeremytest@yahoo.com</u>	

CHECKLIST

Proof of Liability	Fee Waiver	Key Returned

MAKE CHECKS PAYABLE TO CITY OF BUCKLEY

	Cost	Date Paid
Daily Rental Rate (8hrs)	\$300 resident/\$340 non-resident	
Hourly Rate (2 hour minimum)	\$50 resident/\$55 non-resident	
Cleaning Fee (non-refundable)	\$25	
Damage Deposit (refundable)	\$200	
Total:		

By signing below, the renter agrees to hold the City of Buckley, its agents, employees and officials harmless from any and all causes of action, demands, and claims including the cost of their defense due to the renter's use of the premises or in any way resulting from the willful or negligent acts or omissions of the renter and his or her agents, employees or representatives. The renter agrees to pay all reasonable costs and attorney fees incurred to enforce this agreement, regardless of whether suit is instituted. The renter agrees to the following rules, terms, and conditions:

- Renter must provide all dishes, utensils, coffee pots, punch bowls, dish detergent, towels, etc.
- No smoking in the building. Smoking in the building shall result in a forfeiture of the deposit.
- No nails, tacks or tape may be used on walls, ceilings, woodwork or furniture.
- Decorations must be removed and garbage put in large main garbage can before the end of the rental period.
- The renter assumes responsibility for the security of the building until the key is returned to the Community Services Director.
- The renter must obtain a license from Washington State if alcohol is to be served or sold.
- Rent shall be charged until the key is returned to the Community Services Director or the Activity Coordinator unless arrangements are made in advance.
- The City of Buckley is not responsible for accidents, injury, or the loss of property.
- Rice or Bird Seed are not allowed in or out of the building.

Print Name _____

Signature _____

Date _____



P.O. Box 1960
 Buckley, WA, 98321
 360-761-7814
 Fax: 360-829-9363

FEE WAIVER REQUEST

MULTI-PURPOSE CENTER/YOUTH CENTER

Event Date: Saturday's 2020-21 Type of Event: Church Service Hours of Event: 5-8pm

Contact Name: Jeremy Tost Phone: 253-797-7497

Organization: The Rescue Church - Buckley Mailing Address: 8415 234th Ave. E. Buckley,

Email Address: jeremytost@yahoo.com City of Buckley Resident: yes

Please describe the planned event and indicate which fee waiver classification it qualifies for below:

We would like to rent the BYAC for weekly church service on Saturday's. We hope to partner with White River Community Outreach and offer any help needed as we are able. Looking for classification II or III

The Multi-Purpose Center and Youth Activity Center are owned and operated by the City of Buckley in accordance with the Buckley Municipal Code Chapter 10.84. These facilities are available at a reduced fee for those applicants who agree to the terms and conditions set forth on the rental application and whose proposed use of the Building satisfies one of the following criteria. The fee waiver request must be completed and submitted to the Community Services Director before the 1st of the month prior to the event date.

 Print Name

 Signature

 Date

CLASSIFICATION:

FEE DESCRIPTION:

SPECIFIC QUALIFICATIONS:

Classification I	100% waiver of all fees.	Meetings or activities by the City of Buckley and its various departments.
Classification II	Up to 100% waiver of rental fee. \$75.00 non-refundable deposit. Seasonal heating surcharge may apply.	Events for individuals/groups engaged in promoting activities of benefit to the community. The event shall be open free of charge to the public.
Classification III	Up to 75% waiver of rental fee. \$75.00 non-refundable deposit. Seasonal heating surcharge may apply.	Events for organizations whose membership is open to the public but who operate for the benefit of their membership. The event shall be open free of charge to the public. For example: dance clubs, neighborhood associations.
Classification IV	No waiver of any fees.	Private events not open to the general public. For example: weddings, receptions, parties, commercial activities.
Classification V	N/A	N/A
Classification VI	No waiver of rental fee. Up to 50% waiver of refundable deposit subject to a 4-5 hour minimum rental.	Memorial services and funeral receptions on Monday, Tuesday, Thursday, Friday and Saturday with a minimum rental of 4(four) hours with a maximum of 5(five) hours. Sunday receptions and memorial services will be charged as a regular daily rental with full rental rates and deposits.

**Buckley Multi-Purpose Center
Rental Agreement Addendum**

Renter: The Rescue Church-Buckley/Jeremy K Tost

- Rental rates are as follows: \$175.00 per week(based on average use of 5 hours per week). A one-time damage deposit of \$200.00 is also required.
- Renter shall use dining and courtroom area, main lobby, restrooms, senior center lobby area and kitchen for food preparation.
- The Renter shall perform cleaning after their event. All furniture will be cleaned and returned to proper space. The floor will be vacuumed, swept, mopped if needed, all trash will be bagged and put into dumpster; and any other action shall be performed to ensure that the rooms are left in the same condition as found prior to event and ready for City operations each Monday morning.
- Failure to clean any portion of rooms immediately following event will result in a minimum cleaning charge of \$25.00; however, total cost of cleaning will be based on the actual cost to the City.
- Renter is responsible for all breakage and damage done to the building, furniture, electrical/IT equipment and other property of the center.
- Rental agreement shall be renewed on an annual basis.

Renter

Signature

: The Rescue Church-Buckley/Jeremy K Tost

Date: 02/06/2019



Copy of previous Rental Agreement



**Buckley
Multi-Purpose
Center**

Please mail form to : Kevin Caviezel
PO Box 1960
Buckley, WA, 98321
Phone: 360-829-0190
Fax: 360-829-9363

The Buckley Multi-Purpose Center is owned and managed by the City of Buckley. To apply to rent the center, please fill in the shaded section below, review the terms and conditions, and sign this agreement.

Name: <u>Jeremy K Tost</u>	Event: <u>Weekly Free Meal & Church Service</u>
Address: <u>8415 234th Ave E</u> <u>Buckley, WA, 98321</u>	Event Date: <u>Possibly March 23rd 2019</u>
Day Phone: <u>253-797-7497</u>	Hours: <u>4PM</u> to <u>9PM</u>
Email: <u>Jeremytost@yahoo.com</u>	Organizations: <u>The Rescue Church-Buckley</u> <u>The Rescue Church-Summer</u>

CHECKLIST

Proof of Liability	Fee Waiver	Key Returned

MAKE CHECKS PAYABLE TO CITY OF BUCKLEY

	Cost	Date Paid
Daily Rental Rate (8hrs)	\$240 resident/\$280 non-resident	
Hourly Rate (2 hour minimum)	\$30 resident/35 non-resident	
Commercial Kitchen (Mon-Fri) Hourly	\$10 resident/\$25 non-resident	
Cleaning Fee (non-refundable)	\$25.00	
Damage Deposit (refundable)	\$200 MPC/ \$50 Kitchen Only	
Total:		

By signing below, the renter agrees to hold the City of Buckley, its agents, employees and officials harmless from any and all causes of action, demands, and claims including the cost of their defense due to the renter's use of the premises or in any way resulting from the willful or negligent acts or omissions of the renter and his or her agents, employees or representatives. The renter agrees to pay all reasonable costs and attorney fees incurred to enforce this agreement, regardless of whether suit is instituted. The renter agrees to the following rules, terms, and conditions:

- Renter must provide all dishes, utensils, coffee pots, punch bowls, dish detergent, towels, etc.
- No smoking in the building. Smoking in the building shall result in a forfeiture of the deposit.
- No nails, tacks or tape may be used on walls, ceilings, woodwork or furniture.
- Decorations must be removed and garbage put in large main garbage can before the end of the rental period.
- The renter assumes responsibility for the security of the building until the key is returned to the Recreation Services Director.
- The renter must obtain a license from Washington State if alcohol is to be served or sold.
- Occupant load limits of 146 people shall be observed (77 in meeting room & 69 in dining room)
- Rent shall be charged until the key is returned to the Community Services Director or the Activity Coordinator unless arrangements are made in advance.
- The City of Buckley is not responsible for accidents, injury, or the loss of property.
- Rice or Bird Seed are not allowed in or out of the building.

Jeremy K Tost
Print Name

Signature

02/06/2019
Date

Copy of previous Rental Application

To: City of Buckley
Mayor Pat Johnson
City Council Members
Community Services Committee

In late 2018 and early 2019, The Rescue Church, [TRC herein after] was called to plant a campus within the City limits of Buckley. In May of 2019, TRC opened our Buckley campus doors at the Multi-Purpose Center on Main Street thanks to the cooperation and agreement with The City of Buckley administrative staff, City Council members, and support staff. This past year we offered a free community meal weekly on Saturday evenings from 5:30pm-6:15pm and have enjoyed every moment that we spent doing so.

When we started on May 4th, 2019, we felt that we can make this campus launch a unique community outreach ministry through providing another meal opportunity for hungry families and individuals to fill their stomachs on the weekend. When we launched TRC Buckley, our leadership team was in agreement to operate this campus and outreach ministry for one-year and would re-evaluate as our one-year mark approaches, and at this time our one-year mark is quickly approaching. Although this was a great opportunity for our members to serve a need in our direct community, we have realized that the free community meal model at the scale that we started at is not sustainable at this time.

Having said this, our leadership team at TRC have talked and prayed about where God is leading us next and we believe that we can better serve the community members of The City of Buckley through more immediate needs such as offering a smaller scale potluck style meal for our members and any visitors, and begin the process of a partnership with the White River Community Outreach organization and the Buckley Youth Activities Center through needs like: personal hygiene products, clothing products, care package like a backpack program just to name a few. Our campus Pastor for TRC Buckley has already met with Cindy Orcutt to see how we can supplement current assistance methods or create a new way of meeting a need and the conversation between the two is continuing.

The reason for this letter to The City of Buckley and The City Council is to apply for our preferred facility and areas of use for TRC Buckley's new outreach direction. The intent of this letter is to officially request the use of and or request a move to the **Buckley Youth Activities Center** as the location hub for our weekend Church services and outreach center by requesting a one-year rental agreement on Saturday evenings from the time slot of 5:00pm to 8:00pm, with a half hour grace period from 8-8:30pm for any necessary final packing of our belongings and any further clean up.

Because we, TRC, believe that we have built a good working relationship with the City of Buckley during this past year, TRC Buckley would like to request that you consider renting the **Buckley Youth Activities Center** to us and renting the **Buckley Youth Activities Center** at our current rate of \$35 per hour. We want to thank you in advanced for considering this request and look forward to hearing from you in the weeks to come.

If our request to rent space at the **Buckley Youth Activities Center** at \$35 per hour is denied, TRC still wishes to apply and request a rental agreement for the **Buckley Youth Activities Center** at the regular hourly rate. At this lower hourly rate, if agreed upon by The City of Buckley, this will allow for us to direct and using our available outreach budget for supporting organizations and operations like the WRCO and BYAC or other opportunities presented to us going forward.

If our request for a rental agreement of the **Buckley Youth Activities Center** is agreed upon, TRC Buckley would like to request a move to the **Buckley Youth Activities Center** as soon as agreed on after February/March of 2020.

Please see rental request details below.

Our purpose with our plan to request use of the **Buckley Youth Activity Center** is this:

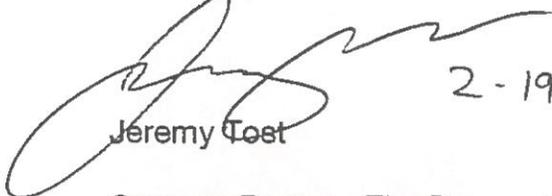
TRC, if renting the **Buckley Youth Activity Center** would like to use the following areas during our rental block.

- **Game Area-** At this time our main area of use would be the game/gaming area of the **Buckley Youth Activity Center**. This area is where we would set up tables and chairs for The Rescue Church Buckley service and where our potluck/crockpot style food service/eating area would occur. As we continue to grow as a Church, our area of need will reach into using the game/gaming area and common area during our service.
- **The kitchen-** Previously, we were charged a flat rental rate for our hours in the MPC. We were not charged any additional fees for the use of the kitchen. At this time, we do not have plans to use the kitchen for cooking, but we have talked about a soup and bread style potluck meal as our attendance/need grows. The kitchen area would primarily be used for clean-up of any potluck/crockpot style food service that we would have, but we would like to have the ability to use it as our needs change. We have all the pots, pans, sheets, and utensils needed for any food that we could or would serve at a later date. Again, when will no longer be serving the community meal after February 2020, but may start this up when timing is right. Use of the kitchen is requested because of above stated potluck/crockpot food opportunities.
- **Common Area-** This area would serve as our welcome and connections area for TRC Buckley and possible rearrangement lengthwise of the building for our Church service.

- **Meeting Room-** This area we would like to use for our kids/nursery space during The Rescue Church Buckley service. TRC Buckley, if granted use of this space, will purchase gates that can be placed on the floor to contain the kids/nursery or we will look into proper blocking methods to keep the supplies and equipment housed in this room safe and secure.
- **The main lobby-** This space will act as the main ingress/egress during TRC Buckley service. We would emphasize that all other exits only be used during emergencies and or as building codes specify.
- **Restrooms-** We would like to use the main restrooms during TRC Buckley and will monitor their use and restocking needs during both times.
- **Parking-** We would like to use the available parking spaces at and around the BYAC.
- **Tables/Chairs-** We would love to use any and all tables and chairs that the ~~Multi Purpose~~ ^{Youth} Center has available.
- **All other spaces-** Office spaces #1, #2, & #3 will not be used, accessed or touched without prior approval. Meaning we do not have any plans to request nor would we need these spaces at this time. The closet behind the lobby will not be used or accessed, and the storage room will not be used or accessed unless cleaning supplies are located in these rooms.
- **All other equipment-** All BYAC equipment will be properly moved out of the way and not used during our rental block. TRC Buckley will take very good care of the items that are housed in or around the BYAC such as electronics, youth supplies etc.

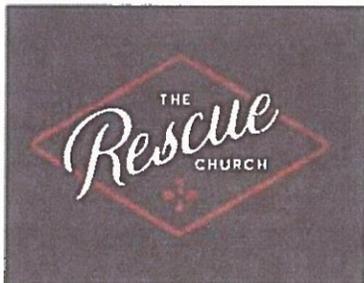
Thank you for taking your time to consider our rental request and The Rescue Church looks forward to hearing from you about your decision.

Sincerely,



2-19-20
Jeremy Cost

Campus Pastor – The Rescue Church Buckley



We do have staff members of our Church who reside in the City limits of Buckley. The name on application can be changed if needed to grant the lower rental rate.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT:		Agenda Date: May 26, 2020 AB20-51	
Request to deviate from Highway 410 Design Review District roof pitch standard	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Paul Weed		X
	City Attorney – Phil Olbrechts		
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival		
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		X
	Planning Dept – Evan Lewis	X	X
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
	PW/Utilities – Chris Banks		
Attachments: Applicant letter requesting a deviation from Highway 410 Design Review District roof pitch standard; and conceptual drawings of future proposed building to which the design review standards apply.			
<p>SUMMARY STATEMENT: The City Council shall consider a request from an applicant to deviate from the 6 in 12 (6:12) roof pitch standard found in section V.D(3)(b) of Highway 410 Design Guidelines. The applicant, Mountain Man Investments, has active permit applications with the City for a rezone and site plan review for a building containing a shop, office and storage space at 28301 112th St. E; Parcel #0619047005. The applicant is requesting a building design with a 4 in 12 (4:12) roof pitch, and the applicant’s reasoning is laid out in their attached request letter. BMC 19.50.040(1)(b)(ii) specifically gives the City Council authority to allow for modifications from design standards.</p> <p>At its meeting on May 21, 2020, the Design Review Committee reviewed this request and recommends approval by the City Council. The decision before the City Council at this time is just for the modification from the Highway 410 District roof pitch requirement. The rezone, site plan review and future major design review for the applicant’s proposal will continue to follow separate permit review processes as specified in BMC Title 20.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: Design Review Committee - Approval Recommended			
RECOMMENDED ACTION: MOVE to Approve the request for a deviation from the Highway 410 Design Review roof pitch standard to allow a 4 in 12 (4:12) pitched roof for a future building at 28301 112th St. E, should that building be approved according to separate permit processes described in BMC Title 20.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



May 11, 2020

Leticia Wallgren, Associate Planner
City of Buckley
933 Main Street
Buckley WA, 98321

Project: MMI, AHBL No. 2190965.10/.30
Subject: Design Review Roof Pitch Deviation Request

Dear Leticia and Staff:

The subject property is a 1.79-acre site located on parcel number 0619047005. The site address is 28301 112th Street E. The property currently contains a structure built in 1989 which is proposed to be demolished. The proposal is for an approximate 7,400 square foot (SF) building for a shop, storage space, and an office.

Mountain Man Investment (MMI) building design is near completion, which includes a 4:12 roof pitch. The project is located within the Highway 410 design review district and is subject to the minimum 6:12 roof pitch. We would like to formally request deviation from Highway 410 District Design Guidelines minimum 6:12 roof pitch under BMC 19.50.040(1)(b)(ii).

Per DMC 19.50.040.(1)(b)(ii), the city council shall have the authority to grant modifications for individual cases, provided the city council shall first find that special individual reasons makes the strict letter of the design standards impractical and the modification is in compliance with the intent and purpose of the design standards and doesn't create a material departure from any consistent design in surrounding buildings.

The following describes how the proposal meets the intent and the purpose of the design standards and doesn't create a material departure from the roof design in surrounding buildings:

- The Highway 410 District Purpose states the following:

The district contains many lots that are not adjacent to the highway, and a lesser standard concerning construction on these lots should be used. For example, if the development or redevelopment is completely hidden from SR 410, it is possible that the guidelines should be interpreted to be as viewed from the adjoining street rather than the highway.

The Highway 410 Design Review District purpose states that lots not adjacent to Highway 410 should require a lesser design standard than what is provided and should

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

Neighbors

TACOMA

2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
253.383.2422 TEL

www.ahbl.com



be interpreted to be viewed from 112th Street rather than Highway 410. The subject property is located along 112th Street and is not visible from Highway 410. Therefore, the Highway 410 Design Review District standards support deviation from the roof pitch standards.

- The properties and buildings along 112th Street were not historically located within the Highway 410 Design Review District. City staff has confirmed that the city adopted new design review guidelines in September 2019, which expanded to include 112th Street properties. It is our understanding that multiple City staff have stated that the inclusion of the properties/buildings along 112th St within the Highway 410 design review district is an anomaly and that, at some point in the future, they would like to remove them from the District. It is currently a low priority.
- The City of Buckley standard roof pitch is generally 4:12, which means the proposed roof pitch will not be a deviation from the standard roof pitch of the surrounding buildings. In fact, the proposal will increase conformity with surrounding properties.
- The applicant has already put in a great deal of time, effort, and money in the current building design that would match surrounding building roof pitches. Strict conformity with this design standard would require significant time and design fees and create an undue financial hardship.

The proposed 4:12 roof pitch is in compliance with Highway 410 Design Review District's intent and purpose and doesn't create a material departure from the design of surrounding buildings; it is in fact more consistent with the adjacent buildings.

Thank you for considering our request. Please let me know if you have any questions or comments during the review of our proposal.

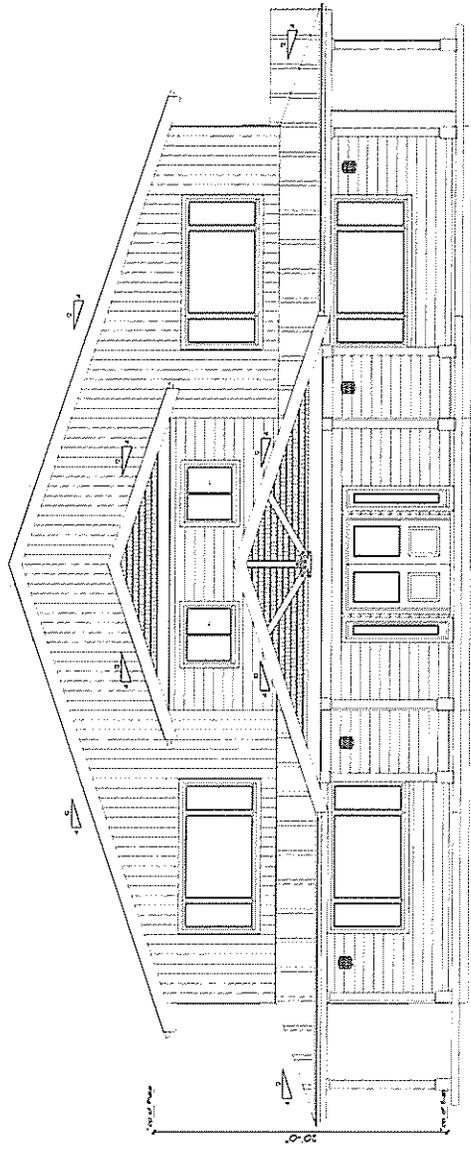
Sincerely,

Josh Kubitza, AICP
Planner

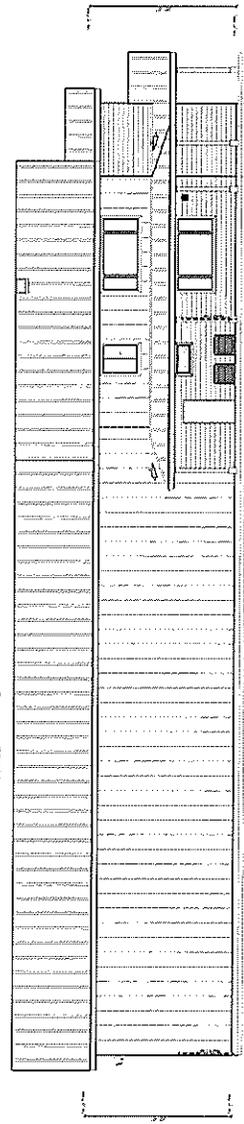
JK/lk

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\\ahbl.com\data\Projects\2019\2190965\30_PLN\Working_Files\Design Review\20200507 Mountain man LLC Design Review Roof Pitch Request 2190965.docx

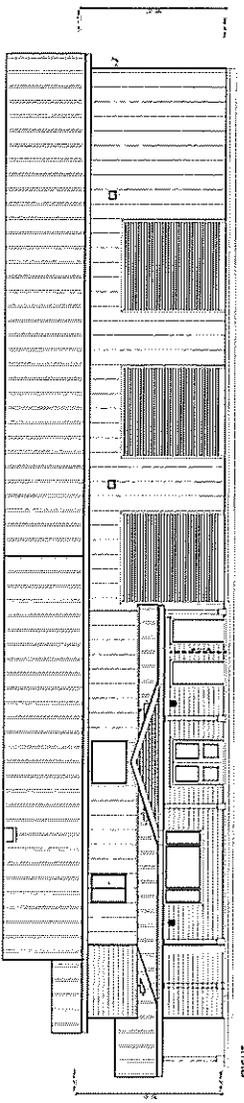
PERMIT STAMP 	GENERAL PLAN NOTES SEE EXHIBIT "A" FOR NOTES	SITE DATA Parcel # 0804000 ADDRESS: 28301 10TH Street E Docking, WA 98021	DESIGN REVISES 	PLAN NO. 27 SCALE 1/8" = 1'-0" DATE 4/1/2022	PROJECT NO. 27 SCALE 1/8" = 1'-0" DATE 4/1/2022	PROJECT NO. 27 SCALE 1/8" = 1'-0" DATE 4/1/2022	PROJECT NO. 27 SCALE 1/8" = 1'-0" DATE 4/1/2022
				ELEVATION PLAN MOUNTAIN PLAN INVESTMENTS, LLC			



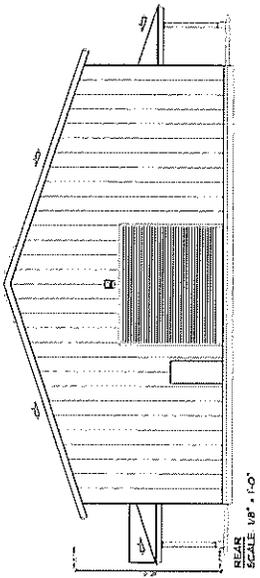
FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT
SCALE 1/8" = 1'-0"



RIGHT
SCALE 1/8" = 1'-0"



REAR
SCALE 1/8" = 1'-0"

ELEVATION PLAN
SCALE AS NOTED

GENERAL PLAN NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SITE DATA
 Parcel #: 048040205
 ADDRESS:
 28301 17th Street E
 Bockling, WA 98021

