



BUCKLEY CITY COUNCIL MEETING AGENDA
November 12, 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 #21-19
Next Resolution #19-09
Next Agenda Bill #AB19-106

A. Citizen Participation

1. Tanner Holmes – Eagle Scout Project
2. Marvin Sundstrom – Miscellaneous Pg. 8

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

B. Staff Reports

C. Main Agenda

1. **Public Hearing: 2020 Property Tax and 2020 EMS Levy** Pg. ;
2. **Public Hearing: 2020 Proposed Budget** Pg. 34
3. **Public Hearing: Vacation of Portions of SR165, Ryan Rd. & S. River Right-of-Way** Pg. 39
4. ORD No. ___-19: 2020 Property Tax Levy Certification Pg. 9;
5. ORD No. ___-19: 2020 EMS Levy Certification Pg. : 7
6. ORD No. ___-19 Updates to the City's Shoreline Master Program Pg. ; 3
7. Bigfoot Java Design Review Pg. 32;
8. Supplement 1 for Design Phase of Cedar Street Improvements Pg. 36;
9. Engineering Services Proposal for Water Treatment Plant Sand Replacement Pg. 39;

D. Consent Agenda

10. A. Approve Minutes of October 22, 2019, City Council Meeting Pg. 3; 9
Approve Minutes of October 29, 2019, City Council Study Session Pg. 3; 2
Approve Minutes of November 5, 2019, City Council Study Session Pg. 3; 3
- B. Claims
- C. Transfer Voucher
- D. Payroll

E. Committee Reports

11. Mayor's Report Johnson
12. Administration, Finance & Public Safety Tremblay
13. Transportation & Utilities B. Burkett
14. Community Services S. Burkett
15. 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

November 2019

Nov. 7	1:00 PM	Community Services (City Hall) – Rescheduled from November 21
Nov. 12	9:30 AM	Admin/Finance/Public Safety (City Hall)
Nov. 12	7:00 PM	City Council
Nov. 18	7:00 PM	Planning Commission
Nov. 19	7:00 PM	Transportation & Utilities (City Shop)
Nov. 26	9:30 AM	Admin/Finance/Public Safety (City Hall)
Nov. 26	7:00 PM	City Council

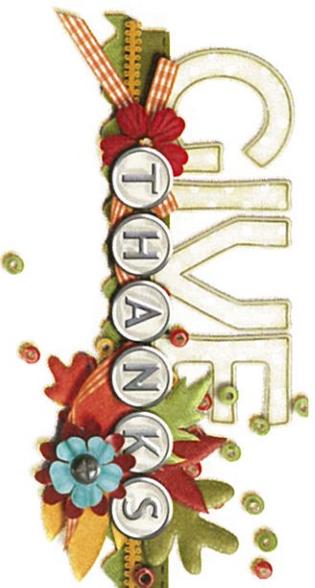
December 2019

Dec. 2	7:00 PM	Planning Commission
Dec. 3	7:00 PM	City Council Study Session
Dec. 9	10:30 AM	Buckley Hall Board (City Hall)
Dec. 10	9:30 AM	Admin/Finance/Public Safety (City Hall)
Dec. 10	7:00 PM	City Council
Dec. 16	7:00 PM	Planning Commission
Dec. 17	7:00 PM	Transportation & Utilities (City Shop)
Dec. 19	1:00 PM	Community Services (City Hall)
Dec. 24	9:30 AM	Admin/Finance/Public Safety (City Hall)
Dec. 24	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 November 6, 2019

November 2019



Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
	7 Planning Commission	6:30 City Council Budget Workshop				
10	11	12	13	14	15	16
	 City Offices Closed	9:30 A/F/PS 7 City Council				
17	18	19	20	21	22	23
	7 Planning Commission	7 Transp. & Utilities		1 Community Services		
24	25	26	27	28	29	30
		9:30 A/F/PS 7 City Council		 City Offices Closed		

December 2019

Happy
Holidays!

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	7 Planning Commis- sion	7 City Council Study Session				
8	9 10:30 Buckley Hall Board	10 9:30 A/F/PS	11	12	13	14
		7 City Council				
15	16	17	18	19	20	21
	7 Planning Commis- sion	7 Transportation & Utilities		1 Community Services		
22	23	24	25	26	27	28
		City Hall Closing at Noon	City Hall Closed! 			
29	30	31				
		City Hall Closing at Noon				

A. CITIZEN PARTICIPATION



City of Buckley
Office of Administration -- Mayor Patricia Johnson

Citizen Participation Form

City Council Meeting Date: 11-12-19

Name: MARVA SUNDBLUM Organization: _____

Phone: 360-829-5299 Email: _____

Address: PO Box 2080 City: _____

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

MISCELLANEOUS

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: Public Hearing: 2020 Property Tax and 2020 EMS Levy Cost Impact: N/A Fund Source: N/A Timeline: N/A	Agenda Date: November 12, 2019		AB19-106
	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 – Sandra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW/Utilities – Chris Banks			
Attachments: Memo & Public Hearing Notice			
SUMMARY STATEMENT: Pursuant to State Law, the City Council is required to conduct a Public Hearing on the upcoming year’s Property Tax and EMS Levies.			
COMMITTEE REVIEW AND RECOMMENDATION: A/F/PS 11-12/19 (tentative)			
RECOMMENDED ACTION: N/A			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	
11/12/2019	Public Hearing Only		

City of Buckley

P.O. Box 1960, Buckley WA 98321
Phone: 360-829-1921 ext 200
Fax: 360-829-2659



Memo

To: Mayor & City Council

Date: November 6, 2019

RE: 2020 Property Tax/EMS Levy

The public hearing for Tuesday night is in response to the adoption of the 2020 Property Tax and EMS Levies.

Property Tax Levy:

- A. The highest levy rate for 2020 at the maximum 101% limit is \$999,385.21.
- B. New construction in the City totaled \$34,041,800 generating an additional \$57,319.56 in tax.
- C. Regular property tax limit therefore is A + B, which is \$1,056,704.77
- D. Total assessed valuation of property within the City including new construction equals \$696,539,020.
- E. Levy rate for 2020 is C divided by D times 1,000/assessed valuation, which is equal to \$1.517079092538/1,000 assessed valuation.
- F. Anticipated refund amount is equal to \$2,339.34.
- G. Total allowable levy C + F is equal to \$1,059,044.22.
- H. Maximum amount of levy allowed under statutory limitations of \$3.10000000/1,000 assessed valuation \$2,159,270.96 which would result in an additional \$1,100,226.74 in property tax revenue.

EMS Levy:

- A. The highest EMS levy rate for 2020 at the maximum 101% limit is \$252,369.85.
- B. New construction in the City totaled \$34,041,800 generating an additional \$14,474.27 in tax.
- C. Regular property tax limit therefore is A + B, which is \$266,844.11
- D. Total assessed valuation of property within the City including new construction equals \$696,539,020.
- E. Anticipated refund amount is equal to \$590.96.
- F. Total allowable levy C + F is equal to \$267,435.07.



**NOTICE OF PUBLIC HEARING
2020 PROPERTY TAX LEVY
2020 EMS TAX LEVY
CITY OF BUCKLEY**

NOTICE IS HEREBY GIVEN that the Buckley City Council has scheduled a **Public Hearing** at a City Council Meeting on **Tuesday, November 12, 2019**, at 7:00 PM at the Buckley Multipurpose Building at 811 Main Street, Buckley. The purpose of the Public Hearing is to solicit public input and comment on the proposed increase under the 2020 Regular Property Tax Levy and the 2020 Emergency Medical Services (EMS) Property Tax Levy.

Each person wishing to speak at this Public Hearing will take the podium, clearly state his or her name and full address for the record, and will be allowed three (3) minutes in which to voice their comments and/or concerns on the matter at hand. Speakers are asked to avoid repetitious or irrelevant comments, and personal attacks will not be tolerated. **Questions will not be taken at this time.** If you have questions, please contact the City as indicated below, in advance of the Public Hearing.

Buckley does not discriminate on the basis of disabilities. If you need special accommodation, please contact City Hall within three business days prior to the public hearing at (360) 761-7801.

Comments for or against may be presented orally at the Public Hearing or submitted in writing to Dave Schmidt, City Administrator, PO Box 1960, Buckley, WA 98321, or by email at dschmidt@cityofbuckley.com, prior to 5:00 PM on Monday, November 11, 2019. For questions or to view a copy of the levy certification, please stop by City Hall at 933 Main Street, or call (360) 761-7801.

DATED this 29th day of October 2019

Posted: October 29, 2019

Published: October 30, 2019, and November 6, 2019.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Public Hearing: 2020 Proposed Budget Cost Impact: N/A Fund Source: N/A Timeline: N/A	Agenda Date: November 12, 2019		AB19-107
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		
	City Engineer – Dominic Miller		
	City Clerk – Treva Percival	X	X
	Finance Dept – Sandra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW/Utilities – Chris Banks			
Attachments: Public Hearing Notice and Draft Ordinance			
SUMMARY STATEMENT: Pursuant to State Law, the City Council is required to conduct a Public Hearing on the proposed 2020 budget.			
COMMITTEE REVIEW AND RECOMMENDATION: Full Council 10/29/2019 & 11/5/2019			
RECOMMENDED ACTION: N/A			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	
11/12/2019	Public Hearing Only		



NOTICE OF PUBLIC HEARING 2020 PROPOSED BUDGET CITY OF BUCKLEY

NOTICE IS HEREBY GIVEN that the Buckley City Council will hold a **Public Hearing** shortly after 7:00 PM at the City Council Meeting on **Tuesday, November 12, 2019**, at the Buckley Multipurpose Building at 811 Main Street, Buckley. The purpose of the Public Hearing is to solicit public input and comment from interested individuals or groups on the **2020 PROPOSED BUDGET**.

Each person wishing to speak at this Public Hearing will take the podium, clearly state his or her name and full address for the record, and will be allowed three (3) minutes in which to voice their comments and/or concerns on the matter at hand. Speakers are asked to avoid repetitious or irrelevant comments, and personal attacks will not be tolerated. **Questions will not be taken at this time.** If you have questions, please contact the City as indicated below, in advance of the Public Hearing.

Buckley does not discriminate on the basis of disabilities. If you need special accommodations, please contact City Hall within three business days prior to the Public Hearing at (360) 761-7801.

Comments may be presented orally at the Public Hearing or submitted in writing to Dave Schmidt, City Administrator, PO Box 1960, Buckley, WA 98321, or by mail to dschmidt@cityofbuckley.com prior to 5:00 PM on Monday, November 11, 2019. Questions may be answered by contacting City Staff at (360) 761-7801. A copy of the preliminary proposed budget will be available at City Hall on November 6, 2019.

DATED this 29th day of October 2019.

Posted: October 29, 2019

Published: October 30, 2019, and November 6, 2019

CITY OF BUCKLEY, WASHINGTON

ORDINANCE NO. ____-19

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUCKLEY,
PIERCE COUNTY, WASHINGTON, ADOPTING THE 2020 FINAL
BUDGET FOR THE CITY OF BUCKLEY BY REFERENCE**

WHEREAS, the Mayor of the City of Buckley, Washington completed and placed on file with the City Administrator, a proposed budget and estimate of the money required to meet the public expenses, bond retirement and interest, reserve funds and expenses of government of the City of Buckley for the fiscal year ending December 31, 2010; and

WHEREAS, The 2020 Budget was the subject matter at a Public Hearing held on November 12, 2019, for which proper publication and posting was made according to law; and

WHEREAS, the City council did meet at this time and did consider the matter of the 2020 Budget; and

WHEREAS, the 2020 Budget does not exceed the lawful limit of taxation allowed by law to be levied on the property within the City of Buckley for the purposes set forth in the 2020 Budget, and the estimated expenditures set forth in the 2020 Budget are all necessary to carry on the government of the City of Buckley for the Year 2020 and are sufficient to meet the various needs of the City of Buckley during that period.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BUCKLEY,
PIERCE COUNTY, WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. The 2020 Final Budget for the City of Buckley is hereby adopted by reference. The final budget is on file with the City Administrator and available for inspection by the public at City Hall, 933 Main Street, Buckley, Washington, during normal business hours.

Section 2. Estimated resources, including fund balances or working capital for each separate fund of the City of Buckley, and aggregate totals (net of transactions between funds) for all such funds combined, for the Year 2020, are set forth in summary form on Exhibit A attached hereto; and are hereby appropriated for expenditure at the fund level during the Year 2020 as set forth on the attached.

Section 3. The City Administrator is directed to transmit a certified copy of the Budget hereby adopted to the State Auditor’s Office and the Association of Washington Cities.

Section 4. This Ordinance shall be in full force and take effect five (5) days after its publication according to law.

Section 5. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Introduced, passed, and approved this 26th day of November 2019.

Pat Johnson, Mayor

ATTEST:

Treva Percival, City Clerk

APPROVED AS TO FORM:

Phil Olbrechts, City Attorney

PUBLISHED: _____
EFFECTIVE: _____

EXHIBIT A

2020 City Budget				
Fund Number	Fund Name	Revenues	Expenditures	Unreserved Ending Fund Balance
001	General Expense	\$7,009,222	\$6,032,727	\$976,496
002	GF Contingency	\$258,928	\$0	\$258,928
003	GF Cumulative Reserve	\$5,116,793	\$101,318	\$5,015,475
004	Cemetery Operations	\$27,632	\$4,541	\$23,091
007	Police Equipment Reserve	\$341,906	\$140,000	\$201,906
008	RR ROW Development	\$127,349	\$31,997	\$95,352
030	Fire Equip Reserve	\$707,106	\$579,000	\$128,106
035	Park Construction	\$381,639	\$300,250	\$81,389
101	Street Operations	\$276,230	\$262,602	\$13,628
102	Arterial Street Capital	\$1,981,426	\$1,624,051	\$357,375
103	Transportation Benefit District	\$106,607	\$101,502	\$5,105
105	EMS	\$592,119	\$396,250	\$195,869
109	Criminal Justice & Drug Enforce	\$279,408	\$122,000	\$157,408
134	Fire Construction	\$206,289	\$7,500	\$198,789
136	Visitor Promotion	\$191,911	\$24,510	\$167,401
202	Fire Station Construction Bond	\$352,517	\$274,420	\$78,097
307	Capital Improvement	\$983,496	\$827,023	\$156,474
308	Comprehensive Plan Capital Imp	\$475,173	\$234,983	\$240,191
401	Natural Gas Operations	\$14,496	\$10,225	\$4,271
402	Water/Sewer Operations	\$3,567,659	\$3,472,266	\$95,393
403	Solid Waste Operations	\$1,318,589	\$1,303,099	\$15,490
405	Sewer Construction	\$3,289,112	\$2,261,306	\$1,027,806
406	Water Construction	\$2,011,613	\$1,934,903	\$76,710
407	Stormwater Operations	\$747,717	\$649,380	\$98,337
408	Stormwater Construction	\$1,686,799	\$970,212	\$716,586
430	Utility Equipment Reserve	\$385,103	\$135,000	\$250,103
631	Muni Court Trust	\$448,278	\$400,000	\$48,278
701	Cemetery Endowment	\$187,134	\$1,000	\$186,134
	Total	\$33,072,250	\$22,202,065	\$10,870,185



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Public Hearing: Vacation of Portions of SR165, Ryan Rd. & R. River Right-of-Way	Agenda Date: November 12, 2019		AB19-108
	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 – Sandra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		
Police Dept – Chief Arsanto			
Municipal Court – Jessica Cash			
	PW/Utilities – Chris Banks		
Attachments: Public Hearing Notice and Staff Report			
<p>SUMMARY STATEMENT: The purpose of this Public Hearing is to solicit public input and comment on the City’s proposed vacation of 69,627 square feet of public right-of-way abutting parcels #0619091-034, #9540100-353, #9540100-354, #0619033-036, #0619037-003, #0619037-11, #9540100-352, #9540000-386, #8540100-385, #9540100-384, #8000050-210, #8000050-200, and #8000050-180 located between SR165, Ryan Road and S. River Avenue, Buckley, WA 98321.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: N/A			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	
11/12/2019	Public Hearing Only		



**NOTICE OF PUBLIC HEARING
REGARDING THE VACATION OF PORTIONS OF SR165, RYAN ROAD
AND S. RIVER RIGHT-OF-WAY**

NOTICE IS HEREBY GIVEN that the Buckley City Council has scheduled a Public Hearing for **Tuesday, November 12, 2019**, at 7:00 PM at the Buckley Multipurpose Building at 811 Main Street, Buckley. The purpose of the Public Hearing is to solicit public input and comment on the City's proposed vacation of 69,624 square feet of public right-of-way abutting parcels #0619091-034, #9540100-353, #9540100-354, #0619033-036, #0619037-003, #0619037-11, #9540100-352, #9540000-386, #9540100-385, #9540100-384, #8000050-210, #8000050-200 and #8000050-180 located between SR165, Ryan Road and S. River Avenue, Buckley, WA 98321. The portions of right-of-way are areas of "old" SR165, Ryan Road and River Avenue that have been abandoned as part of the SR410/SR165/RyanRd/112th E Realignment Project and the River Avenue Reconstruction Project.

Each person wishing to speak at this Public Hearing will take the podium, clearly state their name and full address for the record, and will be allowed three (3) minutes in which to voice their comments and/or concerns on the matter at hand. Speakers are asked to avoid repetitious or irrelevant comments, and personal attacks will not be tolerated. Questions will not be taken at this time. If you have questions, please contact the City as indicated below, in advance of the Public Hearing.

Buckley does not discriminate on the basis of disabilities. If you need special accommodation, please contact City Hall within three business days prior to the Public Hearing at (360) 761-7801.

Comments may be presented orally at the Public Hearing or may be submitted in writing to City of Buckley, PO Box 1960, Buckley, WA 98321 or by email to city@cityofbuckley.com, prior to 5:00 PM on Monday, November 11, 2019. For questions or to view a copy of the right-of-way vacations, please contact City Staff at (360) 761-7801.

DATED this 29th day of October 2019

Posted: October 29, 2019

Published: October 30, 2019



City of Buckley

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 761-7801

VACATION OF PORTIONS OF RIVER AVENUE, RYAN RD AND SR165 RIGHT-OF-WAY

To: Mayor & City Council
From: Trans/Utilities Committee & City Staff

Subject: Staff Advisory Report - Findings and Recommendations

Public Hearing/Meeting Date, Time, and Place: City of Buckley Multi-Purpose Building
811 Main Street
Buckley, WA 98321
7 PM Tuesday, 11/12/2019

I. INTRODUCTION

A. Petitioner Information

1) **Petitioner:** City Initiated
PO Box 1960
Buckley, WA 98321

2) **Vacation Request:** Pursuant to BMC 13.25.020 the City Council desires to initiate vacation of portions of River Avenue, Ryan Rd and SR165 that are remnants of the SR165/SR410/RyanRd/112th St E Realignment Project and River Avenue Reconstruction Project that are no longer in use as public right-of-way. Due to the fact that these portions of right-of-way are no longer needed for public purposes, the City is initiating a vacation of the unused rights-of-way pursuant to BMC 13.25.

3) **Site/Project Location:** Subject property consists of fourteen separate remnants totaling approximately 69,624 square feet in area of right-of-way abutting parcels #0619091-034, #9540100-353, #9540100-354, #0619033-036, #0619037-003, #0619037-011, #9540100-352, #9540100-386, #9540100-385, #9540100-384, #8000050-210, #8000050-220, #8000050-200 and #8000050-180 located between SR165, Ryan Rd and S. River Avenue, Buckley, WA 98321 that have been abandoned as part of the SR410/SR165/RyanRd/112th E Realignment Project and the River Avenue Reconstruction Project.



4) Site Development and Zoning

- a. **Land Use:** Property to be vacated is existing abandoned public right-of-way.
- b. **Zoning:** The zoning of the properties consists of multiple zoning designations listed by parcel as follows:
 - Parcel #'s 9540100-384, 9540100-385 & 9540100-386 are adjacent to NMU zoned property; and
 - Parcel #'s 0619037-003 & 0619037-011 are adjacent to HDR zoned property; and
 - Parcel #'s 0619091-034, 9540100-353, 9540100-354, 0619033-036, 8000050-210, 8000050-220, 8000050-200 and 8000050-180 are adjacent to CC zoned property.
- c. **Terrain & Vegetation:** The right-of-way properties are abandoned roadways with a mix of graveled surfaces and grassed areas.
- d. **Neighboring Development and Zoning:** Property is surrounded by a mix of undeveloped vacant commercial property, City owned open space, commercial veterinary clinic, and multi-family housing.

5) **Public Hearing Notification:** Notice of the public hearing and proposal description published in the October 30, 2019, legal section of The Enumclaw Courier Herald, posted on the City Bulletin Boards Wednesday, October 29, 2019.

6) Review Criteria: BMC 13.25.110 provides that; a determination shall include, but not be limited to, consideration of the following criteria:

- (1) Whether a change of use or vacation of the street or alley will better serve the public;
- (2) Whether the street or alley is no longer required for public use or public access;
- (3) Whether the substitution of a new and different public way would be more useful to the public;
- (4) Whether conditions may so change in the future as to provide a greater use or need than presently exists; and
- (5) Whether objections to the proposed vacation are made by owners of private property (exclusive of petitioners) abutting the street or alley or other governmental agencies or members of the general public.

II. REVIEW CRITERIA

- (1) Whether a change of use or vacation of the street or alley will better serve the public;

Facts: The City initiated the SR165/SR410/RyanRd/112thStE Realignment Project in 2007. Phase I of the project was awarded in May 2011 and was completed in March 2013. Phase II of the project was awarded in April 2016 and was completed in June 2017. The River Avenue Reconstruction was awarded March 2018 and was completed in January 2019. The completion of these projects resulted in the abandonment of portions of SR165, Ryan Rd and River Avenue as depicted in the illustration. Due to the fact that these remnants of the rights-of-way are no longer needed for public purposes, the City is initiating a vacation of the unused rights-of-way pursuant to BMC 13.25.

The portions of right-of-way to be vacated are abandoned as connecting roadways and no longer provide a transportation purpose. Design and construction of the Realignment Project and River Avenue Reconstruction was intended to resolve safety concerns with the previous alignment and intersection of multiple roadways and roadway conditions and required that the City create and dedicate public land as new right-of-way to accommodate the new alignment. Future street plans adopted by the City Council in 2010 illustrate that there are no planned improvements for these right-of-way sections after completion of the respective projects.

The attached survey maps, Exhibits A-P, illustrate the "existing" alignments and configurations of the areas to be vacated.

In accordance with BMC 13.25.140 and 13.25.150, the City has had a formal appraisal conducted of each of the areas and submitted them for the record. The appraisals were conducted based on a scope of work designed by the City that included determining the market value of the right-of-way area to be vacated. The City sought values for the properties "as is" in their current undeveloped state. The appraisal also considered areas where new right-of-way areas were needed to complete roadway widths throughout the project. Three of the areas, Exhibits D-F, were presented in Resolution form to the City Council on October 22, 2019, and were formally converted to new right-of-ways through Resolution No. 19-08. The values of these areas identified for dedication were deducted from the vacation values in order to arrive at a true market value of the vacation portions.

The appraisal values for vacation properties and dedication properties are listed in the table below:

Realignment Vacation Tables									
Exhibit	Zone	Parcel	Exist Area	Vacation Area	Dedication or Acquire Area	Final Area	Land Value - Vacation	Land Value - Dedication and/or Easements	Market Value (- dedication deductions)
A	CC	0619033-036	33,521	2,490		36,011	\$6,200		\$6,200
B	HDR	0619037-003	13,060	5,124		18,184	\$2,000		\$2,000
C	HDR	0619037-011	38,786	8,202		46,988	\$2,000		\$2,000
D	CC	8000050-180	43,628		1,740	41,888	\$42,000	\$28,300	\$13,700
E	CC	8000050-200	68,002		3,400	64,602			
F	CC	8000050-210	89,774	7,139	3,564	93,349			
G	CC	8000050-210							
H	CC	8000050-220	63,284	6,107		69,391			
I	CC	9540100-352	16,291	3,923	128	20,086	\$9,800	\$1,000	\$8,800
J	CC	9540100-352							
K	CC	9540100-353	9,316	4,654		13,970	\$11,500		\$11,500
L-1	CC	9540100-354	1,355	1,200		2,555	\$3,000		\$3,000
L-2	CC	9540100-354	658	3,308		3,966	\$8,200		\$8,200
M	NMU	9540100-384	6,611	1		6,612	\$1		\$1
N	NMU	9540100-385	6,612	233		6,845	\$235		\$235
O	NMU	9540100-386	6,612	1,252		7,864	\$1,264		\$1,264
P	CC	0619091-034	600,605	25,991		626,596	\$80,000		\$80,000
				69,624	8,832		\$166,200	\$29,300	\$136,900

BMC 13.25.140 provides that;

(1) Where a vacation for a dedicated street or alley which does not abut a body of fresh or salt water has been initiated by petition, the owners of the property abutting the area to be vacated shall pay to the city, prior to the passage of the ordinance vacating the area, the full cost of any physical closures and/or road repairs required by the director of public works and (a) one-half of the fair market value of the area to be vacated; or (b) if area was acquired at public expense or has been part of a dedicated public right-of-way for 25 years or more, the full fair market value of the area to be vacated.

The right-of-way proposed to be vacated as indicated in the table above consists of thirteen (13) separate right-of-way remnants. Ownership of contiguous property consists of six (6) private owners and the City. Market value of the areas to be vacated total \$166,200. Market value of areas to be dedicated or acquired total \$29,300. Total value after dedications/deductions is \$136,900.

Zoning of the contiguous properties as described in the introduction consists of multiple zoning designations to include HDR (High Density Residential), NMU (Neighborhood Mixed-Use) and CC (Central Commercial). Cumulatively the vacation areas total 69,624 SF and when broken down by zone consists of the following:

CC	54,812 SF
NMU	1,486 SF
HDR	13,326 SF

The current condition of the subject right-of-way areas consist primarily of abandoned roadbeds that have had asphalt surfacing pulverized and removed during construction of the various projects. These roadbeds are now compacted dirt and gravel. The one exception is the triangular 13,326 SF area abutting parcels #0619037-003 and #0619037-011. This area was seeded after construction and is now a level grassed area that the City Parks Department maintains regularly.

Vacation of these areas immediately reduces the City's maintenance responsibilities of areas that currently serve no purpose. Allowing these areas to be incorporated into adjoining properties would result in additional land area being added to these areas expanding the potential for commercial and multi-family development, which the Comprehensive Plan indicates is a strategy for economic development.

Findings: As illustrated in the survey maps and discussed above, the portions of right-of-way to be vacated are abandoned as connecting roadways and no longer provides a transportation purpose. Design and construction of the Realignment Project and River Avenue Reconstruction were intended to resolve safety concerns with the previous alignment, intersection of multiple roadways and roadway condition and required that the City dedicate public land as new right-of-way to accommodate the new roadway configurations. Future street plans adopted by the City Council in 2010 illustrate that there are no planned improvements for these right-of-way sections.

In addition, the vacation and proposed consolidation of the area to be vacated into the existing Pierce County Tax Parcel's #0619091-034, #9540100-353, #9540100-354, #0619033-036, #0619037-003, #0619037-011, #9540100-352, #9540100-386, #9540100-385, #9540100-384, #8000050-210, #8000050-220, #8000050-200 and #8000050-180, provides an opportunity to expand and develop these properties into a commercial gateway to the City that supports the economic development goals for the community as identified in the Comprehensive Plan. Therefore staff finds that the vacation would serve the public interest.

(2) **Whether the street or alley is no longer required for public use or public access;**

Facts: As illustrated in the survey maps and discussed above, those portions of right-of-way to be vacated are abandoned as connecting roadways and no longer provide a transportation purpose. Design and construction of both the Realignment Project and River Avenue Reconstruction was intended to resolve safety concerns with the previous alignment, intersection of multiple roadways and roadway condition and required that the City dedicate public land as new right-of-way to accommodate the new roadway configurations. Future street plans adopted by the City Council in 2010 illustrate that there are no planned improvements for these right-of-way sections.

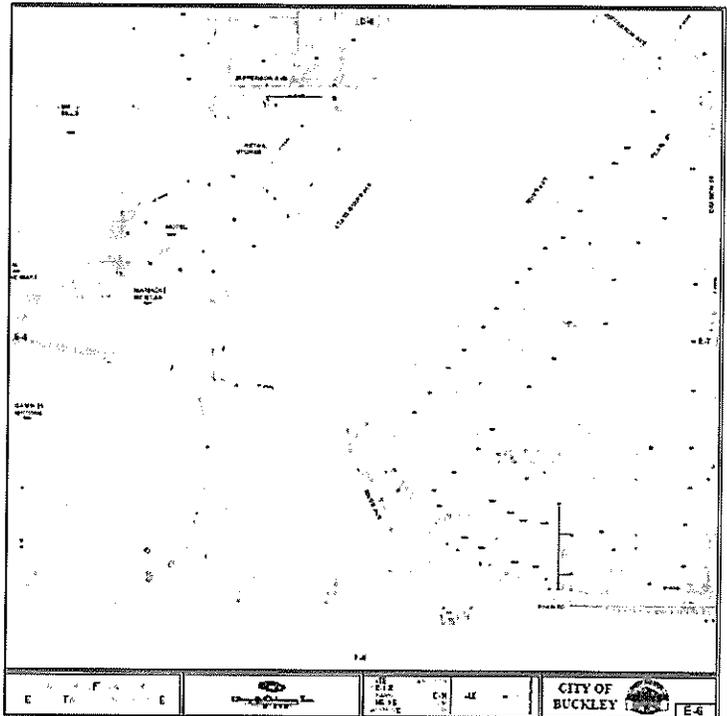
Some segments of the right-of-way areas to be vacated currently contain public utilities consisting of 10" and 8" water distribution mains and an 18" stormwater conveyance line and open drainage ditch facilities. In addition, the area contains a PSE owned natural gas pipeline and major electric power distribution line and poles. PSE owns and operates the power facilities and natural gas pipeline under a Franchise Agreement with the City that was adopted in 2014. The Agreement provides terms related to the vacation of right-of-way and states;

5.5. Vacation of Right-of-way: If the City considers vacating any portion of the Right-of-way in or on which any PSE Facilities are located, the City shall give PSE advance written notice of the same to allow PSE the opportunity to review and comment on the

proposed vacation. Thereafter, unless otherwise requested by PSE, the City shall reserve and grant an easement to PSE in its vacation ordinance adequate for the operation, repair, maintenance and replacement of the Facilities based on the input received from PSE; provided that the City shall not be required to reserve an easement if the vacation is done as part of a Public Improvement Project and the Facilities are to be relocated under Section 5.4.1. Further, the City shall not be required to reserve an easement if the planned vacation is conditioned upon a vacation petitioner's payment to PSE of the cost of relocating the existing Facilities to another area of the Right-of-way or to private easement, including necessary service reconnections caused by the relocation.

Therefore prior to approving the vacation, consideration must be given to including provisions to retain and/or require conveyance of easements to the City and PSE for the construction, repair and maintenance of existing and future utilities and services.

Findings: As discussed in #1 above the portion of right-of-way to be vacated is abandoned as connecting roadways and no longer provides a transportation purpose. Design and construction of the Realignment Project was intended to resolve safety concerns with the previous alignment, intersection of multiple roadways and roadway condition and required that the City dedicate public land as new right-of-way to accommodate the new roadway configurations. Future street plans adopted by the City Council in 2010 illustrate that there are no planned improvements for these right-of-way sections.



However, the right-of-way to be vacated contains public utilities so any approval should be subject to a condition that requires that utility easements are conveyed to the City and PSE for the construction, repair and maintenance of existing and future utilities and services.

Therefore staff finds that subject to a condition that requires that utility easements are conveyed to the City and PSE for the construction, repair and maintenance of existing and future utilities the area would no longer serve transportation benefits to the City and would no longer be needed for public use and access.

(3) Whether the substitution of a new and different public way would be more useful to the public;

Facts: As discussed in #1 above the portion of right-of-way to be vacated is abandoned as connecting roadways and no longer provides a transportation purpose. Design and construction of

the Realignment Project was intended to resolve safety concerns with the previous alignment, intersection of multiple roadways and roadway condition and required that the City dedicate public land as new right-of-way to accommodate the new roadway configurations. Future street plans adopted by the City Council in 2010 illustrate that there are no planned improvements for these right-of-way sections. As such, the creation and dedication of new right-of-way for the Realignment Project and River Avenue may be construed as substitution of a new and different public way that is more useful to the public as a result of addressing safety concerns with the previous roadway configuration.

In addition, the vacation and proposed consolidation of the area to be vacated into the existing Pierce County Tax Parcel's #0619091-034, #9540100-353, #9540100-354, #0619033-036, #0619037-003, #0619037-011, #9540100-352, #9540100-386, #9540100-385, #9540100-384, #8000050-210, #8000050-220, #8000050-200 and #8000050-180, provides an opportunity to expand and develop these properties into a commercial gateway to the City that supports the economic development goals for the community as identified in the Comprehensive Plan. Therefore staff finds that the vacation would serve the public interest.

Findings: Staff finds that the creation and dedication of new right-of-way for the Realignment Project and River Avenue may be construed as substitution of a new and different public way that is more useful to the public as a result of addressing safety concerns with the previous roadway configuration. In addition, the expansion and development of commercial and multi-family zoned property supports the economic development goals for the community as identified in the Comprehensive Plan. Therefore staff finds that the vacation would serve the public interest and is more useful to the public than abandoned undeveloped right-of-way.

(4) Whether conditions may so change in the future as to provide a greater use or need than presently exists; and

Facts: As discussed in the previous review criteria above, adopted Future Street plans illustrate that there are no planned improvements for this right-of-way section. In addition, a review of the City 20 year Transportation Capital Improvement Plan reveals no projects for this right-of-way.

Also, the abandoned right-of-way areas proposed to be vacated lies adjacent to undeveloped City property and undeveloped commercial property within the confines of River Avenue, SR165 and Ryan Rd and developed commercial property (Vet Clinic) and multi-family development east of River Avenue. Vacation of the areas would result in additional land area to be added to these areas expanding the potential for commercial, multi-family and mixed-use development, which the Comprehensive Plan indicates is a strategy for economic development. Expanding this right-of-way into existing undeveloped commercial property satisfies the City's long term land use planning strategy for the area and leads to future commercial development that benefits the community as whole and satisfies the goal of establishing this area as a center of local importance (CoLI). As such, the incorporation and conversion of this area into commercial and high density zoned land can be construed as being the greater use than presently exists.

Findings: Review of adopted City transportation planning documents reveal that the City has no plans for expanded improvements in the subject area.

Vacation of the areas would result in additional land area be added to these areas expanding the potential for commercial, multi-family and mixed-use development, which the Comprehensive

Plan indicates is a strategy for economic development. Expanding this right-of-way into existing undeveloped commercial property satisfies the City's long term land use planning strategy for the area and leads to future commercial development that benefits the community as a whole and satisfies the goal of establishing this area as a center of local importance (CoLI). Therefore, staff finds that there are no future conditions that should occur that generate a greater use or need than presently exists.

(5) Whether objections to the proposed vacation are made by owners of private property (exclusive of petitioners) abutting the street or alley or other governmental agencies or members of the general public.

Facts: Pursuant to BMC 13.25.080, the City conducted a public hearing on the proposed vacation on November 12, 2019. The Notice of Public Hearing was; (1) published once in the City's official newspaper, (2) posted at official posting locations in the City, and (3) mailed to all owners of property abutting the street or alley proposed to be vacated, as shown on the records of the Pierce County assessor. The proposed vacation was also communicated to other governmental agencies or entities having known utilities in the locations.

To date, staff has received no objections to the vacation and there were no oral or written comments given at the public hearing. However, as indicated in #2 above, the right-of-way to be vacated currently contains public utilities consisting of 10" and 8" water distribution mains and an 18" stormwater conveyance line and open drainage ditch facilities. In addition, the area contains a PSE owned natural gas pipeline and major electric power distribution line and poles. PSE owns and operates the power facilities and natural gas pipeline under a Franchise Agreement with the City that was adopted in 2014. Therefore prior to approving the vacation, consideration must be given to including provisions to retain and/or require conveyance of easements to the City and PSE for the construction, repair and maintenance of existing and future utilities and services.

Findings: Therefore staff finds that subject to a condition that requires that utility easements are conveyed to the City and PSE for the construction, repair and maintenance of existing and future utilities, the proposal meets the review criteria of #5.

13.25.140 Compensation for vacation.

(1) Where a vacation for a dedicated street or alley which does not abut a body of fresh or salt water has been initiated by petition, the owners of the property abutting the area to be vacated shall pay to the city, prior to the passage of the ordinance vacating the area, the full cost of any physical closures and/or road repairs required by the director of public works and (a) one-half of the fair market value of the area to be vacated; or (b) if area was acquired at public expense or has been part of a dedicated public right-of-way for 25 years or more, the full fair market value of the area to be vacated.

Facts: In accordance with BMC 13.25.140 and 13.25.150, the City has had a formal appraisal conducted of each the areas and submitted them for the record. The appraisals were conducted based on a scope of work designed by the City that included determining the market value of the right-of-way area to be vacated. The City sought values for the properties "as is" in their current undeveloped state. The appraisal also considered areas where new right-of-way areas were needed to complete roadway width's throughout the project. Three of the areas, Exhibits D-F, were presented in Resolution form to the City Council on October 22, 2019, and were formally converted to new right-of-way through Resolution No. 19-08. The values of these areas identified

for dedication were deducted from the vacation values in order to arrive at a true market value of the vacation portions.

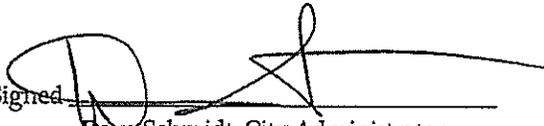
The appraisal values for vacation properties and dedication properties are depicted on the table in #1 above. After obtaining the appraisals for market value of the property, City staff sent letters to all affected property owners communicating the potential vacation, the value of the property to be vacated and their right of 1st refusal under BMC 13.25.130. To date, the City has received communication from 3 of the 6 parties indicating their interest in purchasing the vacated areas.

It is the intent of the City that once a public hearing has been conducted and the City Council makes a determination to proceed with the vacation of the subject abandoned rights-of-way, City staff will mail certified letters out to each of the adjoining property owner's giving them the opportunity to purchase the respective areas under the 1st right of refusal and establishing a deadline for when payment must be made to the City for the market value prior to the City Council considering an Ordinance vacating the areas.

Findings: Staff finds that prior to the City Council considering an Ordinance vacating the areas, payment for full market value of the area to be vacated must be made to the City as stipulated in BMC 13.25.140.

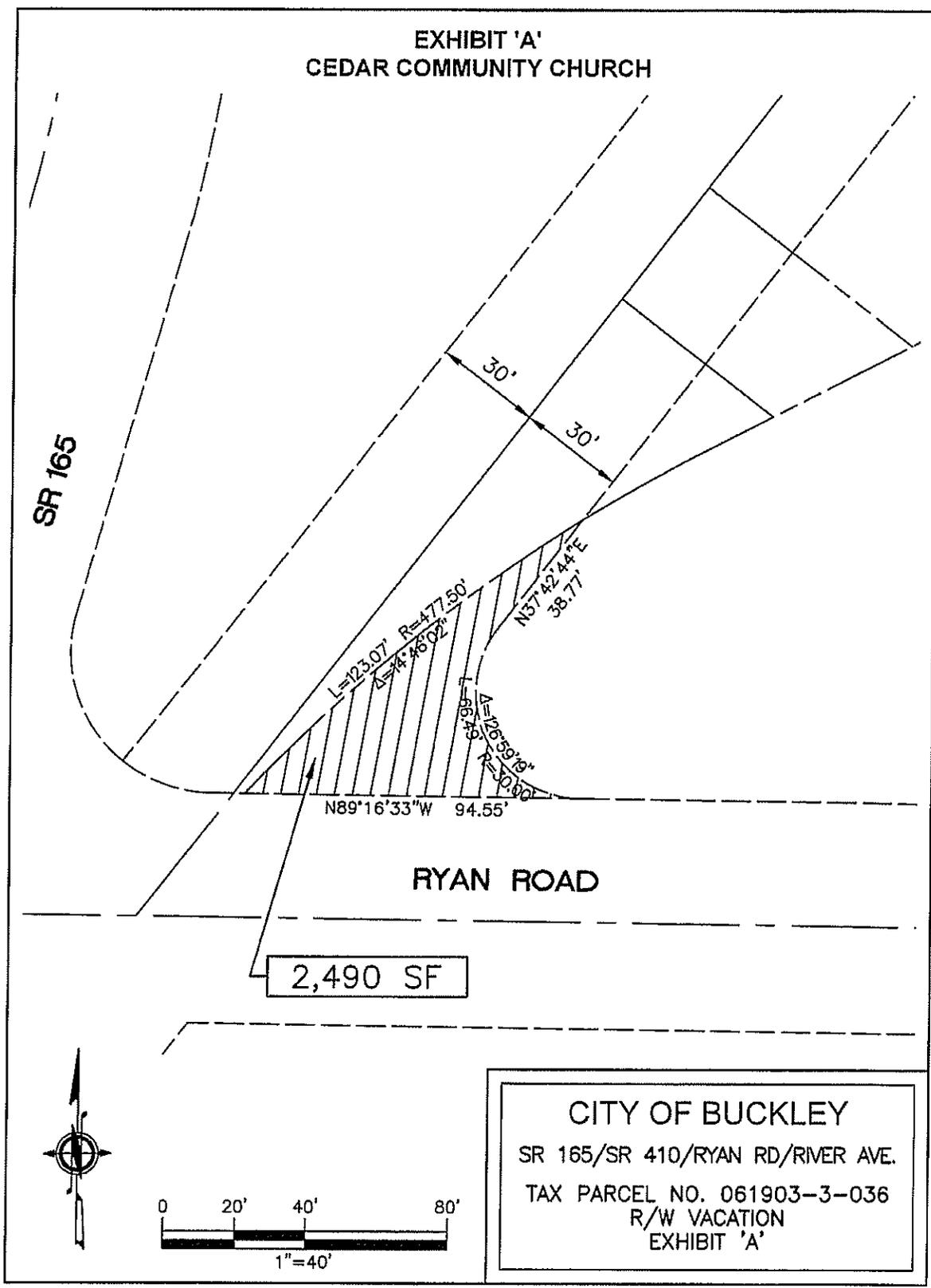
Conclusion & Recommendation: City staff finds that as conditioned, the vacation of the 69,624 square feet of public right-of-way abutting parcels #0619091-034, #9540100-353, #9540100-354, #0619033-036, #0619037-003, #0619037-011, #9540100-352, #9540100-386, #9540100-385, #9540100-384, #8000050-210 and #8000050-220 meets or satisfies the review criteria of BMC 13.25.110 and recommends that the City Council approve the vacation based on the following;

1. Adjoining property owners purchasing areas of vacated right-of-way in which utilities have been identified shall be required to convey utility easements to the City and PSE for the construction, repair and maintenance of existing and future utilities. These easements shall be recorded with Pierce County; and
2. Payment for full market value of the area to be vacated must be made to the City as stipulated in BMC 13.25.140 prior to the City Council considering an Ordinance vacating the areas.
3. The City as the petitioner shall be required to record all deeds and transfers with Pierce County and be responsible for any and all filing fees and costs.

Signed 
Dave Schmidt, City Administrator

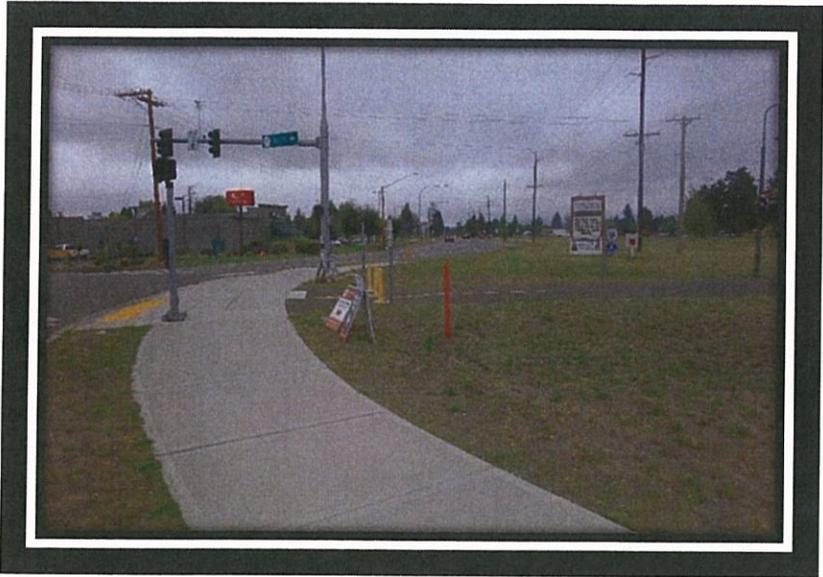
Date 11/6/19

EXHIBIT 'A'
CEDAR COMMUNITY CHURCH



2,490 SF

CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 061903-3-036
R/W VACATION
EXHIBIT 'A'



ESTIMATED MARKET VALUE

**SURPLUS REMNANT LAND ADJACENT
TO PARCEL 061903-3036
(CEDAR COMMUNITY CHURCH)
XXX SOUTH RIVER AVENUE
BUCKLEY, WASHINGTON**

Prepared For
Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By
Richard E. Pinkley

Date of Value: August 30, 2019

Date of Report: October 1, 2019

Our File Number: 19-070K

GPA VALUATION

7522 28th Street West
University Place, WA 98466

P: 253-564-1342

F: 253-566-9560

gpavaluation.net



October 1, 2019

Mr. David Schmidt
City Administrator
P.O. Box 1960

Buckley, Washington 98321

Re: Market value of surplus remnant land adjacent to parcel 061903-3036
(Cedar Community Church)
Located XXX South River Avenue
Buckley, Washington

File Number 19-070K

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

SIX THOUSAND TWO HUNDRED DOLLARS

\$6,200

The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION

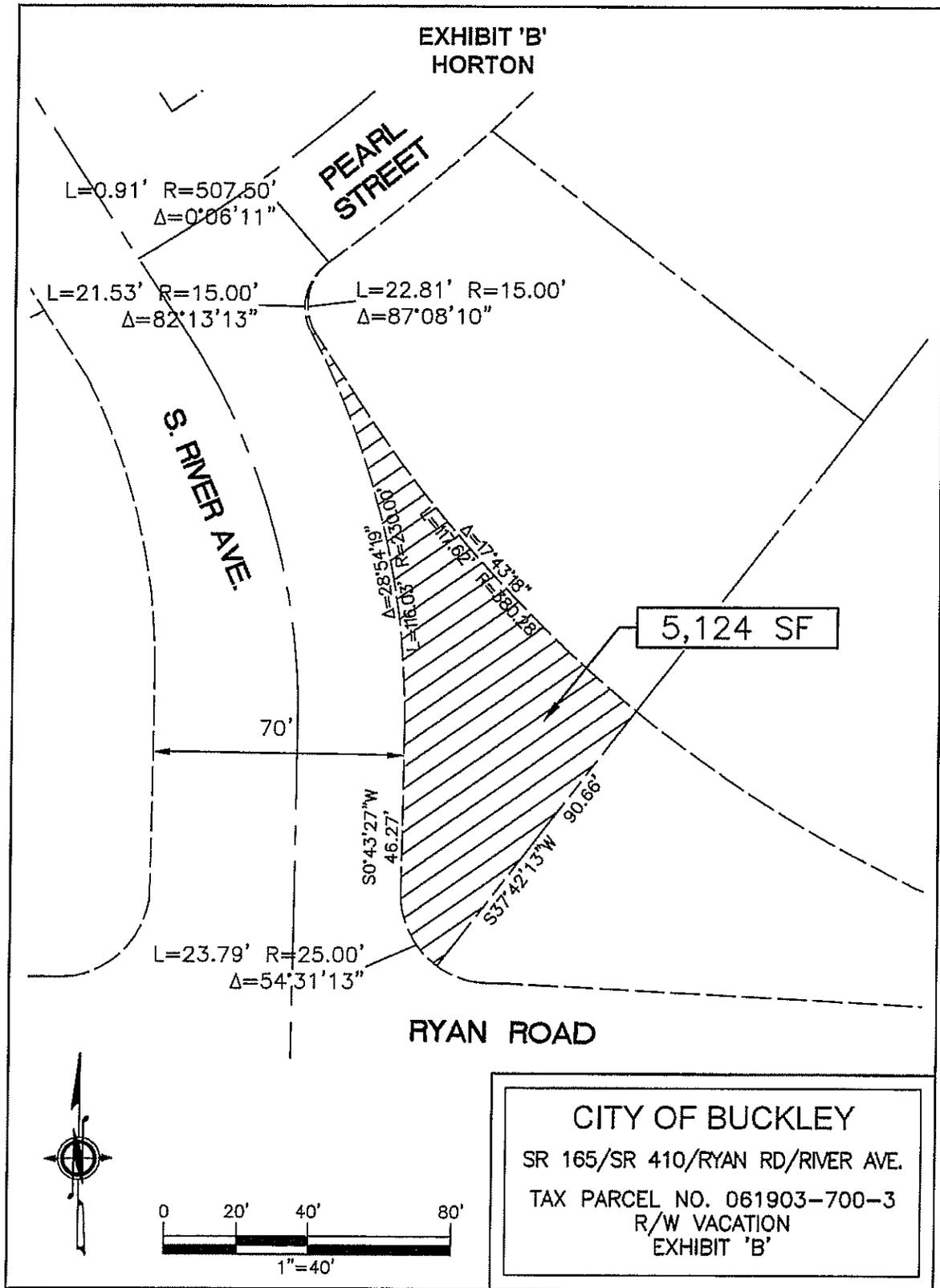


Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

REP: rep/tdb

Attachments

GPA Valuation



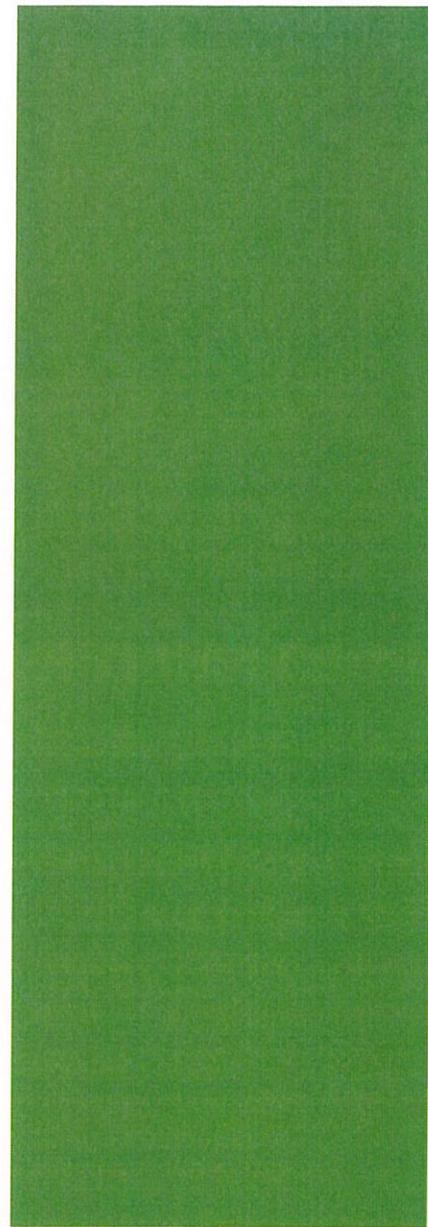


ESTIMATED MARKET VALUE
SURPLUS REMNANT LAND ADJACENT
TO PARCEL 061903-7003 (HORTON)
NE CORNER OF RYAN ROAD AND
SOUTH RIVER AVENUE
BUCKLEY, WASHINGTON

Prepared For
Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By
Bruce E. Pyrah and Richard E. Pinkley

Date of Value: August 30, 2019
Date of Report: September 18, 2019
Our File Number: 19-070A



GPA VALUATION
7522 28th Street West
University Place, WA 98466
P: 253-564-1342
F: 253-566-9560
gpavaluation.net



September 18, 2019

Mr. David Schmidt
City Administrator
P. O. Box 1960

Buckley, Washington 98321

Re: Market value of surplus remnant land adjacent to parcel 061903-7003 (Horton)
Located NE Corner of Ryan Road and South River Avenue
Buckley, Washington

File Number 19-070A

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

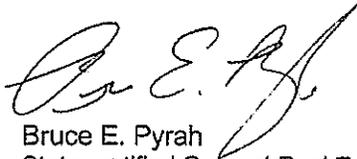
TWO THOUSAND DOLLARS

\$2,000

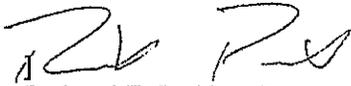
The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



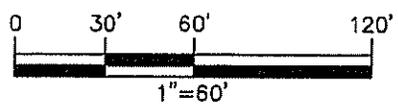
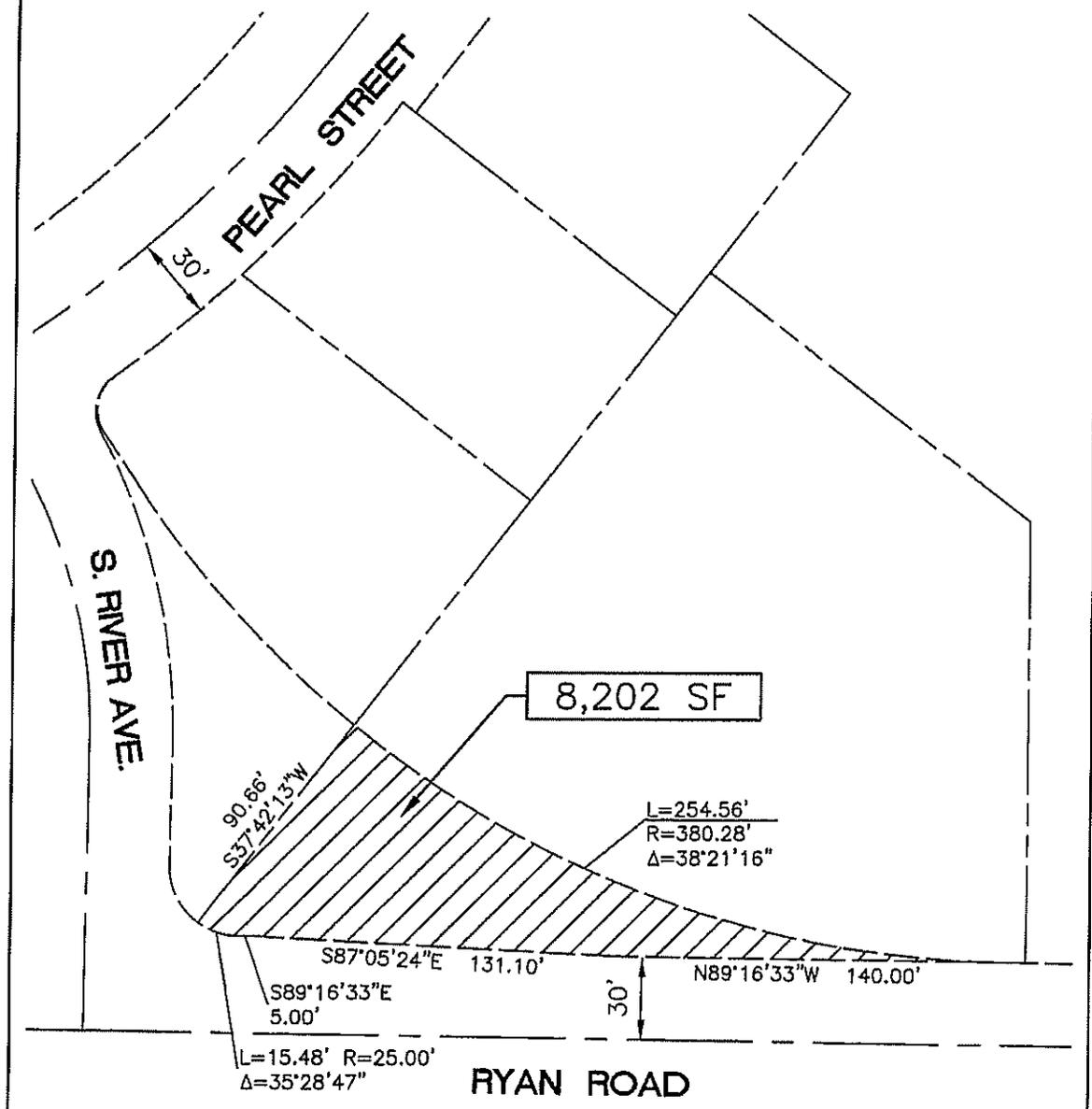
Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

BEP/REP: bep/tdb

Attachments

GPA Valuation

EXHIBIT 'C'
MARTY FAMILY TRUST



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 061903-701-1
R/W VACATION
EXHIBIT 'C'



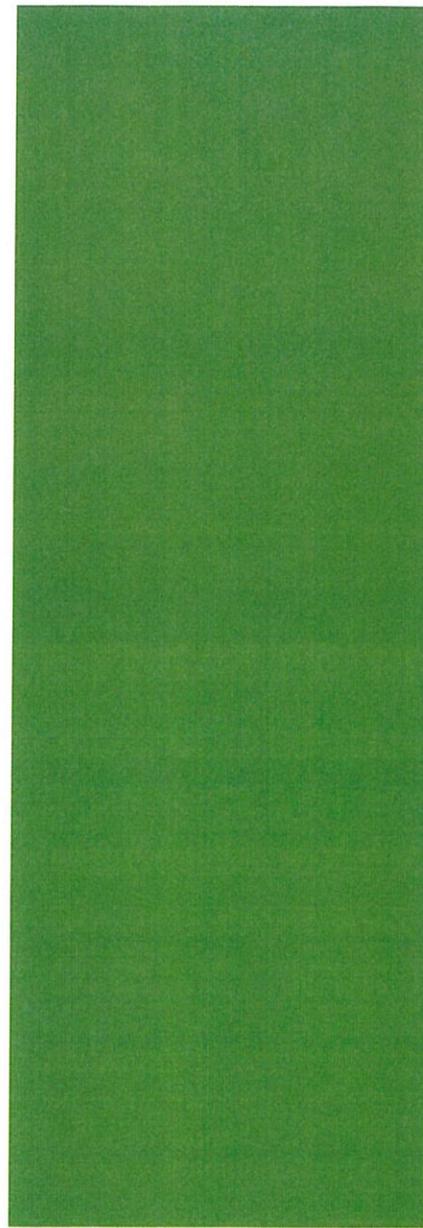
ESTIMATED MARKET VALUE

**SURPLUS REMNANT LAND ADJACENT
TO PARCEL 061903-7011 (MARTY)
NE CORNER OF RYAN ROAD AND
SOUTH RIVER AVENUE
BUCKLEY, WASHINGTON**

Prepared For
Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By
Bruce E. Pyrah and Richard E. Pinkley

Date of Value: August 30, 2019
Date of Report: September 18, 2019
Our File Number: 19-070B



GPA VALUATION
7522 28th Street West
University Place, WA 98466
P: 253-564-1342
F: 253-566-9560
gpavaluation.net



September 18, 2019

Mr. David Schmidt
City Administrator
P. O. Box 1960

Buckley, Washington 98321

Re: Market value of surplus remnant land adjacent to parcel 061903-7011 (Marty)
Located NE Corner of Ryan Road and South River Avenue
Buckley, Washington

File Number 19-070B

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

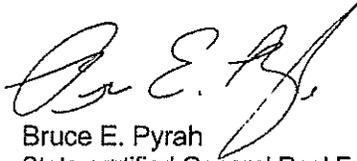
TWO THOUSAND DOLLARS

\$2,000

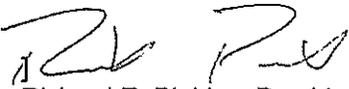
The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



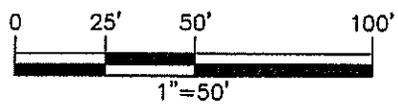
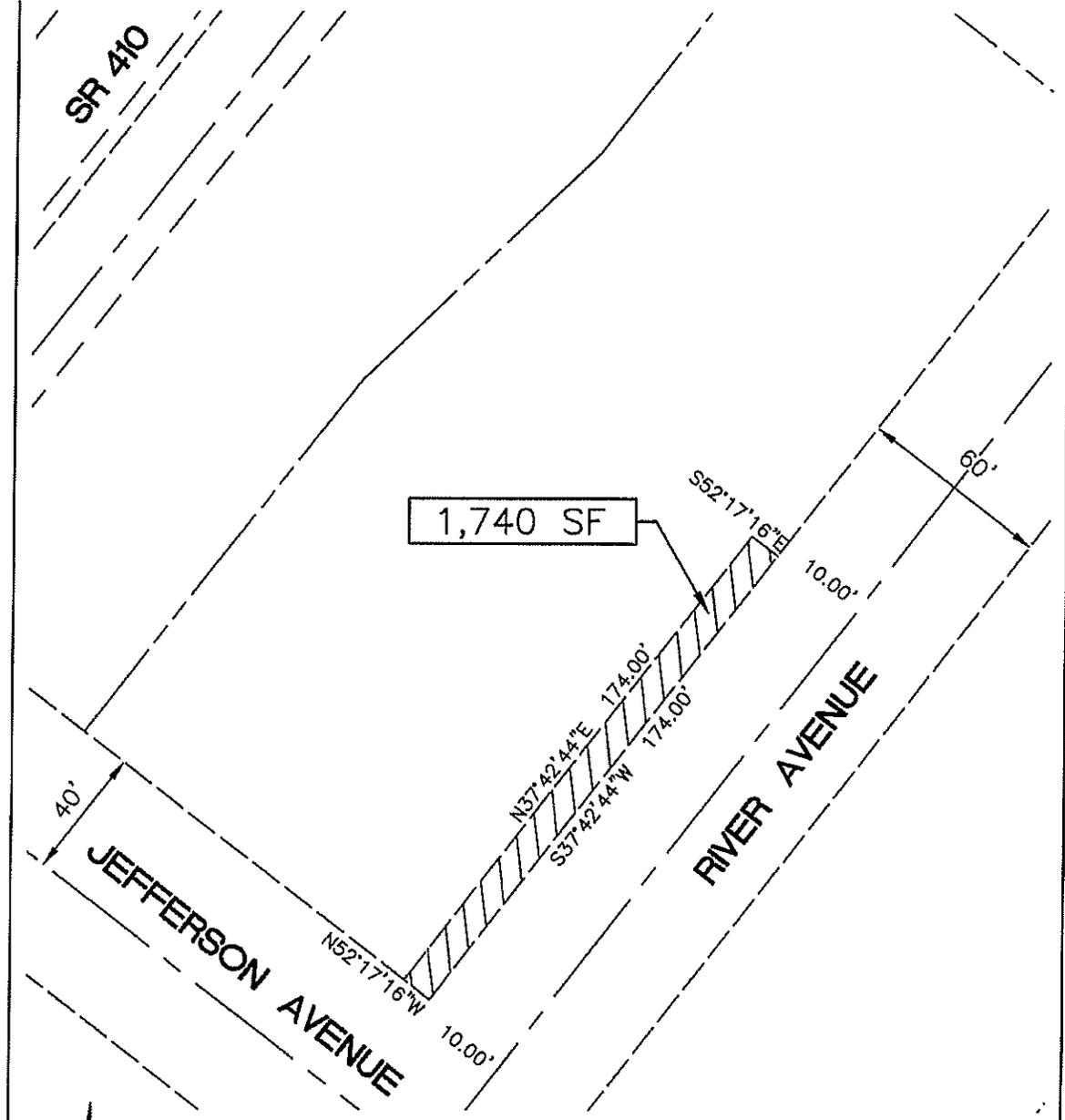
Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

BEP/REP: bep/tdb

Attachments

GPA Valuation

EXHIBIT 'D'
CITY OF BUCKLEY



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 80000-50180
R/W DEDICATION
EXHIBIT 'D'

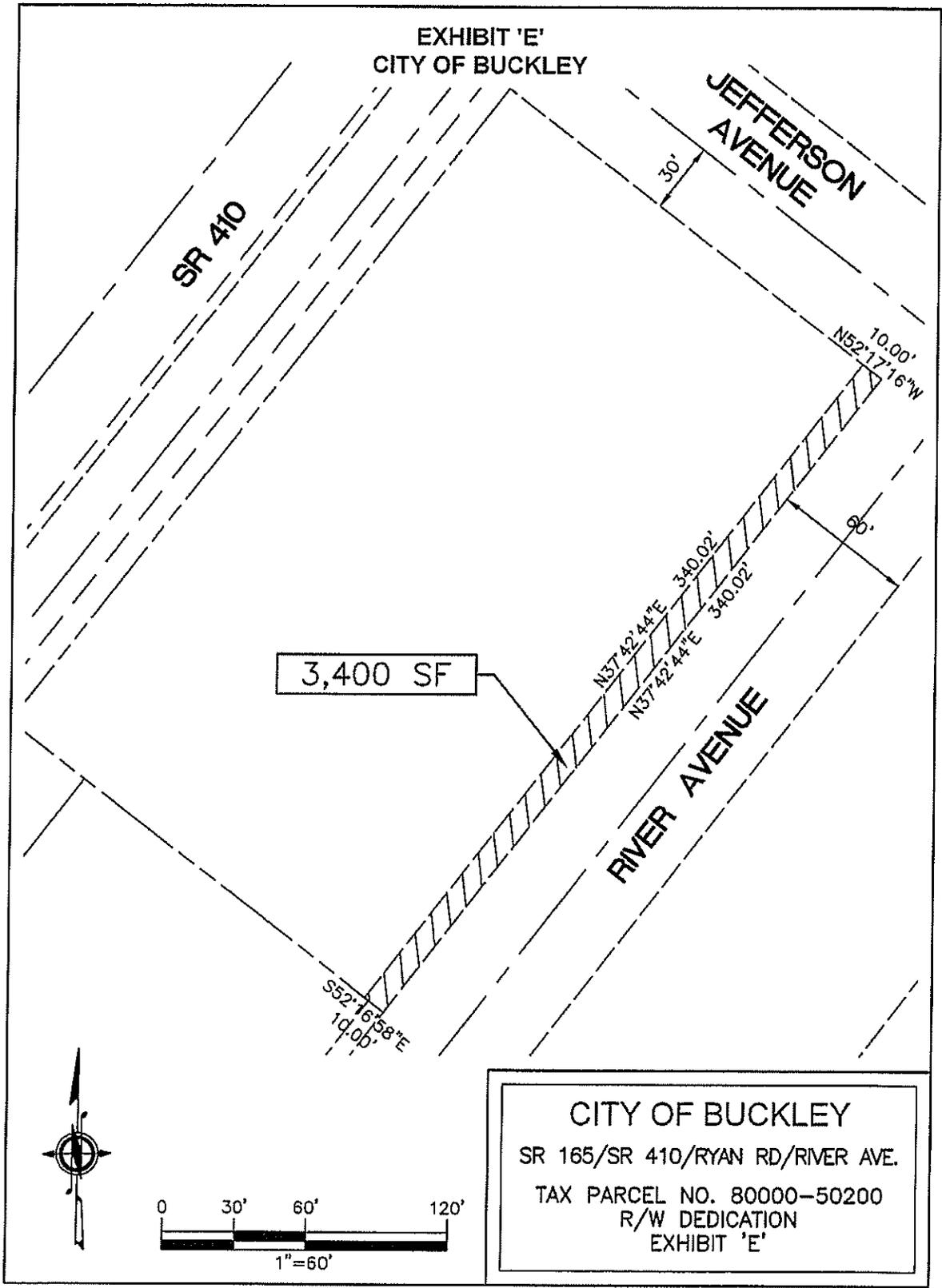
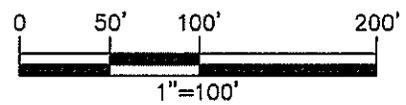
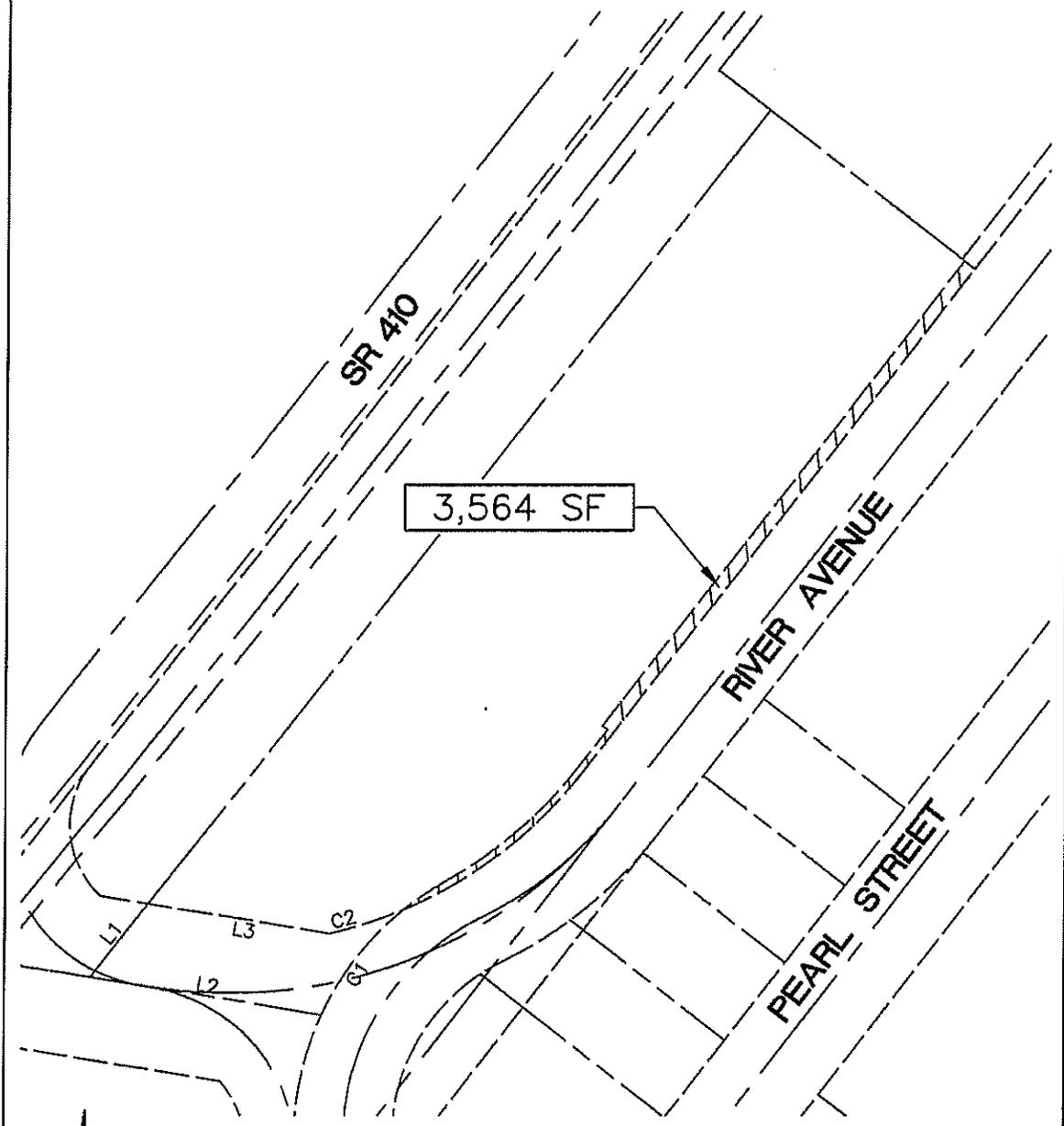


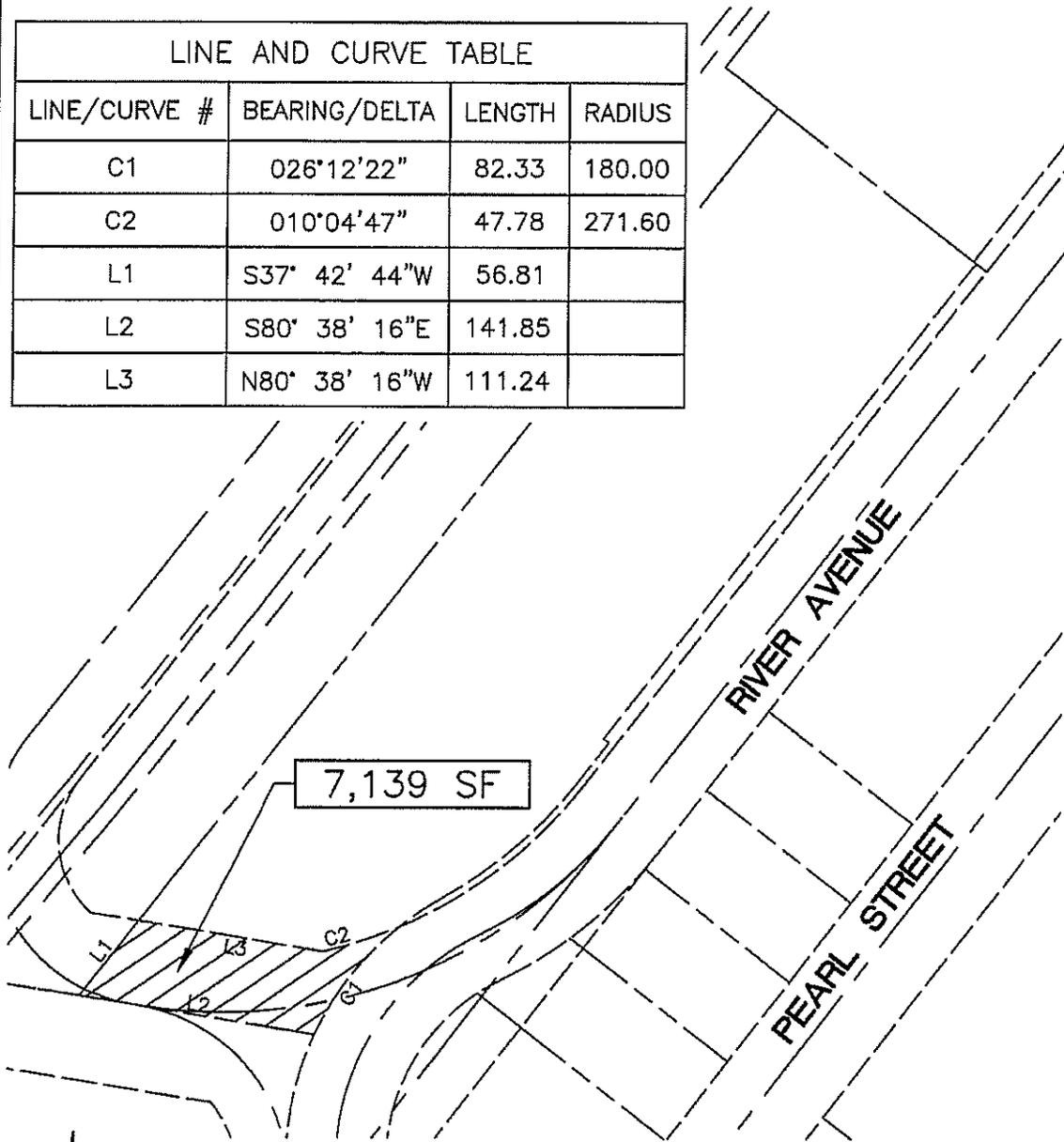
EXHIBIT 'F'
CITY OF BUCKLEY



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 80000-50210
R/W DEDICATION
EXHIBIT 'F'

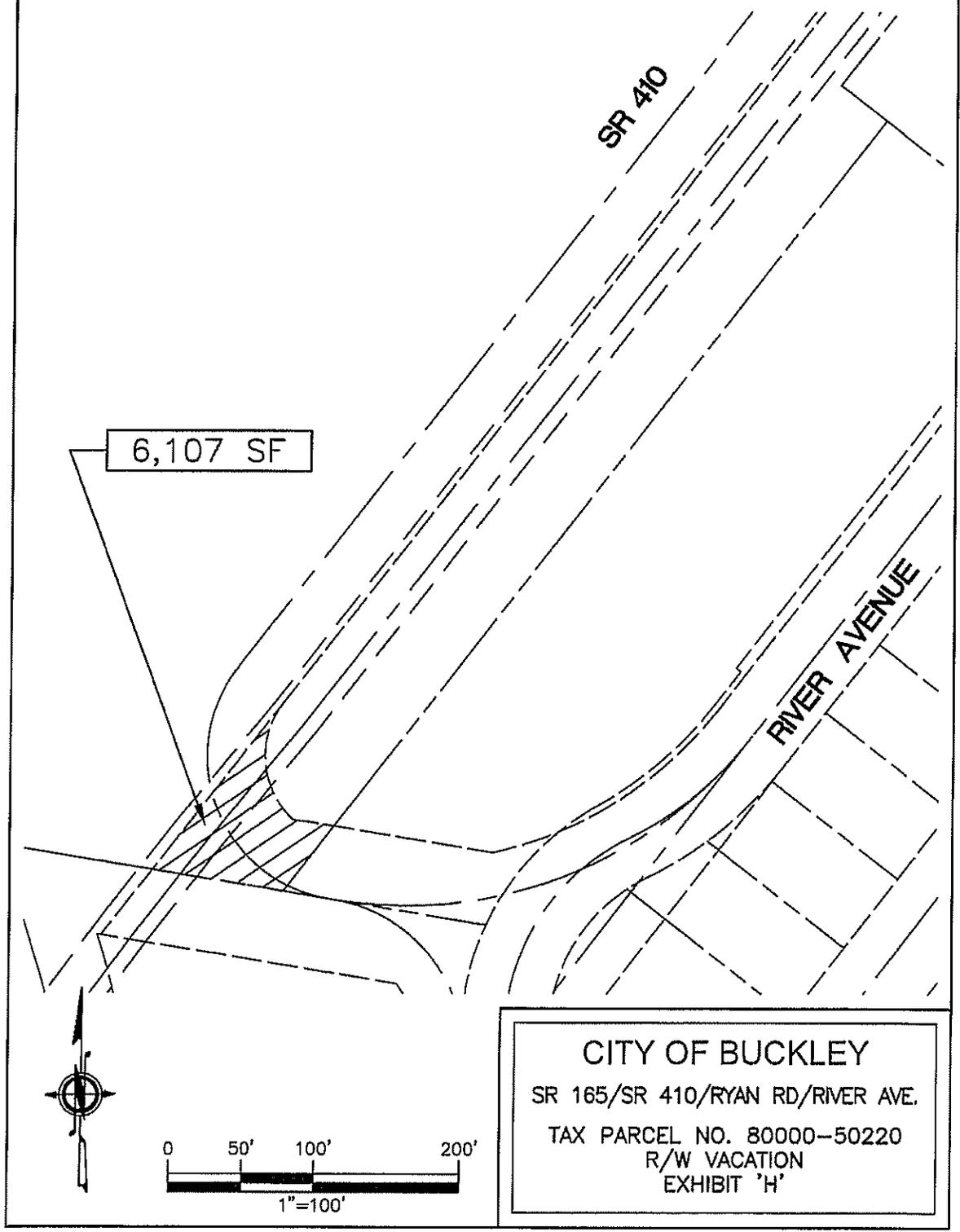
**EXHIBIT 'G'
CITY OF BUCKLEY**

LINE AND CURVE TABLE			
LINE/CURVE #	BEARING/DELTA	LENGTH	RADIUS
C1	026°12'22"	82.33	180.00
C2	010°04'47"	47.78	271.60
L1	S37° 42' 44"W	56.81	
L2	S80° 38' 16"E	141.85	
L3	N80° 38' 16"W	111.24	



CITY OF BUCKLEY
 SR 165/SR 410/RYAN RD/RIVER AVE.
 TAX PARCEL NO. 80000-50210
 R/W VACATION
 EXHIBIT 'G'

EXHIBIT 'H'
CITY OF BUCKLEY





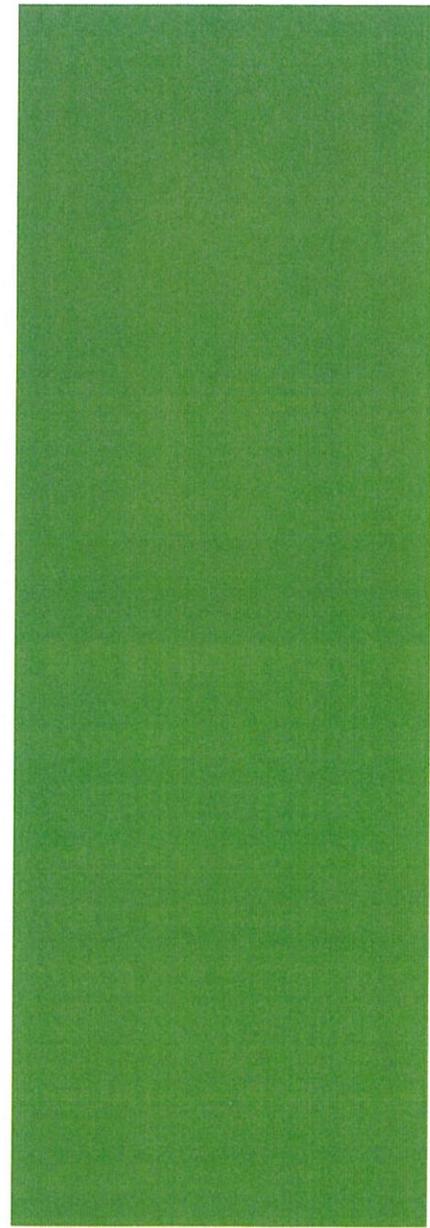
ESTIMATED MARKET VALUE

**SURPLUS LAND, ROW AND EASEMENT
DEDICATIONS ADJACENT TO PARCELS
800005-0220, 0210, 0180 AND 0200
(CITY OF BUCKLEY)
NEAR SE CORNER OF INTERSECTION
OF SR 410 AND SR 165
BUCKLEY, WASHINGTON**

Prepared For
Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By
Bruce E. Pyrah and Richard E. Pinkley

Date of Value: August 30, 2019
Date of Report: September 19, 2019
Our File Number: 19-0701



GPA VALUATION
7522 28th Street West
University Place, WA 98466

P: 253-564-1342
F: 253-566-9560

gpavaluation.net



September 19, 2019

Mr. David Schmidt
City Administrator
P. O. Box 1960

Buckley, Washington 98321

Re: Market values of surplus remnant land, ROW dedication and easement dedication adjacent to parcels 800005-0220, 0210, 0220 and 0180 (City of Buckley)
Located between SR 410 & South River Avenue
Buckley, Washington

File Number 19-0701

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property and the encumbered value of a utility easement dedication, as of August 30, 2019. In accordance with your request, I have inspected the properties for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City and for the valuation of land dedicated to right-of-way and to a utilities easement. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject properties.

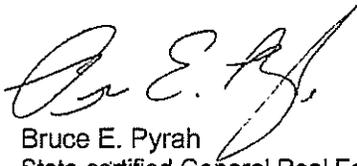
Based on the information contained in this report and other information retained in my files, the market values of the subject properties as of August 30, 2019, are:

SURPLUS LAND	\$42,000
RIGHT-OF-WAY DEDICATION	\$27,600
UTILITIES EASEMENT DEDICATION	\$700

The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



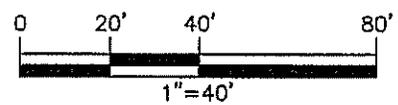
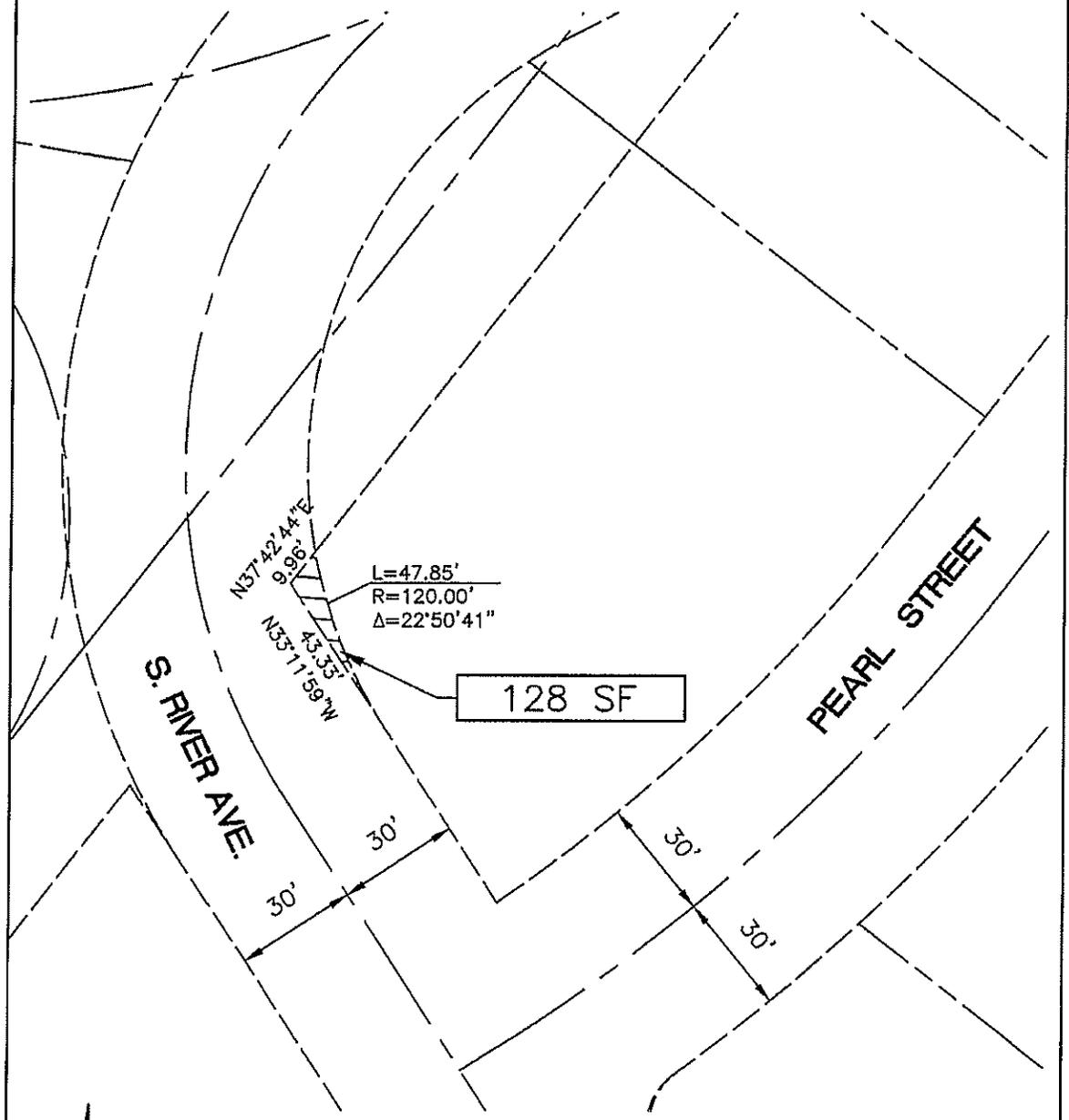
Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

BEP/REP: bep/tdb

Attachments

GPA Valuation

EXHIBIT 'I'
KLING PROPERTY MANAGEMENT



CITY OF BUCKLEY
 SR 165/SR 410/RYAN RD/RIVER AVE.
 TAX PARCEL NO. 954010-0352
 R/W ACQUISITION
 EXHIBIT 'I'



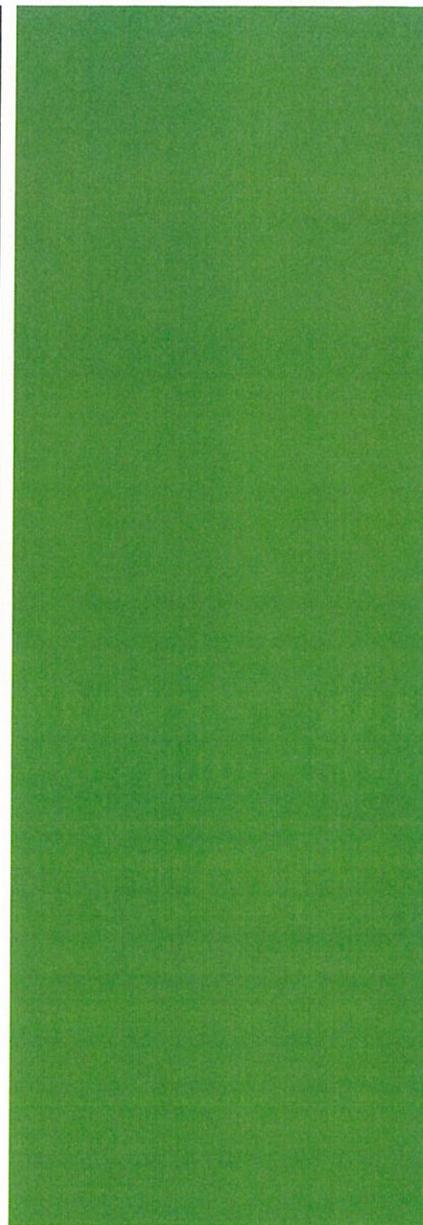
MARKET VALUE
ROW ACQUISTION FROM PARCEL
954010-0352
(KLING PROPERTY MANAGEMENT)
540 SOUTH RIVER AVENUE
BUCKLEY, WASHINGTON

Pierce County, State of Washington, USA

Prepared For
Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By
Bruce E. Pyrah and Richard E. Pinkley

Effective Date of Value: September 17, 2019
Date of Report: September 19, 2019
2019
Our File Number: 19-070J



GPA VALUATION
7522 28th Street West
University Place, WA 98466
P: 253-564-1342
F: 253-566-9560
gpavaluation.net



September 19, 2019

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

Re: Market value of commercial land on parcel 954010-0352
(Kling Property Management)
Located 540 South River Avenue
Buckley, Washington

File Number 19-070J

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of September 17, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for acquisition of commercial land for a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

Within the attached report you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the 2016 Uniform Appraisal Standards for Federal Land Acquisitions and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

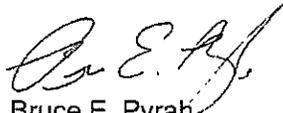
Based on the information contained in this report and other information retained in my files, the market value of the subject, as of September 17, 2019 is:

ONE THOUSAND DOLLARS
\$1,000

The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA Valuation



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



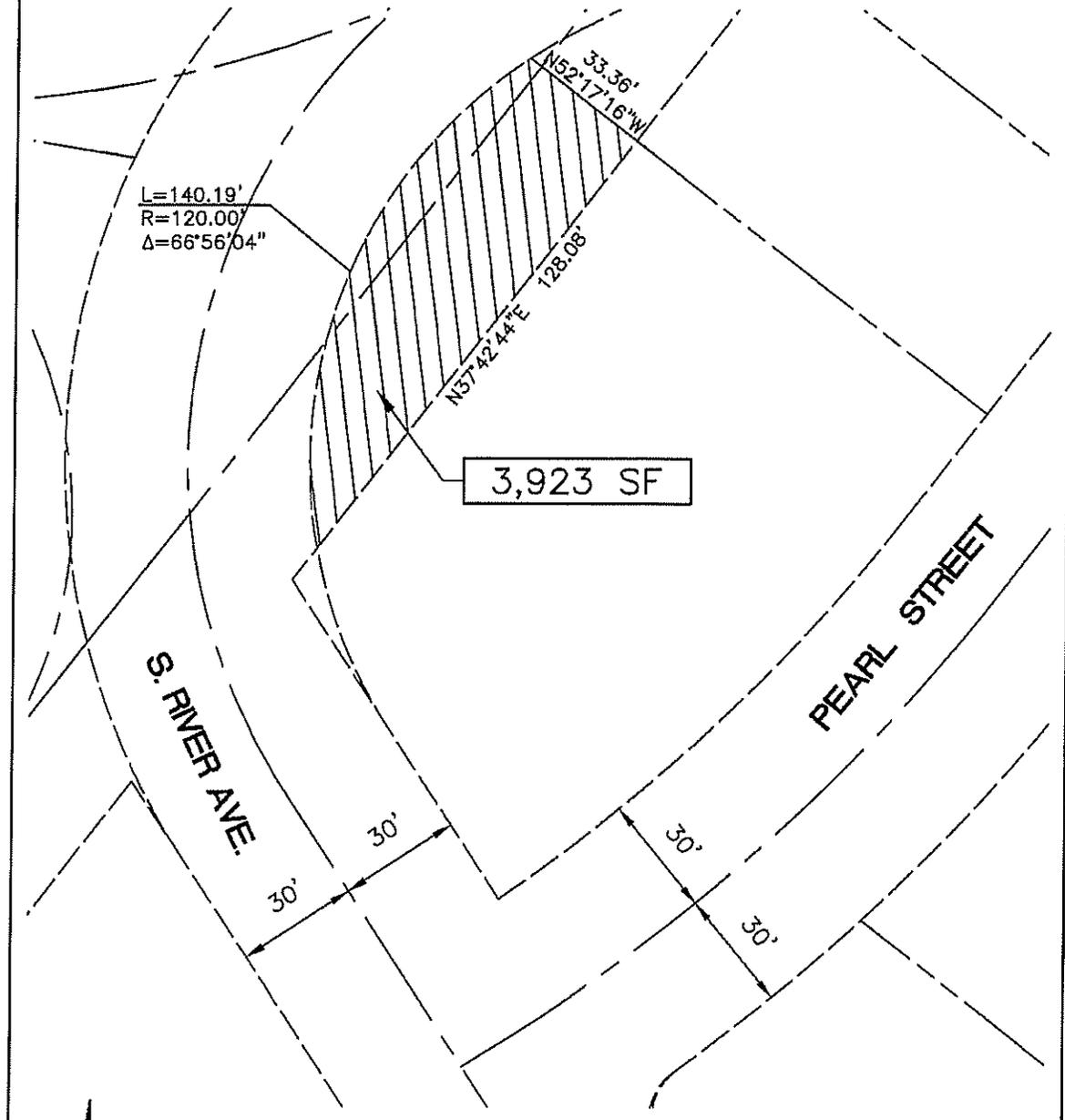
Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

REP/BEP: bep/tdb

Attachments

GPA Valuation

EXHIBIT 'J'
KLING PROPERTY MANAGEMENT

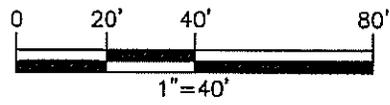


L=140.19'
R=120.00'
Δ=66°56'04"

3,923 SF

S. RIVER AVE.

PEARL STREET



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 954010-0352
R/W VACATION
EXHIBIT 'J'



ESTIMATED MARKET VALUE

**SURPLUS REMNANT LAND ADJACENT
TO PARCEL 954010-0352
(KLING PROPERTY MANAGEMENT)
540 SOUTH RIVER AVENUE
BUCKLEY, WASHINGTON**

Prepared For

Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By

Bruce E. Pyrah and Richard E. Pinkley

Date of Value: August 30, 2019
Date of Report: September 19, 2019
Our File Number: 19-070G

GPA VALUATION

7522 28th Street West
University Place, WA 98466

P: 253-564-1342

F: 253-566-9560

gpavaluation.net



September 19, 2019

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

Re: Market value of surplus remnant land adjacent to parcel 954010-0352
(Kling Property Management)
Located 540 South River Avenue
Buckley, Washington

File Number 19-070G

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

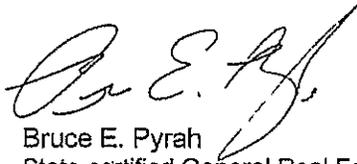
NINE THOUSAND EIGHT HUNDRED DOLLARS

\$9,800

The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

BEP/REP: bep/tdb

Attachments

GPA Valuation

EXHIBIT 'K'
CEDAR COMMUNITY CHURCH

4,654 SF

L=58.62'
R=180.00'
Δ=18°39'31"

N33°11'59"W
22.57'

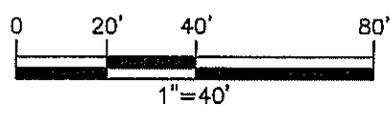
N37°42'44"E 164.86'

N37°42'44"E 144.47'

30'

30.00'
N52°17'16"W

S. RIVER AVE.



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 954010-035-3
R/W VACATION
EXHIBIT 'K'



ESTIMATED MARKET VALUE

**SURPLUS REMNANT LAND ADJACENT
TO PARCEL 954010-0353
(CEDAR COMMUNITY CHURCH)
XXX SOUTH RIVER AVENUE
BUCKLEY, WASHINGTON**

Prepared For

Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By

Bruce E. Pyrah and Richard E. Pinkley

Date of Value: August 30, 2019

Date of Report: September 19, 2019

Our File Number: 19-070D

GPA VALUATION

7522 28th Street West
University Place, WA 98466

P: 253-564-1342

F: 253-566-9560

gpavaluation.net



September 19, 2019

Mr. David Schmidt
City Administrator
P. O. Box 1960

Buckley, Washington 98321

Re: Market value of surplus remnant land adjacent to parcel 954010-0353
(Cedar Community Church)
Located XXX South River Avenue
Buckley, Washington

File Number 19-070D

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

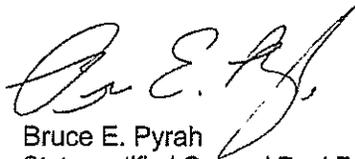
ELEVEN THOUSAND FIVE HUNDRED DOLLARS

\$11,500

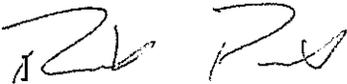
The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

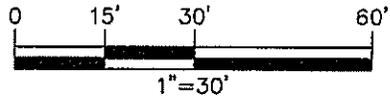
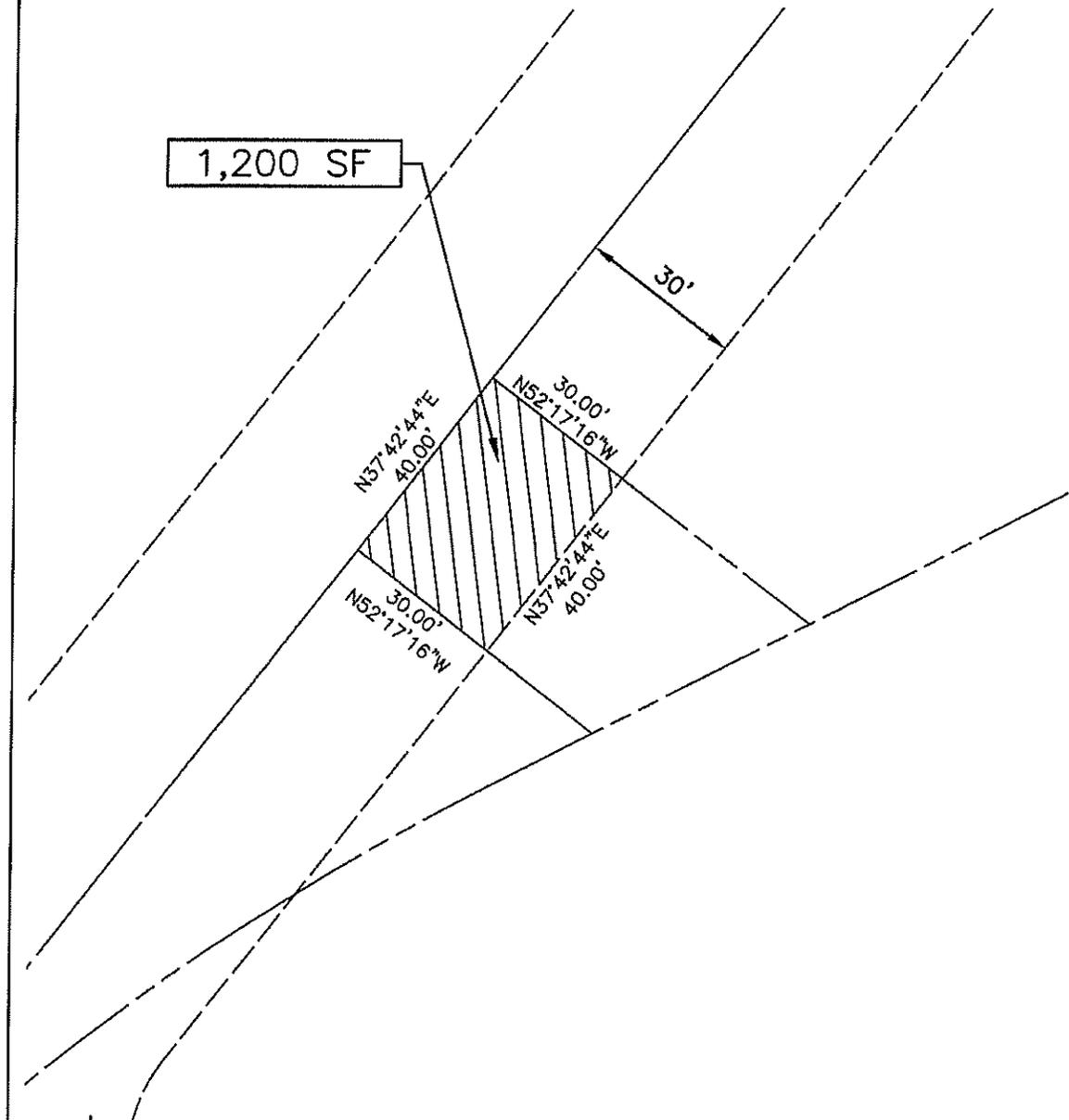
BEP/REP: bep/tdb

Attachments

GPA Valuation

EXHIBIT 'L-1'
ERFURT

1,200 SF



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 954010-035-4
R/W VACATION
EXHIBIT 'L-1'



ESTIMATED MARKET VALUE

SURPLUS REMNANT LAND ADJACENT TO PARCEL 954010-0354 (ERFURT) XXX SOUTH RIVER AVENUE BUCKLEY, WASHINGTON

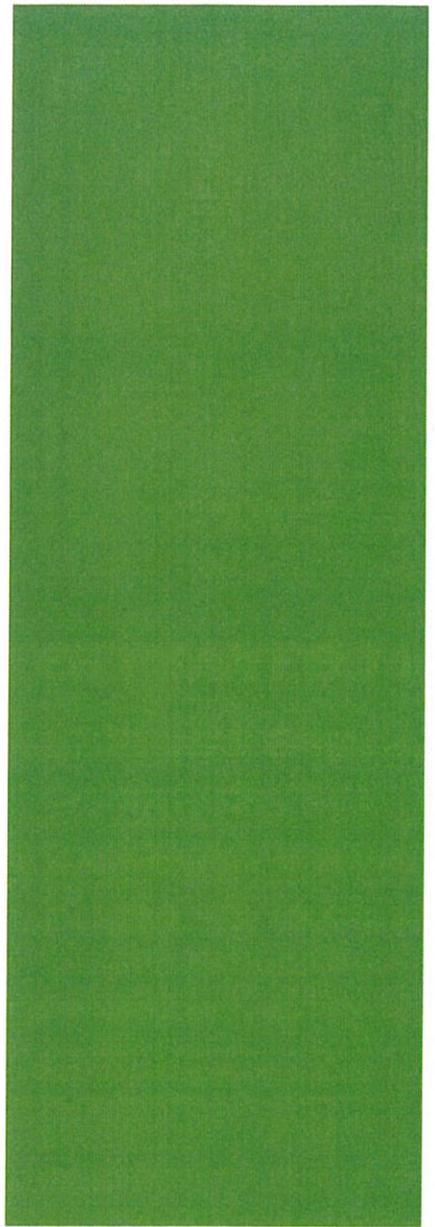
Prepared For

Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By

Bruce E. Pyrah and Richard E. Pinkley

Date of Value:	August 30, 2019
Date of Report:	September 19, 2019
Our File Number:	19-070E



GPA VALUATION
7522 28th Street West
University Place, WA 98466
P: 253-564-1342
F: 253-566-9560
gpavaluation.net



September 19, 2019

Mr. David Schmidt
City Administrator
P. O. Box 1960

Buckley, Washington 98321

Re: Market value of surplus remnant land adjacent to parcel 954010-0354 (Erfurt)
Located XXX South River Avenue
Buckley, Washington

File Number 19-070E

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

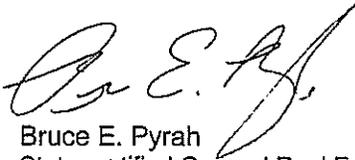
THREE THOUSAND DOLLARS

\$3,000

The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



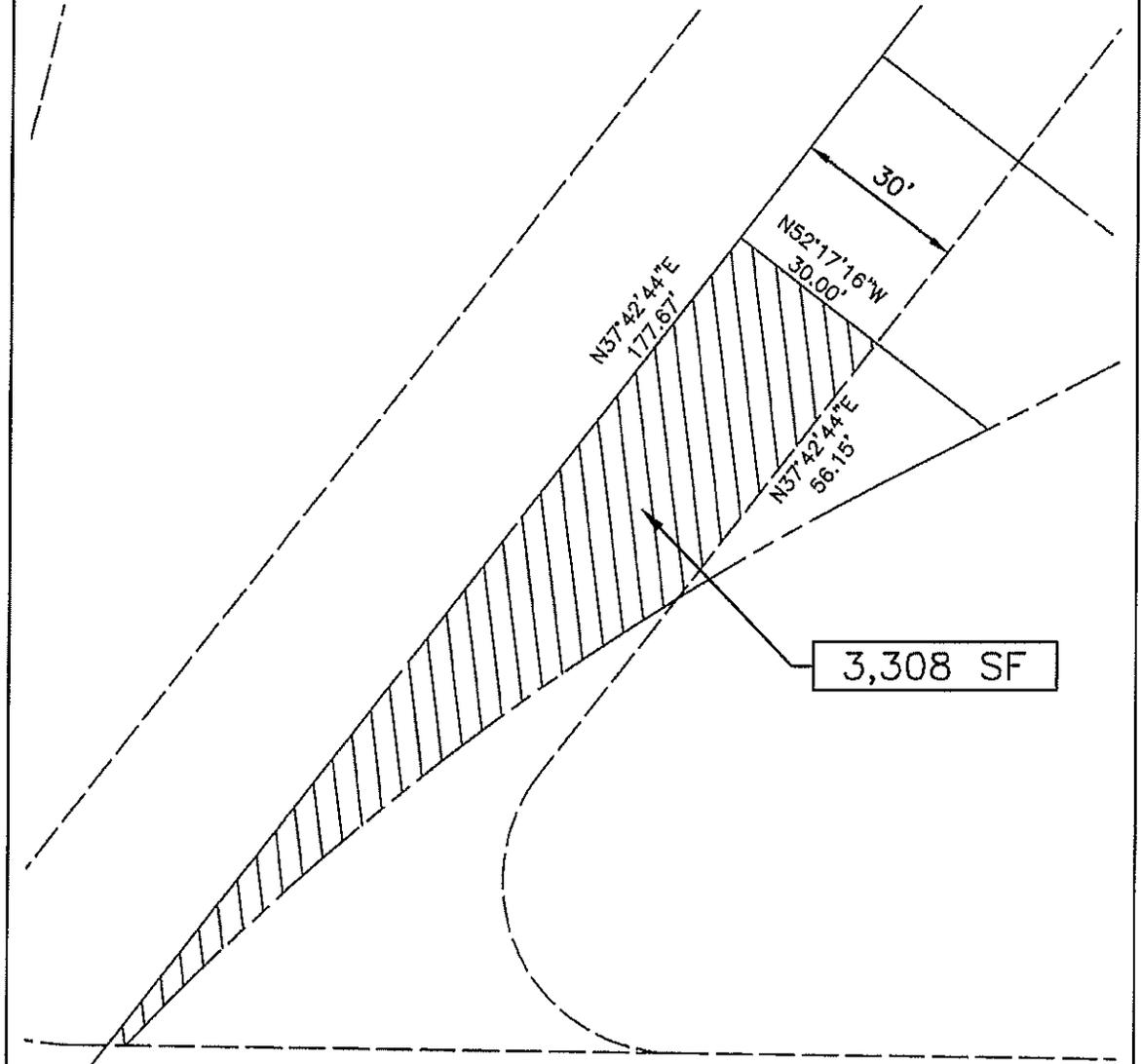
Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

BEP/REP: bep/tdb

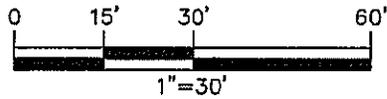
Attachments

GPA Valuation

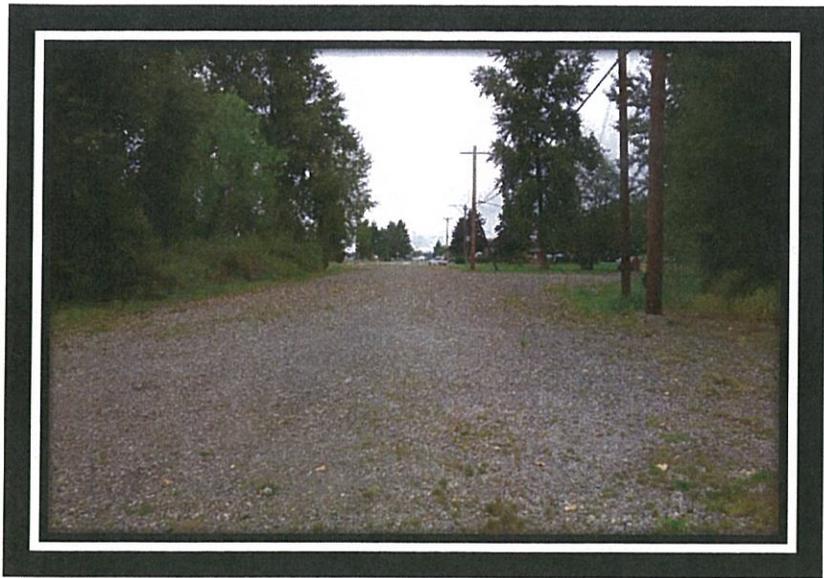
EXHIBIT 'L-2'
ERFURT



RYAN ROAD



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 954010-035-4
R/W VACATION
EXHIBIT 'L-2'



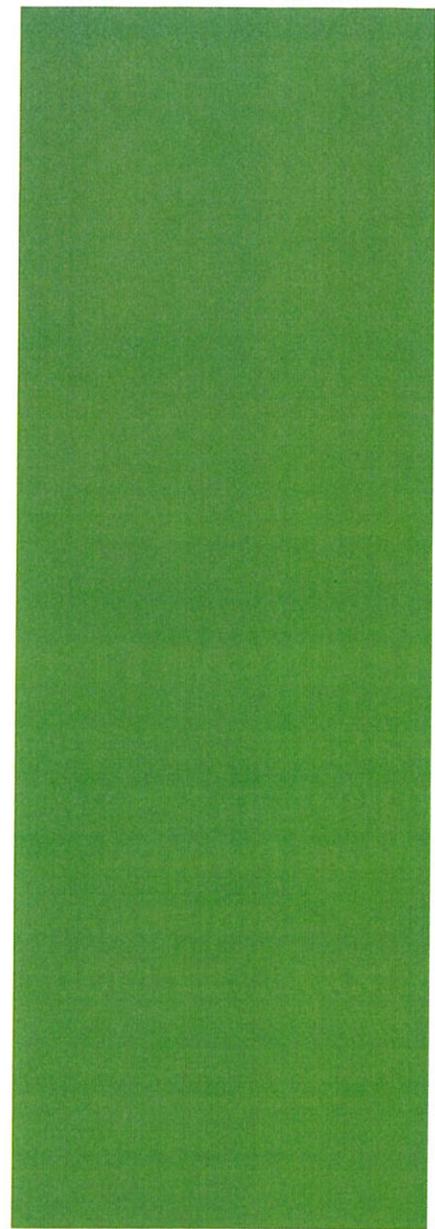
ESTIMATED MARKET VALUE

**SURPLUS REMNANT LAND
NO PARCEL NUMBER -
UNKNOWN OWNERSHIP
RYAN ROAD
BUCKLEY, WASHINGTON**

Prepared For
Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By
Bruce E. Pyrah and Richard E. Pinkley

Date of Value: August 30, 2019
Date of Report: September 19, 2019
Our File Number: 19-070F



GPA VALUATION
7522 28th Street West
University Place, WA 98466
P: 253-564-1342
F: 253-566-9560
gpavaluation.net



September 19, 2019

Mr. David Schmidt
City Administrator
P. O. Box 1960

Buckley, Washington 98321

Re: Market value of surplus remnant land
Located XXX Ryan Road
Buckley, Washington

File Number 19-070F

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

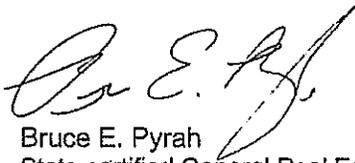
EIGHT THOUSAND TWO HUNDRED DOLLARS

\$8,200

The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

BEP/REP: bep/tdb

Attachments

GPA Valuation

EXHIBIT 'M'
TRIMARK-HOYT

RIVER AVENUE

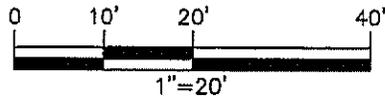
L=11.69'
R=265.00'
Δ=2°31'41"

11.69'
N37°42'44"E

1 SF

0.26'
N52°17'16"W

PEARL STREET



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 954010-0384
R/W VACATION
EXHIBIT 'M'

EXHIBIT 'N'
TRIMARK-HOYT

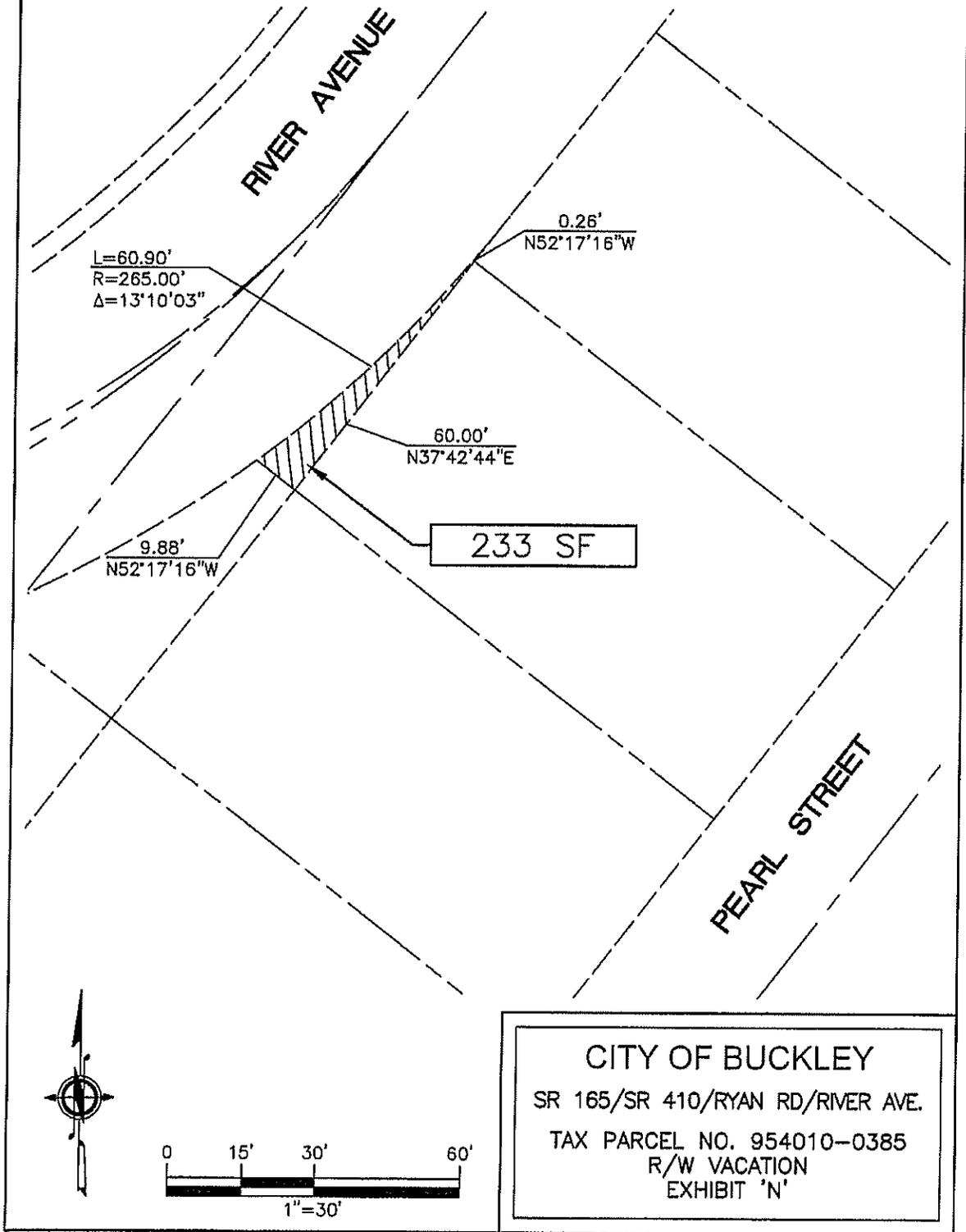
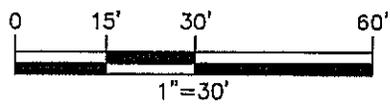
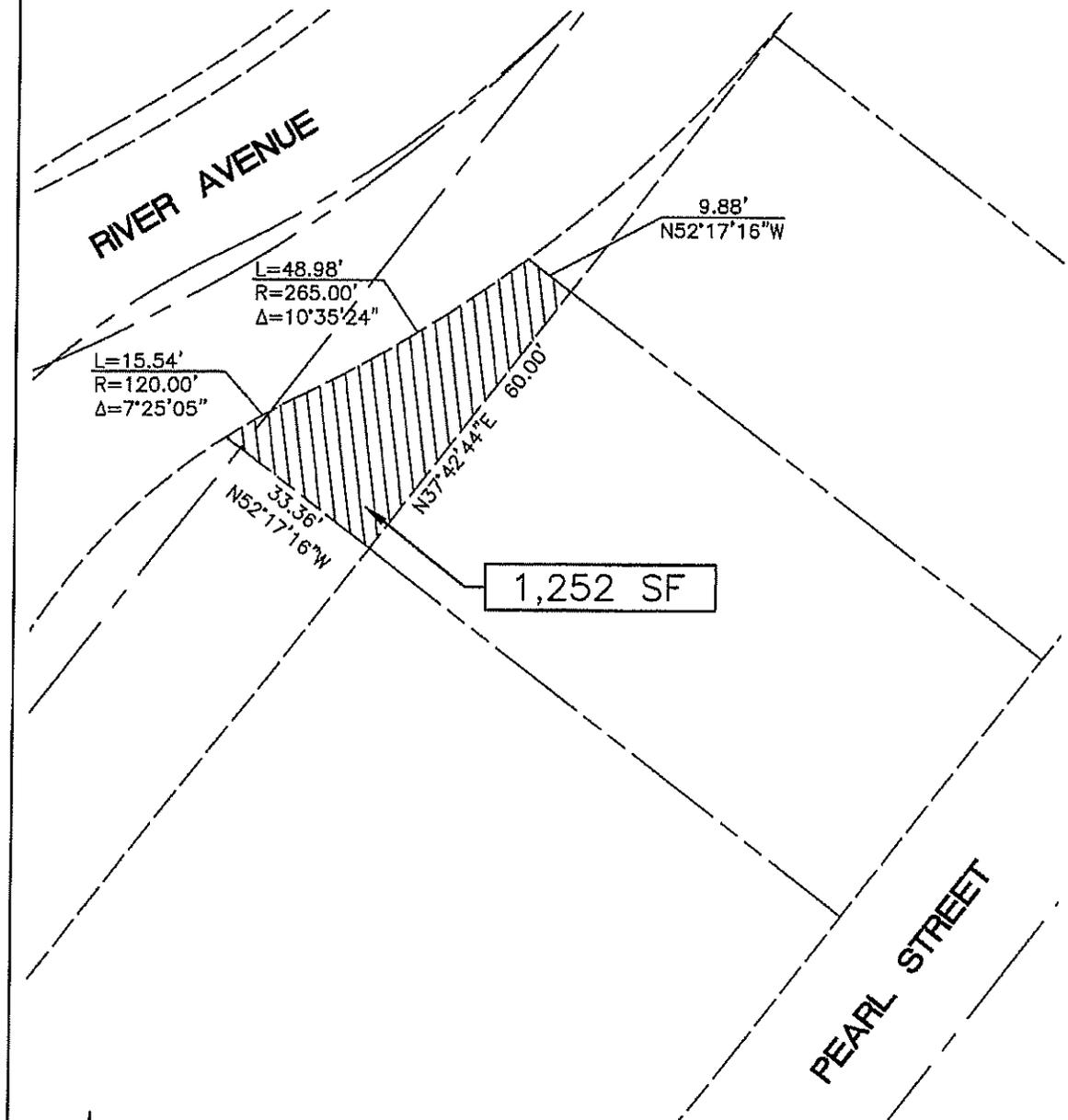
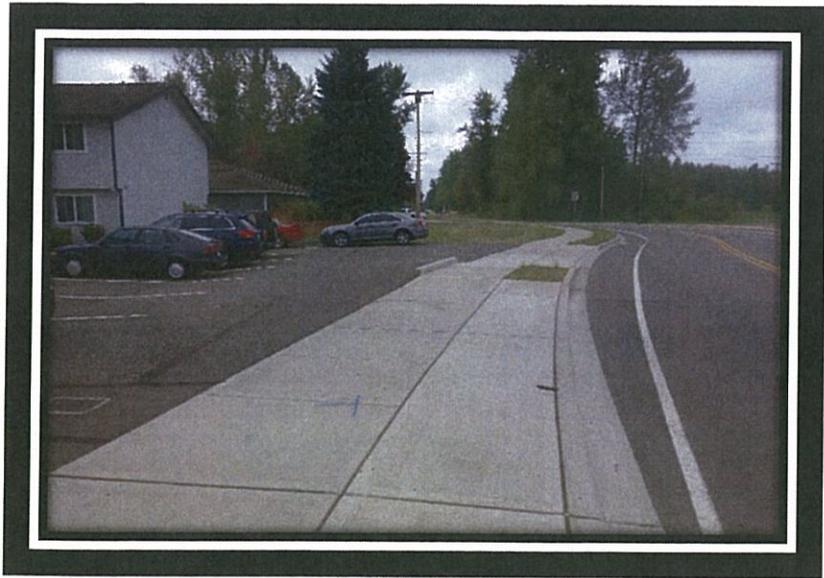


EXHIBIT 'O'
TRIMARK-HOYT



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 954010-0386
R/W VACATION
EXHIBIT 'O'



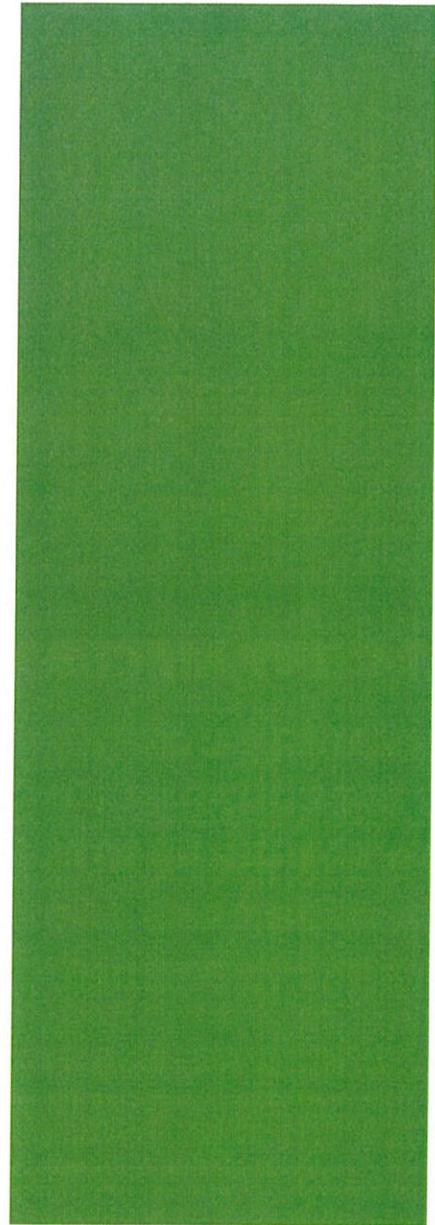
ESTIMATED MARKET VALUE

**SURPLUS REMNANT LAND ADJACENT
TO PARCELS 954010-0384, 0385 & 0386
(TRIMARK-HOYT ROAD LLC)
500 – 520 SOUTH RIVER AVENUE
BUCKLEY, WASHINGTON**

Prepared For
Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By
Bruce E. Pyrah and Richard E. Pinkley

Date of Value: August 30, 2019
Date of Report: September 18, 2019
Our File Number: 19-070C



GPA VALUATION
7522 28th Street West
University Place, WA 98466
P: 253-564-1342
F: 253-566-9560
gpavaluation.net



September 18, 2019

Mr. David Schmidt
City Administrator
P. O. Box 1960

Buckley, Washington 98321

Re: Market value of surplus remnant land adjacent to parcels 954010-0384, 0385 & 0386
(Trimark-Hoyt Road LLC)
Located 500 – 520 South River Avenue
Buckley, Washington

File Number 19-070C

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

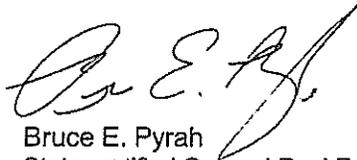
ONE THOUSAND FIVE HUNDRED DOLLARS

\$1,500

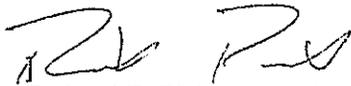
The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



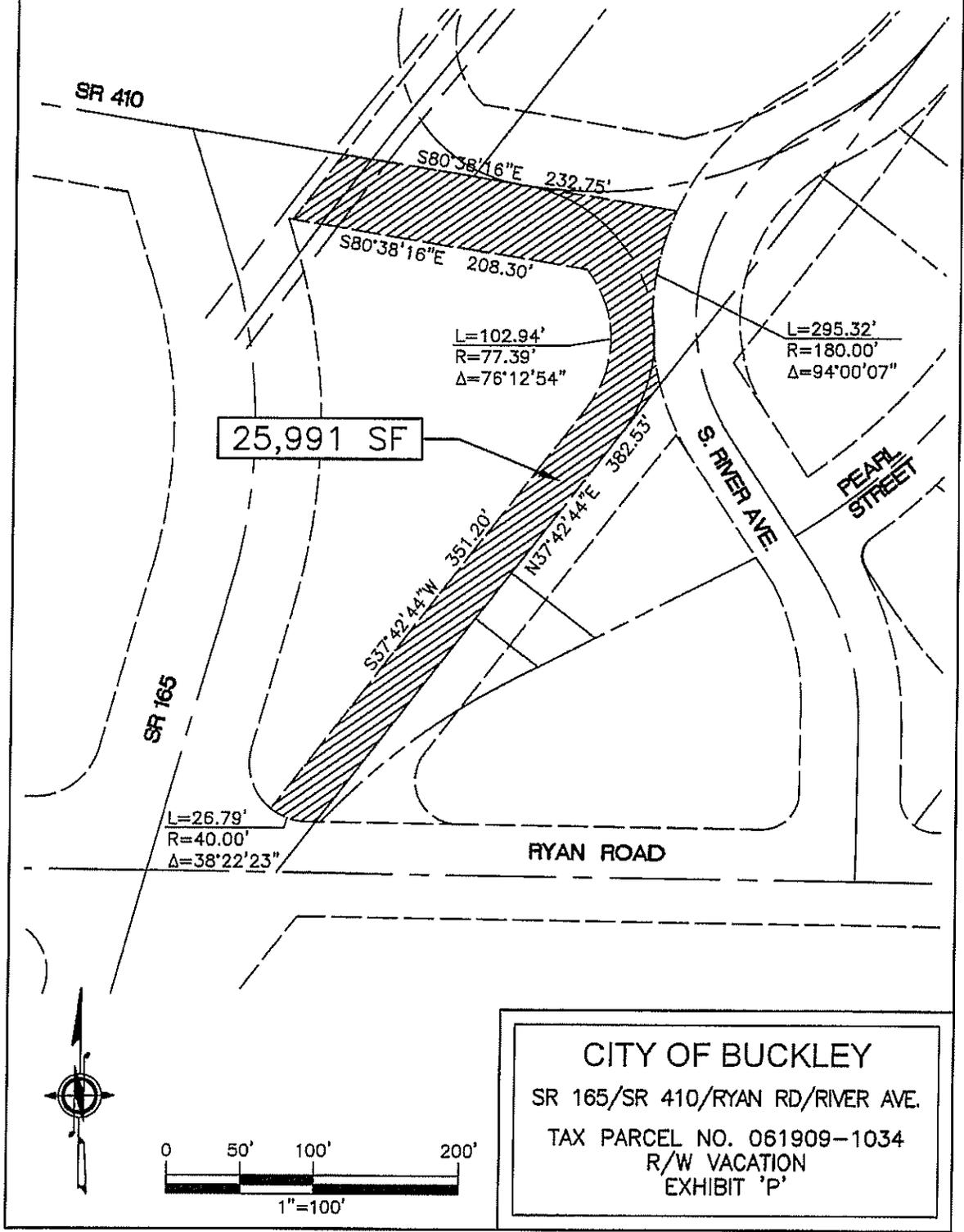
Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

BEP/REP: bep/tdb

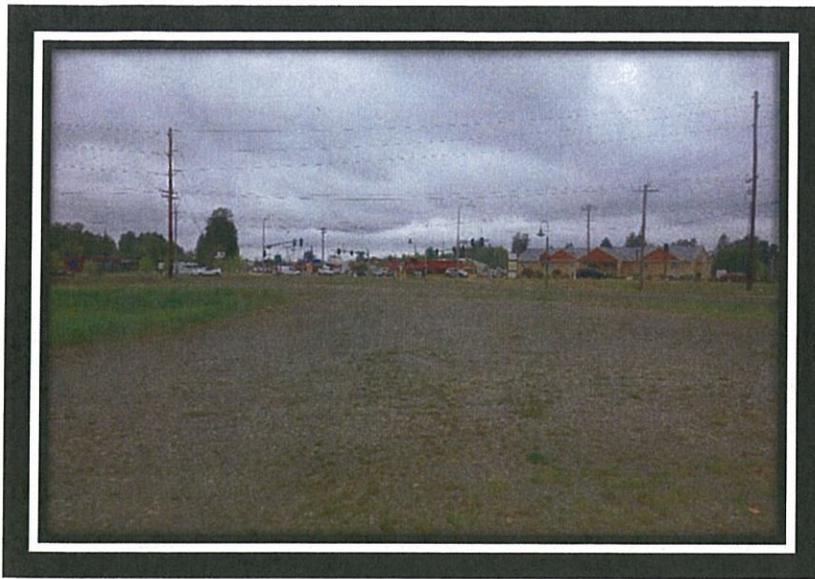
Attachments

GPA Valuation

EXHIBIT 'P'
CITY OF BUCKLEY



CITY OF BUCKLEY
SR 165/SR 410/RYAN RD/RIVER AVE.
TAX PARCEL NO. 061909-1034
R/W VACATION
EXHIBIT 'P'



ESTIMATED MARKET VALUE

**SURPLUS REMNANT LAND ADJACENT
TO PARCEL 061909-1034
(CITY OF BUCKLEY)
NEAR SE CORNER OF INTERSECTION
OF SR 410 AND SR 165
BUCKLEY, WASHINGTON**

Prepared For
Mr. David Schmidt
City Administrator
Buckley, Washington

Prepared By
Bruce E. Pyrah and Richard E. Pinkley

Date of Value: August 30, 2019
Date of Report: September 19, 2019
Our File Number: 19-070H

GPA VALUATION
7522 28th Street West
University Place, WA 98466

P: 253-564-1342
F: 253-566-9560

gpavaluation.net



September 19, 2019

Mr. David Schmidt
City Administrator
P. O. Box 1960

Buckley, Washington 98321

Re: Market value of surplus remnant land adjacent to parcel 061909-1034 (City of Buckley)
Located near SE corner of the intersection of SR 410 & SR 165
Buckley, Washington

File Number 19-070H

Dear Mr. Schmidt,

In fulfillment of your request please find the attached report of my appraisal of the fee simple interest in the subject property, as of August 30, 2019. In accordance with your request, I have inspected the property for the purpose of estimating the market value thereof. The report sets forth my opinion of market value, along with a summary of the supporting data and reasoning which form the basis of the opinion.

The value reported are qualified by certain definitions, limiting conditions and certifications which are set forth in this report.

This report was prepared for and my professional fee billed to David Schmidt, City Administrator for the City of Buckley. It is understood that this report will be used by the client as a basis for disposition of remnant surplus property from a public works project within the City. It is intended for the client's use and may not be relied upon by other persons or entities without written permission.

The reported analyses, opinions and conclusion were developed, and reported according to format recommendations as set forth by the format recommendations as set forth by the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The USPAP are recognized throughout the United States as generally accepted standards of appraisal practice.

Within the attached report, you will find a summary of the data, the calculations and the conclusions upon which the final estimate of value was based. I certify that to the best of my knowledge the information in this report is correct, that nothing relevant has knowingly been withheld, and that I have no present or contemplated future interest in the subject property.

Based on the information contained in this report and other information retained in my files, the market value of the subject property as of August 30, 2019, is:

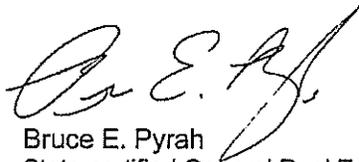
EIGHTY THOUSAND DOLLARS

\$80,000

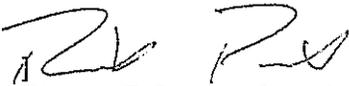
The appraisal is subject to the attached Assumptions and Limiting Conditions.

Very truly yours,

GPA VALUATION



Bruce E. Pyrah
State-certified General Real Estate Appraiser
Number 1101580



Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 1101074

BEP/REP: bep/tdb

Attachments

GPA Valuation



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: ORD No. _____-19: Adopting 2020 Property Tax Levy Cost Impact: N/A Fund Source: N/A Timeline: N/A	Agenda Date: November 12, 2019		AB19-109
	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 – Saundra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
PW/Utilities – Chris Banks			
Attachments: Memo, Levy Certification Information, Ordinance			
SUMMARY STATEMENT: See attached memorandum and levy certification information.			
COMMITTEE REVIEW AND RECOMMENDATION: A/F/PS 11-12-19 (tentative)			
RECOMMENDED ACTION: MOVE to Approve Ordinance No. 21-19 Adopting the 2020 Property Tax Levy			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

City of Buckley

P.O. Box 1960, Buckley WA 98321
Phone: 360-829-1921 ext 200
Fax: 360-829-2659



Memo

To: Mayor & City Council

Date: November 6, 2019

RE: 2020 Property Tax/EMS Levy

The public hearing for Tuesday night is in response to the adoption of the 2020 Property Tax and EMS Levies.

Property Tax Levy:

- A. The highest levy rate for 2020 at the maximum 101% limit is \$999,385.21.
- B. New construction in the City totaled \$34,041,800 generating an additional \$57,319.56 in tax.
- C. Regular property tax limit therefore is A + B, which is \$1,056,704.77
- D. Total assessed valuation of property within the City including new construction equals \$696,539,020.
- E. Levy rate for 2020 is C divided by D times 1,000/assessed valuation, which is equal to \$1.517079092538/1,000 assessed valuation.
- F. Anticipated refund amount is equal to \$2,339.34.
- G. Total allowable levy C + F is equal to \$1,059,044.22.
- H. Maximum amount of levy allowed under statutory limitations of \$3.10000000/1,000 assessed valuation \$2,159,270.96 which would result in an additional \$1,100,226.74 in property tax revenue.

EMS Levy:

- A. The highest EMS levy rate for 2020 at the maximum 101% limit is \$252,369.85.
- B. New construction in the City totaled \$34,041,800 generating an additional \$14,474.27 in tax.
- C. Regular property tax limit therefore is A + B, which is \$266,844.11
- D. Total assessed valuation of property within the City including new construction equals \$696,539,020.
- E. Anticipated refund amount is equal to \$590.96.
- F. Total allowable levy C + F is equal to \$267,435.07.



Pierce County

Mike Lonergan, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

September 16, 2019

OFFICIAL NOTIFICATION TO: **BUCKLEY**

RE: 2019 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	696,539,020
Highest lawful regular levy amount since 1985	989,490.31
Last year's actual levy amount (including refunds)	997,836.90
Additional revenue from current year's NC&I	57,319.56
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	2,339.44

No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.

Last year's additional revenue from increase in state-assessed property **967.05**

(this amount may be added to the preliminary levy limit as an estimate of the final levy limit)

FOR EXCESS LEVY

Taxable Value	689,056,090
Timber Assessed Value	n/a
Total Taxable Excess Value	689,056,090

2019 New Construction and Improvement Value 34,041,800

If you need assistance or have any questions regarding this information, please contact Kim Fleshman 253.798.7114 kim.fleshman@piercecountywa.gov



Pierce County

Mike Lonergan, Assessor-Treasurer

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PRELIMINARY HIGHEST LAWFUL LEVY LIMIT 2019 FOR 2020

**BUCKLEY
< 10,000**

REGULAR TAX LEVY LIMIT:

2018

A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	989,490.31
	1.01
	999,385.21
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	34,041,800
	1.683799366636
	57,319.56
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	7,951,453
	7,951,453
	0.00
	1.683799366636
	0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	1,056,704.78

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	1,056,704.78
	696,539,020
	1.517079092538
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00
	1.517079092538
	0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	1,056,704.78

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	1,056,704.78
	2,339.44
	1,059,044.22
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)	1,059,044.22
J. Amount of levy under statutory rate limitation.	696,539,020
	3.100000000000
	2,159,270.96
K. LESSER OF I OR J	1,059,044.22

CITY OF BUCKLEY, WASHINGTON

ORDINANCE NO. __-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, CERTIFYING THE 2020 REGULAR AD VALOREM TAX LEVY UPON REAL PROPERTY.

WHEREAS, the City Council of the City of Buckley has met and considered its budget for the calendar year 2020; and

WHEREAS, the district's actual levy amount from the previous year was \$997,836.90; and

WHEREAS, the City Council of the City of Buckley attest that the city population is less than 10,000; now therefore

THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Be it ordained by the governing body of the taxing district that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2020 tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be \$1,548.31 which is a percentage of 0.155167% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, and annexations that have occurred and refunds made.

Section 2. If any provision of this Ordinance is held invalid, such invalidity shall not effect any other provisions, or the application thereof, which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. This Ordinance shall be in full force and effect five (5) days from and after its passage, approval and posting as provided by law. A summary of this Ordinance may be published in lieu of publishing the Ordinance in its entirety.

Introduced, passed, and approved this 12th day of November, 2019.

Pat Johnson, Mayor

ATTEST:

Treva Percival, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

Phil A. Olbrechts

Published: _____, 2019
Effective: _____, 2019



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION

SUBJECT: ORD No. ____-19: Setting the 2020 EMS Tax Levy Cost Impact: N/A Fund Source: N/A Timeline: N/A	Agenda Date: November 12, 2019		AB19-110
	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 – Sandra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		
Police Dept – Chief Arsanto			
Municipal Court – Jessica Cash			
PW/Utilities – Chris Banks			

Attachments: Memo, EMS Levy Document, Ordinance

SUMMARY STATEMENT: See attached memorandum and levy certification information.

COMMITTEE REVIEW AND RECOMMENDATION: A/F/PS 11-12-19 9 (tentative)

RECOMMENDED ACTION: **MOVE to Approve Ordinance No. 22-19 Adopting the 2020 EMS Tax Levy.**

RECORD OF COUNCIL ACTION

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

City of Buckley

P.O. Box 1960, Buckley WA 98321

Phone: 360-829-1921 ext 200

Fax: 360-829-2659



Memo

To: Mayor & City Council

Date: November 6, 2019

RE: 2020 Property Tax/EMS Levy

The public hearing for Tuesday night is in response to the adoption of the 2020 Property Tax and EMS Levies.

Property Tax Levy:

- A. The highest levy rate for 2020 at the maximum 101% limit is \$999,385.21.
- B. New construction in the City totaled \$34,041,800 generating an additional \$57,319.56 in tax.
- C. Regular property tax limit therefore is A + B, which is \$1,056,704.77
- D. Total assessed valuation of property within the City including new construction equals \$696,539,020.
- E. Levy rate for 2020 is C divided by D times 1,000/assessed valuation, which is equal to \$1.517079092538/1,000 assessed valuation.
- F. Anticipated refund amount is equal to \$2,339.34.
- G. Total allowable levy C + F is equal to \$1,059,044.22.
- H. Maximum amount of levy allowed under statutory limitations of \$3.10000000/1,000 assessed valuation \$2,159,270.96 which would result in an additional \$1,100,226.74 in property tax revenue.

EMS Levy:

- A. The highest EMS levy rate for 2020 at the maximum 101% limit is \$252,369.85.
- B. New construction in the City totaled \$34,041,800 generating an additional \$14,474.27 in tax.
- C. Regular property tax limit therefore is A + B, which is \$266,844.11
- D. Total assessed valuation of property within the City including new construction equals \$696,539,020.
- E. Anticipated refund amount is equal to \$590.96.
- F. Total allowable levy C + F is equal to \$267,435.07.



Pierce County

Mike Lonergan, Assessor-Treasurer

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ATLAS (253) 798-3333
www.piercecountywa.org/atr

September 16, 2019

OFFICIAL NOTIFICATION TO: **BUCKLEY EMS**

RE: 2019 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	696,539,020
Highest lawful regular levy amount since 1985	249,871.14
Last year's actual levy amount (including refunds)	251,972.62
Additional revenue from current year's NC&I	14,474.27
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	590.96
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Last year's additional revenue from increase in state-assessed property	244.33
<i>(this amount may be added to the preliminary levy limit as an estimate of the final levy limit)</i>	

FOR EXCESS LEVY

Taxable Value	-
Timber Assessed Value	-
Total Taxable Excess Value	-

2019 New Construction and Improvement Value 34,041,800

*If you need assistance or have any questions regarding this information, please contact Kim Fleshman
253.798.7114 kim.fleshman@piercecountywa.gov*



Pierce County

Mike Lonergan, Assessor-Treasurer

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ATLAS (253) 798-3333
www.piercecountywa.org/atr

PRELIMINARY HIGHEST LAWFUL LEVY LIMIT 2019 FOR 2020

**BUCKLEY EMS
< 10,000**

4th/Perm

REGULAR TAX LEVY LIMIT:

2018

A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	249,871.14
	1.01
	252,369.85
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	34,041,800
	0.425191068767
	14,474.27
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	7,951,453
	7,951,453
	0.00
	0.425191068767
	0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	266,844.11

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	266,844.11
	696,539,020
	0.383100017462
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00
	0.383100017462
	0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	266,844.11

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	266,844.11
	590.96
	267,435.07
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)	267,435.07
J. Amount of levy under statutory rate limitation.	696,539,020
	0.500000000000
	348,269.51
K. LESSER OF I OR J	267,435.07

CITY OF BUCKLEY, WASHINGTON

ORDINANCE NO. __-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, CERTIFYING THE 2020 EMERGENCY MEDICAL SERVICE AD VALOREM TAX LEVY UPON REAL PROPERTY.

WHEREAS, the City Council of the City of Buckley has met and considered its budget for the calendar year 2020; and

WHEREAS, the district's actual EMS levy amount from the previous year was \$251,972.62; and

WHEREAS, the City Council of the City of Buckley attest that the city population is less than 10,000; now therefore

THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Be it ordained by the governing body of the taxing district that an increase in the Emergency Medical Services property tax levy is hereby authorized for the levy to be collected in the 2020 tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be \$397.23 which is a percentage of 0.15765% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, and annexations that have occurred and refunds made.

Section 2. If any provision of this Ordinance is held invalid, such invalidity shall not effect any other provisions, or the application thereof, which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. This Ordinance shall be in full force and effect five (5) days from and after its passage, approval and posting as provided by law. A summary of this Ordinance may be published in lieu of publishing the Ordinance in its entirety.

Introduced, passed, and approved this 12th day of November, 2019.

Pat Johnson, Mayor

ATTEST:

Trevia Percival, City Clerk

**APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:**

Phil A. Olbrechts

Published: _____, 2019
Effective: _____, 2019



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: ORD No. ___-19: Updates to the city's Shoreline Master Program (SMP), associated appendix B for critical areas, and associated administrative chapter in the zoning code (BMC 19.42) Cost Impact: \$ Fund Source: Timeline:	Agenda Date: November 12, 2019		AB19-111
	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 – Sandra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren	X	X
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW/Utilities – Chris Banks			
Police Depart – Chief Arsanto			
Attachments: Approval materials, required changes and Ordinance are attached. All other related documents are available on the city website under the SMP 2019 Update page.			
SUMMARY STATEMENT: Each jurisdiction's Shoreline Master Program must be updated or revised every eight years. The updates are to install any local changes (for example, this city disbanded the Board of Adjustment, which was cited in the SMP as the hearing body), and all changes that occurred in the previous years in state laws. The updated SMP was adopted at a previous city council meeting but the version adopted did not include several changes required by the Department of Ecology (ECY). Following the review after the adoption, the city received notification of this from the ECY planner; ECY gave the city the option to make the corrections and re-submit for approval or to gain conditional approval and make the changes within 30 days. The city opted for the latter option. The Planning Commission reviewed the changes at their regularly scheduled meeting on November 4, 2019.			
COMMITTEE REVIEW AND RECOMMENDATION: Planning Commission 11/4/19			
RECOMMENDED ACTION: MOVE to Approve Ordinance No 23-19 Revising the Shoreline Master Program, Appendix B, leaving Appendices A and C unchanged, and approval of amended Chapter 19.42 BMC			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

ATTACHMENT A: FINDINGS AND CONCLUSIONS FOR PROPOSED PERIODIC REVIEW OF BUCKLEY SHORELINE MASTER PROGRAM

SMP Submittal accepted August 16, 2019 Ordinance No. 15-19
Prepared by Department of Ecology on October 1, 2019

Brief Description of Proposed Amendment

The City of Buckley (City) has submitted Shoreline Master Program (SMP) amendments to Ecology for approval to comply with periodic review requirements.

FINDINGS OF FACT

Need for amendment

The proposed amendments are needed to comply with the statutory deadline for a periodic review of the City Shoreline Master Program pursuant to RCW 90.58.080(4). The City prepared a checklist that documents proposed revisions. The amendment brings the SMP into compliance with requirements of the Shoreline Management Act (Act) or state rules that have been added or changed since the last SMP amendment, ensures the SMP remains consistent with amended comprehensive plans and regulations, and incorporates revisions deemed necessary to reflect changed circumstances, new information, or improved data.

SMP provisions to be changed by the amendment as proposed

As part of this periodic review cycle, the City is proposing several changes extraneous to the regulatory content of the SMP including reformatting and numbering, fixing typographical errors, updating the table of contents, removing redundancies, reorganizing and general cleanup to resolve internal inconsistencies and language ambiguities and increase the user-friendliness of the document.

Other general changes throughout the document remove references to city code and quoted excerpts from Washington Administrative Code, add language clarifying the need for qualified professionals to draft reports and a requirement that reports document how a proposal ensures no net loss of ecological function.

In addition to the numerous changes identified above proposed changes are summarized by chapter:

Chapter 1 Introduction: Revisions include numerous edits for clarity and a correction in Section 1.10 to the language establishing the SMP effective date.

Chapter 2 Definitions: Revisions include language adopting definitions by reference from RCW 90.58; WAC 173-18, 173-20, 173-22, 173-26, and 173-27. Definitions are also added, deleted or modified as described below:

The following definitions were added: Parking; Utilities, Accessory.

The following definitions were deleted: Document of record; Priority habitat; Priority species; Provisions; Residential Development; and Transmit.

The following definitions were modified: Development; Flood; Forest practices; Master program; Mitigation sequencing; Nonconformities; Permit; Shorelands; Shorelines of statewide significance; and Substantial development.

Chapter 3 SMP Goals: Revisions include the addition of 3.4.E referencing relief provisions allowed under WAC 173-27-215 when a restoration project causes a landward shift in the location of the ordinary high water mark and the consideration of takings law when implementing public access requirements.

Chapter 4 Shoreline Jurisdiction and Environment Designations: Revisions include additional language in Section 4.1 clarifying the city's intent to limit shoreline jurisdiction to the minimum allowed by law and new language in 4.4.3 to ensure no net loss of ecological function.

Chapter 5 General Policies and Regulations: Revisions proposed include numerous edits for clarity, new language acknowledging takings and due process considerations when requiring public access, reference to the relief provisions from SMP standards in WAC 173-27-215 when properties are impacted by a shift in shoreline jurisdiction resulting from restoration projects, and a requirement that all reports demonstrate that proposals will ensure no net loss of ecological function.

Chapter 6 Shoreline Uses and Modifications: Revisions include numerous edits for clarity, new language in Section 6.11 clarifying that timber cutting is not "development," new language addressing telecommunication facilities to Table 6-1 and Section 6.22 Utilities, and an allowance for utilities to exceed the height limitations under certain circumstances.

Chapter 7 Administrative and Non-Conforming Development revisions include revising the chapter title, updating the city decision maker from the Board of Adjustment to the hearing examiner, adding language addressing special procedures for Washington State Department of Transportation projects, revising Section 7.2.2 to update exemptions and add exceptions and exclusions to the requirement for a shoreline substantial development permit and local review, and revising and renaming Section 7.3 to Nonconformities to more fully address the range of nonconforming uses and development. Minor revisions to the enforcement section cite to WAC 173-27 and RCW 90.58.

Appendix B Shoreline Critical Area Regulations revisions include corrections to the table of contents, formatting and citations. The following summarizes substantive changes proposed in Appendix B: Revisions and updates to critical area maps and map location, revisions to the wetland provisions to incorporate Ecology's recent updates to the wetland rating system and the addition of definitions to the frequently flooded areas section and updating the reference to the Flood Insurance Study.

Amendment History, Review Process

The City prepared a public participation program in accordance with WAC 173-26-090(3)(a) to inform, involve and encourage participation of interested persons and private entities, tribes, and applicable agencies having interests and responsibilities relating to shorelines. As part of the implementation of the public participation plan the city held an open house January 28, 2019 to gather early feedback on the scope of the amendment. The city also posted documents related to the periodic review using the city website to keep interested persons abreast of newly drafted materials related to the periodic review amendment.

The City used Ecology's checklist of legislative and rule amendments to review amendments to Chapter 90.58 RCW and department guidelines that have occurred since the master program was last amended, and determine if local amendments were needed to maintain compliance in accordance with WAC 173-26-090(3)(b)(i).

The City reviewed changes to the comprehensive plan and development regulations to determine if the shoreline master program policies and regulations remain consistent with them in accordance with WAC 173-26-090(3)(b)(ii).

The City considered whether to incorporate any amendments needed to reflect changed circumstances, new information or improved data in accordance with WAC 173-26-090(3)(b)(iii).

The City consulted with Ecology and solicited comments throughout the review process.

The City held a joint local/state comment period on the proposed amendment following procedures outlined in WAC 173-26-104. The comment period began on February 13, 2019 and continued through March 18, 2019. A public hearing before the Planning Commission and Ecology was held on March 18, 2019.

The City provided notice to local parties, including a statement that the hearings were intended to address the periodic review in accordance with WAC 173-26-090(3)(c)(ii). The City published notice of the hearing on February 13, 2019 in the Enumclaw Courier Herald Newspaper.

Ecology distributed notice of the joint comment period to state interested parties and affected Indian tribes on February 5, 2019.

Three organizations submitted comments on the proposed amendments. The City submitted to Ecology its responses to issues raised during the comment period on April 4, 2019. Changes were made in response to comments, as follows:

Appendix B.6.2.D.2: Reference to "Local Native American Indian tribe" was replaced with "affected Indian tribe".

Appendix B.1.2.B, Additions of locations of originals, full-sized maps, or website addresses or programs are listed as sources for the maps contained in Appendix B.

Appendix B.1.18.B: An exception for utility work in easements was added to the noticing requirements.

The proposed SMP amendment was received by Ecology for initial state review and verified as complete on May 1, 2019.

Ecology prepared an initial determination that the amendment is consistent with the policy of the SMA and applicable guidelines if the City made required changes. A written statement of initial concurrence was sent to the City on July 11, 2019. In response to the initial determination, the city agreed to all of the changes identified in the concurrence; however, only one of the changes was incorporated into the SMP amendment when the City adopted their ordinance.

With passage of Ordinance #15-19, on July 23, 2019, the City authorized staff to forward the proposed amendments to Ecology for final approval.

The proposed SMP amendment was received by Ecology for state review and verified as complete on August 15, 2019.

Consistency with Chapter 90.58 RCW

The proposed amendment has been reviewed for consistency with the policy of RCW 90.58.020 and the approval criteria of RCW 90.58.090(3), (4) and (5). The City has also provided evidence of its compliance with SMA procedural requirements for amending their SMP contained in RCW 90.58.090(1) and (2).

Consistency with applicable guidelines (Chapter 173-26 WAC, Part III)

The proposed amendment has been reviewed for compliance with the requirements of the applicable Shoreline Master Program Guidelines (WAC 173-26-171 through 251 and 173-26-020 definitions). This includes review for compliance with the SMP amendment criteria found in WAC 173-26-201(1)(c) along with review of the SMP Periodic Review Checklist completed by the City.

Consistency with SEPA Requirements

The City submitted evidence of SEPA compliance in the form of a SEPA checklist and issued a Determination of Non-Significance (DNS) for the proposed SMP amendments. Ecology did not comment on the DNS.

Other Studies or Analyses supporting the SMP amendment

Ecology also reviewed supporting documents prepared for the City in support of the SMP amendment. These documents include a public participation plan and a periodic review checklist.

Summary of Issues Identified by Ecology as Relevant to Its Decision

Ecology is required to review all SMPs to ensure consistency with the Shoreline Management Act (SMA) and implementing rules including WAC 173-26, State Master Program Approval/Amendment Procedures and Master Program Guidelines. WAC 173-26-186(11)

specifies that Ecology “shall insure that the state’s interest in shorelines is protected, including compliance with the policy and provisions of RCW 90.58.020.”

Based on review of the proposed amendments to the SMP for consistency with applicable SMP Guidelines requirements and the Shoreline Management Act, and consideration of supporting materials in the record submitted by the City, the following issues remain relevant to Ecology’s decision on the proposed amendments to the City’s SMP, with Findings specific to each issue identifying amendments needed for compliance with the SMA and applicable guidelines:

Shoreline Jurisdiction

Ecology has identified a change necessary to the City’s proposed amendment to Buckley SMP 4.1, *Shoreline Jurisdiction*, for consistency with RCW 90.58.030(2)(d). See Attachment B, Item 1. The proposed revision incorrectly identifies the floodway as optional jurisdiction.

Minimally the City must regulate all SMA waterbodies and the associated shorelands areas, or “lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters...”.

The City currently regulates the minimum SMA jurisdictional area consistent with RCW 90.58.030(2)(d) and is proposing no change to the jurisdictional extent of the Buckley SMP.

Finding. Ecology finds that the City of Buckley must regulate shorelines of the state and associated shorelands consistent with RCW 90.58.030(2)(d), which at a minimum, includes the floodway and the adjacent land extending landward two hundred feet therefrom. Ecology finds that the proposed changes to the description of shoreline jurisdiction found in the Buckley SMP 4.1, *Shoreline Jurisdiction*, is less than the minimum jurisdiction, by incorrectly identifying the floodway as an optional area to regulate under the SMP, making it inconsistent with RCW 90.58.030(2)(d).

Ecology finds that the proposed change should be modified to identify the entire 100-year floodplain as optional jurisdiction consistent with RCW 90.58.030(2)(d)(i).

Critical Areas

Ecology has identified a change necessary to the City’s proposed amendment to Buckley SMP 5.2.1, *Critical Areas*, for consistency with RCW 90.58.030(2)(d)(ii), see Attachment B, Change 2. The proposed revision clarifies that for critical areas and buffers extending outside of shoreline jurisdiction, they will be regulated by the city’s critical areas ordinance, found in the Buckley Municipal Code. Those portions of critical areas and buffers located within SMA jurisdiction shall be regulated by the SMP and the critical areas regulations found in SMP Appendix B.

The statute, RCW 90.58.030(2)(d)(ii), provides the City the option to extend shoreline jurisdiction to land necessary for buffers to protect critical areas so that the entire critical area and associated buffer is subject to the SMP. Buckley did not choose this option, and only regulates the minimum jurisdiction with the SMP and all other critical areas and the associated

buffers with the BMC. Buckley is not proposing any changes to the jurisdictional extent of the SMP.

Finding. Ecology finds the City chose the minimum jurisdiction to not include lands necessary to protect critical areas. As a result, only the portion of a critical area located inside of shoreline jurisdiction will be subject to the Buckley SMP, and those portions of the critical area and associated buffer extending beyond shoreline jurisdiction will be regulated by the BMC. Further, Ecology finds the City has chosen to develop two distinct sets of regulatory and procedural requirements for regulating critical areas: Appendix B of the SMP for critical areas in shoreline jurisdiction; and, BMC Chapter 12 for critical areas outside shoreline jurisdiction.

Ecology finds the proposed language excludes critical areas straddling shoreline jurisdiction from the SMP and inaccurately identifies which set of regulations to use in the circumstance that a critical area extends outside of shoreline jurisdiction.

Ecology finds that the proposed change should be modified to correctly identify which set of regulations applies to portions critical areas that straddle the jurisdictional extent of the SMA.

Environmental Impacts

Ecology has identified a change necessary to the City's proposed language in Buckley SMP 5.7.3.E, for consistency with WAC 173-26-201(2)(e)(i), see Attachment A, Change 5. The new language identifies mitigation as part of the report, but does not identify any other component of the mitigation sequence or the sequence itself. To reach no-net-loss of ecological function under SMA, WAC 173-26-201(2)(e)(i) requires that mitigation measures be applied in the following sequence of steps listed in order of priority, starting with avoidance as the first priority, then minimization of adverse impacts, then rectifying and so on. In determining appropriate mitigation, lower priority measures shall be applied only where higher priority measures are determined to be infeasible or inapplicable.

Finding. Ecology finds that the proposed language in the Buckley SMP lacks the specificity to meet the requirements of the mitigation sequence for consistency with WAC 173-26-201(2)(e)(i).

Ecology finds that the proposed language should be modified to clearly identify the requirement for demonstrating no-net-loss of ecological function with the mitigation sequence, not just make a conclusion of no-net-loss by proposing mitigation.

Vegetation Conservation

Ecology has identified a recommended change to the City's proposed amendment to the Buckley SMP 5.5.3, Vegetation Conservation, see Attachment B, Changes 3 and 4. The proposed language identifies WAC 173-27-215, which allows local governments to streamline the permitting process for proposals located within areas subject to the SMA resulting from voluntary restoration which created a landward shift in the Ordinary High Water Mark and results in new jurisdictional areas subject to the SMA.

The proposed language may pertain to vegetation conservation, but will most likely impact several other regulations and how they apply to a project that is located in an area that is now in

shoreline jurisdiction and was not prior, due to voluntary restoration efforts. Since the master program contains a section dedicated to restoration and enhancement uses, Ecology recommends removing this language from Section 5.5.3 and placing this language in an alternate location in the SMP, Section 6.18, Shoreline Habitat and Natural Systems Enhancement Projects.

CONCLUSIONS OF LAW

After review of the complete record submitted and all comments received, Ecology concludes that the City proposed amendments are consistent with the policy and standards of RCW 90.58.020 and RCW 90.58.090 and the applicable SMP guidelines (WAC 173-26-171 through 251 and .020 definitions).

Ecology concludes that the proposed amendment satisfies the criteria for approval of amendments found in WAC 173-26-201(1)(c). This includes the conclusion that approval of the SMP amendment will not foster uncoordinated and piecemeal development of the state's shorelines (WAC 173-26-201(1)(c)(i) and will assure no net loss of shoreline ecological functions will result from implementation of the amended master program (WAC 173-26-201(1)(c)(iv)).

Ecology concludes that those SMP segments relating to shorelines of statewide significance provide for the optimum implementation of Shoreline Management Act policy (RCW 90.58.090(5)).

Ecology concludes that the City has complied with the requirements of RCW 90.58.130 and WAC 173-26-090 and WAC 173-26-104 regarding public and agency involvement in the SMP review and amendment process, including conducting open houses and public hearings, notice, consultation with parties of interest and solicitation of comments from tribes, government agencies and Ecology.

Ecology concludes that the City has complied with requirements of Chapter 43.21C RCW, the State Environmental Policy Act.

Ecology concludes that the City SMP submittal to Ecology was complete pursuant to the requirements of WAC 173-26-090, WAC 173-26-104, and WAC 173-26-110.

Ecology concludes that it has complied with the procedural requirements for review and approval of shoreline master program amendments as set forth in RCW 90.58.090 and WAC 173-26-104, WAC 173-26-110, and WAC 173-26-120.

Ecology concludes that with this action the City has completed the required process for periodic review in accordance with RCW 90.58.080(4) and applicable state guidelines (WAC 173-26).

DECISION AND EFFECTIVE DATE

Based on the preceding, Ecology has determined the proposed periodic review amendments updating the SMP, are consistent with Shoreline Management Act policy, the applicable guidelines and implementing rules, once required changes set forth in items 1, 2 and 5 of Attachment B are accepted by the City. The City may choose to adopt the recommended changes shoreline in items 2 and 3 in Attachment B. Pursuant to RCW 90.58.090(2)(e), the City must notify Ecology of the approval or denial of the recommended changes.

Ecology approval of the proposed amendments with required changes is effective 14 days from Ecology's final action approving the amendment. Ecology's final action will be a letter verifying receipt of written notice that the City has agreed to the required and recommended changes or approval of proposed alternative language.

As provided in RCW 90.58.090(2)(e)(ii) the City may choose to submit an alternative to the changes required by Ecology. If Ecology determines that the alternative proposal is consistent with the purpose and intent of Ecology's original changes and with RCW 90.58, then the department shall approve the alternative proposal and that action shall be the final. Approval of the updated SMP and proposed alternative/s is effective 14 days from Ecology's final action approving the alternative/s.

ATTACHMENT B: Ecology Changes for the City of Buckley

SMP Periodic Review Amendment

Ecology Changes

The changes in red are required to comply with the SMA (RCW 90.58) and the SMP Guidelines (WAC 173-26, Part III). Changes in blue are recommended and consistent with SMA (RCW 90.58) policy and the SMP Guidelines (WAC 173-26, Part III). Single ~~strikethrough~~ and underline reflect the City's changes, double ~~strikethrough~~ and double underline reflect Ecology changes.

ITEM	SMP Provision (Cite)	BILL FORMAT CHANGES (underline = additions; strikethrough = deletions)	RATIONALE
1	4.1	<p>Local jurisdictions may voluntarily elect to expand shoreline jurisdiction to include part or all of the remaining floodplain area that is located beyond 200 feet from either the ordinary high water mark (OHWM) or the floodway, or to include the buffers of associated wetlands that would otherwise be located outside of shoreline jurisdiction. The City chooses to limit shoreline jurisdiction to the minimum required and to not include the optional <u>floodway floodplain</u> area or critical area buffers located outside the minimum jurisdictional area. include as shoreline jurisdiction only the area of the floodplains located 200 feet from the OHWM and the floodways, and associated wetlands; and not to include the buffers of associated wetlands or floodplains located outside of shoreline jurisdiction.</p>	<p>The optional expansion of shoreline jurisdiction allows a local government to include the entire floodplain area associated with a shoreline river or stream, as described in RCW 90.58.030(2)(d)(i). Minimum jurisdiction includes the floodway and contiguous floodplain areas extending 200 feet therefrom</p>

ITEM	SMP Provision (Cite)	BILL FORMAT CHANGES (underline = additions; strikethrough = deletions)	RATIONALE
2	<p>5.2.1</p> <p>Applicability</p>	<p>Within shoreline jurisdiction, critical areas and the associated buffers are regulated by the provisions contained in Appendix B of this SMP and this section. In the circumstance that where a critical area extends outside of shoreline jurisdiction so that the buffer is not located inside of shoreline jurisdiction, the <u>portion of critical area and buffer located outside of shoreline jurisdiction</u> will be regulated by the city's critical areas ordinance found in the Buckley Municipal Code. Appendix B of this SMP and the buffer will be regulated by Chapters 12.08 through 12.13 BMC.</p>	<p>RCW 90.58.030(2)(d)(ii) allows local governments to expand shoreline jurisdiction to include "lands necessary for buffers for critical areas" when a critical area straddles an area both regulated and not regulated under the shoreline management act. Buckley is choosing to not expand this area resulting in the portion of critical area and the buffer outside of shoreline jurisdiction being regulated by BMC 12.08 and 12.13.</p>
3	<p>5.5.3</p>	<p>The city may grant relief from shoreline master program development standards and use regulations resulting from shoreline restoration projects within urban growth areas consistent with criteria and procedures in WAC 173-27-215.</p>	<p>Recommend placing this relief mechanism under the Shoreline Habitat and Natural Systems Enhancement Projects, found in 6.18.3 of the Buckley SMP.</p>
4	<p>6.18.3.G</p>	<p>The city may grant relief from shoreline master program development standards and use regulations resulting from shoreline restoration projects within urban growth areas consistent with criteria and procedures in WAC 173-27-215.</p>	<p>See change 3 above.</p>
5	<p>5.7.3.E</p>	<p>For all projects, the applicant shall provide, in addition to the standard permit information requirements contained in WAC 173-27, a report prepared by a qualified professional describing existing conditions/ecological functions and anticipated shoreline environmental impacts (if any). Note that if a critical areas report must also be prepared pursuant to Appendix B, the shoreline and critical areas reports may be submitted as a single report. <u>The report shall</u></p>	<p>To assure no net loss of ecological function, the SMP must include provisions that require an analysis of environmental impacts resulting from proposed uses and developments. This analysis must include a demonstration of the mitigation sequence, consistent with WAC 173-26-201(2)(e)(i). This sequence requires adverse impacts to be first avoided, then minimized</p>

ITEM	SMP Provision (Cite)	BILL FORMAT CHANGES (underline = additions; strikethrough = deletions)	RATIONALE
		<p><u>demonstrate consistency with the mitigation sequence found in 5.7.3.F of the SMP</u> and conclude that, as <u>mitigated</u> (if any), the proposal will result in no net loss of <u>ecological function</u>.</p>	<p>before mitigation is an option for compensation as a result of adverse impacts from a proposal. The additional language clarifies the requirement of the mitigation sequence.</p>



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

October 16, 2019

The Honorable Patricia Johnson
City of Buckley
PO Box 1960
Buckley, WA 98321

Re: City of Buckley Shoreline Master Program Periodic Review – Conditional Approval, Ordinance 15-19

Dear Mayor Johnson:

I would like to commend the City of Buckley (City) for its efforts in developing the periodic review of the Shoreline Master Program (SMP) amendment. As we have already discussed with your staff, the Washington State Department of Ecology (Ecology) has identified specific changes necessary to make the proposal approvable. Changes are detailed in Attachment B. The findings and conclusions that support Ecology's decision are contained in Attachment A.

Pursuant to RCW 90.58.090(2)(e), at this point, the City may:

- Agree to the proposed changes (required and/or recommended changes), or
- Submit an alternative proposal. Ecology will then review the alternative(s) submitted for consistency with the purpose and intent of the changes originally developed by Ecology and with the Shoreline Management Act.

Final Ecology approval will occur when the City and Ecology agree on language that meets statutory and Guideline requirements.

Please provide your written response within 30 days to the Director's Office at the following address:

WA State Department of Ecology
Attention: Director's Office
PO Box 47600
Olympia, WA 98504-6700



The Honorable Patricia Johnson
October 16, 2019
Page 2

Ecology appreciates the dedicated work that the City Planning Staff, both Kathy James and Leticia Wallgren have put into the Shoreline Master Program Periodic Review.

We look forward to concluding the SMP amendment process in the near future. If you have any questions or would like to discuss the changes identified by Ecology, please contact our Regional Planner, Sarah Cassal at Sarah.Cassal@ecy.wa.gov or (360) 407-7459.

Sincerely,



Maia D. Bellon
Director

Enclosures

By Certified Mail [9489 0090 0027 6081 4496 73]

cc: Leticia Wallgren, City of Buckley
Perry Lund, Ecology
Sarah Cassal, Ecology

CITY OF BUCKLEY

ORDINANCE NO. ____-19

AN ORDINANCE OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 1.16.010 BMC, REPEAL AND REPLACE THE CITY OF BUCKLEY SHORELINE MASTER PROGRAM, AND REPEAL AND REPLACE THE CITY OF BUCKLEY SHORELINE MASTER PROGRAM'S APPENDIX B, REPEAL AND REPLACE CHAPTER 19.42 BMC; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the State of Washington requires periodic updates of the city's Shoreline Master Program; and

WHEREAS, legislative changes were made to the Shoreline Management Act since the city's Shoreline Master Program was adopted; and

WHEREAS, the existing Shoreline Master Program was last updated in 2013 under Ordinance 04-13; and

WHEREAS, the city's 2013 Shoreline Master Program needed to be amended to meet the new changes to the Shoreline Management Act; and

WHEREAS, the City of Buckley obtained state funding under Agreement # SEASMP-1719-Buckle-00006; and

WHEREAS, the City of Buckley conducted an open house on January 28, 2019; and

WHEREAS, the 60-day notice was received February 7, 2019, by the Washington State Department of Commerce of the proposed change in development regulations under Material Identification Number (MID#) 25761; and

WHEREAS, the environmental review was performed under the State Environmental Policy Act with a determination of non-significance issued on February 13, 2019; and

WHEREAS, the planning commission conducted a public hearing on this proposal on March 18, 2019; and

WHEREAS, the planning commission met at its regular session on June 3, 2019, to discuss the hearing comments and associated code amendments in response to those comments, and recommended approval;

NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF BUCKLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The existing Shoreline Master Program is repealed and replaced with Exhibit 1.

Section 2. The existing Shoreline Master Program Appendix A contains no changes.

Section 3. The existing Shoreline Master Program Appendix B is repealed and replaced with Exhibit 2.

Section 4. The existing Shoreline Master Program Appendix C contains no changes.

Section 5. Chapter 19.42 BMC is hereby repealed and replaced as follows:

19.42.010 Purpose.

The purpose of this chapter is to do the following:

- (1) Help effectuate the goal of the state, as stated in RCW 90.58.020.
- (2) Establish an administrative system to assign responsibilities to implement the shoreline master program.
- (3) Prescribe an orderly process by which to review proposals and permit applications.
- (4) Ensure that all persons affected by this master program are treated in a fair and equitable manner.
- (5) Help coordinate between the shoreline permit regulated by the Shoreline Management Act (RCW 90.58), the Shoreline Administrative Code (WAC 173-27), and the city's Shoreline Master Program as well as federal codes, which may also be involved in reviewing a shoreline permit application.

19.42.020 Shoreline master program adopted.

- (1) The policies and use regulations attached as Exhibit A to Buckley Ordinance No. ___-19 along with Appendices A, B and C attached thereto, are hereby adopted by this reference as the city of Buckley shoreline master program.
- (2) Permitting sections WAC 173-27-130 through -210 are adopted as if set forth in full, as now or hereafter amended.
- (3) The SMP shall be periodically reviewed and adjustments shall be made as are necessary to reflect changing local circumstances, new information or improved data, and changes in state statutes and regulations. This review process shall be consistent with Chapter 173-26 WAC requirements and shall include a local citizen involvement effort and public hearing to obtain the views and comments of the public.
- (4) Amendments to the city's SMP shall be reviewed first by the planning commission, which shall conduct at least one public hearing on the proposed amendment. The planning commission shall make a recommendation to the city council, which may hold at least one public hearing before making a decision. Amendments or revisions to the SMP do not become effective until after Department of Ecology approval.

19.42.030 Conflict of provisions.

- (1) Should a conflict occur between the provisions of the city's shoreline master program (SMP) or this chapter and the SMA, the SMA shall be applied.
- (2) Should a conflict occur between the provisions of this chapter and other laws, regulations, codes or rules promulgated by the city or any other authority having jurisdiction within the city, the most restrictive requirement shall be applied, except when constrained by federal or state law, or where specifically provided otherwise in this shoreline master program.
- (3) Various permits may have different time frames or requirements than those mentioned in this chapter or in the Shoreline Master Program. Appropriate sections of the Washington Administrative Code or Revised Code of Washington requirements may supersede this chapter or parts thereof.

19.42.040 Shoreline administrator.

The shoreline administrator shall be as defined in the SMP Chapter 2 and is vested with the duties imposed by the Shoreline Master Program, including but not limited to:

- (1) Overall administrative responsibility for this master program;
- (2) Investigate, develop, and propose amendments to this program as deemed necessary to more effectively and equitably achieve its goals and policies;
- (3) Advise interested citizens and applicants of the goals, policies, regulations, and procedures of this program;
- (4) Enforce procedures incorporated in the Shoreline Master Program;
- (5) Prepare forms deemed essential for the administration of this program;
- (6) Make administrative decisions and interpretations of the policies and regulations of this program and the Shoreline Management Act;
- (7) Determine if a shoreline substantial development permit, conditional use permit or variance permit is required;
- (8) Collect applicable fees, as established by the city;
- (9) Determine that all applications and necessary information and materials are provided;
- (10) Ensure that proper notice is given to appropriate persons and the public for all hearings;
- (11) Conduct and coordinate field inspections, as necessary;
- (12) Review, insofar as possible, all provided and related information deemed necessary for appropriate applications needs;
- (13) Conduct a thorough review and analysis of shoreline substantial development permit applications; make written findings and conclusions; and approve, approve with conditions, or deny such permits;
- (14) Authority to approve, approve with conditions, or deny shoreline substantial development permits and permit revisions in accordance with SMP 7.2.1;
- (15) Authority to grant statements of exemption or exception from shoreline substantial development permits; and
- (16) Provide technical and administrative assistance to the hearings examiner as required for effective and equitable implementation of this program and the Act;
- (17) Submit variance and conditional use permit applications and make written recommendations and findings on such permits to the hearings examiner for consideration and official action;
- (18) Seek remedies for alleged violations of this program, of the provisions of the Act, or of conditions of any approved shoreline permit issued by the city of Buckley;
- (19) Coordinate information with affected agencies;
- (20) Forward shoreline permit decisions in accordance with WAC 173-27-130.

19.42.050 Enforcement and penalties.

- (1) Violations are listed in SMP 7.4. Enforcement shall be as described in BMC 1.12, as modified by this chapter.
- (2) The choice of enforcement action and the severity of any penalty should be based on the nature of the violation and the damage or risk to the public or to public resources. The existence or degree of bad faith of the persons subject to the enforcement action, benefits that accrue to the violator and the cost of obtaining compliance may also be considered.
- (3) Fines are listed in WAC 173-27-280, Civil penalty.
- (4) Violators may be liable for damages and attorney's fees and costs in accordance with RCW 90.58.230.

Section 6. Copy to the Department of Commerce. Pursuant to RCW 36.70A.106, the City Administrator is hereby authorized and directed to provide a copy of this ordinance to the State Department of Commerce within 10 days of adoption.

Section 7. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 8. Effective date. This ordinance 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.

Introduced, passed and approved this 12th day of November 2019.

Mayor Pat Johnson

ATTEST:

City Clerk Treva Percival, MMC

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: Bigfoot Java Design Review	Agenda Date: November 12, 2019		AB19-112
	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
	Finance Dept – Sandra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren	X	X
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW/Utilities – Chris Banks			
Attachments: Signed Design Review Committee Report, Exhibits 1-5, and a Request Letter to Applicant			
SUMMARY STATEMENT:			
<p>Applicants Mike Baily and Jennifer Whitmore, for Bigfoot Java, went through the design review process for a new coffee service building proposed for 491 Main St. The application included design review for all building signs and exterior building elements including building and sign colors and materials. The application was reviewed for conformity with Highway 410 Development Guidelines. All pertinent information is presented in the Design Review Committee report and exhibits. Supplemental materials are also available to view at the Building and Planning office. The Design Review Committee considered this application and recommends approval as conditioned.</p>			
COMMITTEE REVIEW AND RECOMMENDATION:			
RECOMMENDED ACTION: Move to approve the design review application for Bigfoot Java			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	



**City of Buckley
Design Review Committee
Design and Sign Review**

Proposal Name: Bigfoot Java Drive Thru

Proposal Address: 491 Main Street; Parcel #0619033005 and #0619033006

Proposal Description: Design review for new duel drive thru coffee building

File Number: Design review permit #DR-19-0005

Applicant: Bigfoot Java

Contact: Mike Baily – LDG Architects:
mike@ldgarchitects.com; 206-283-4764

Planner: Evan Lewis, Assistant Planner

State Environmental Policy (SEPA) Threshold Determination: Exempt

Decisions Included: Recommendation to City Council

Department Decision: Conditional Approval

Sandy Burkett, Community Services Chair
City of Buckley

Decision Date: NA 10-30-19

Notice of Application: NA

Decision Publication Date: NA

Appeal Deadline: NA

Contents

I	Background	3
	Coffee Service Building	4
	Monument Sign	6
	Building-Mounted Signs	6
	Siding	7
	Roofing	7
	Windows	7
	Doors	7
	Ornamentation	7
	Colors	8
	Other Site Elements	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	17
IV	Conclusion and Recommendation	19
V	Exhibits	20

I Background

The City received an application for design review on July 22, 2019 for a new coffee service building and signs at 491 Main Street; parcel #0619033005 and #0619033006. This property is zoned Central Commercial (CC) and is located at the southwest corner of Hwy 410 and Main Street. The proposal requires sign and major design review to evaluate compliance with the sign code and development guidelines for the Hwy 410 corridor. This applicant will also be required to undergo site plan review for this proposed project; the site plan review has a separate review process and review criteria.

The proposal for Bigfoot Java consists of one, 650 square foot and approximately 24.5 foot-high coffee service building and four signs (one monument sign and three building-mounted wall signs) as shown in **Figure 1** below. Four window signs (a business logo and a Bigfoot graphic), which the City considers both wall signs and building-mounted signs, are also proposed; one for each side of the building as shown in the example Bigfoot Java site pictures in **Exhibit 5**.

Figure 1: Bigfoot Java Site and Sign Layout

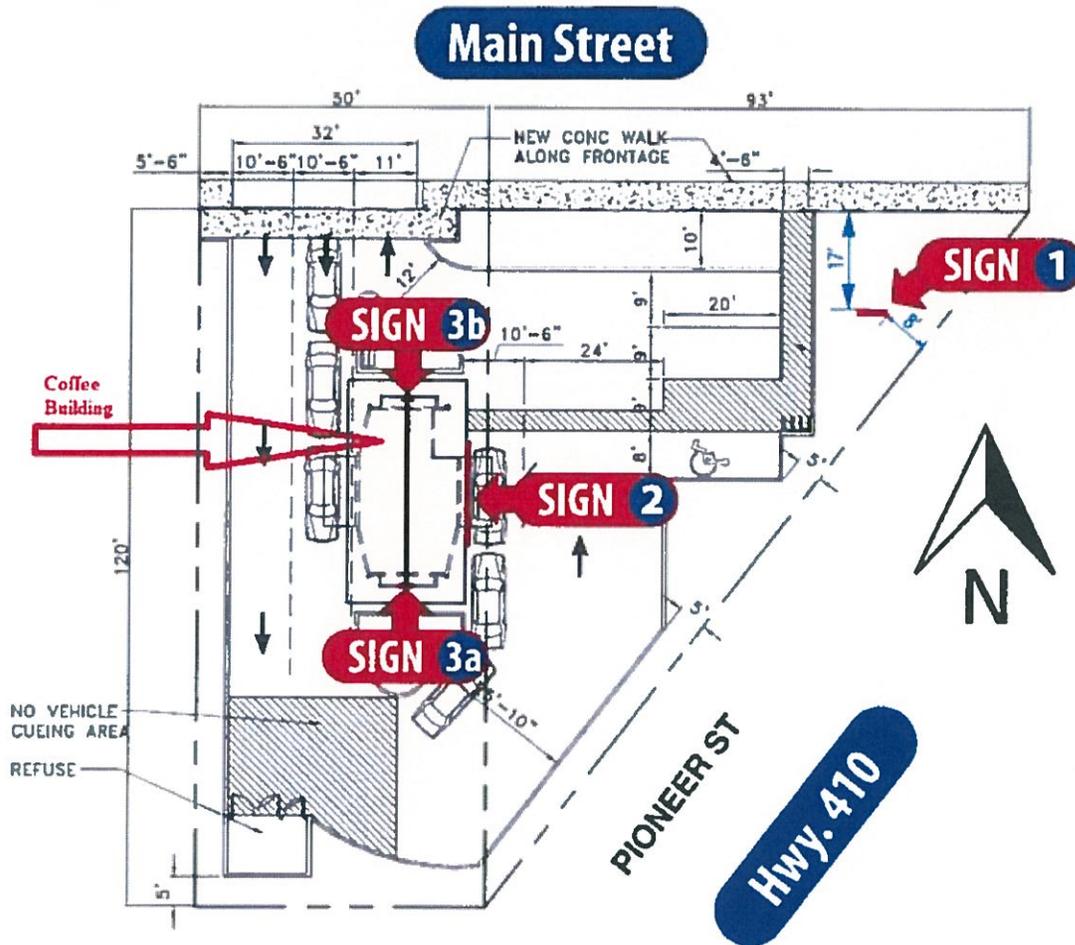
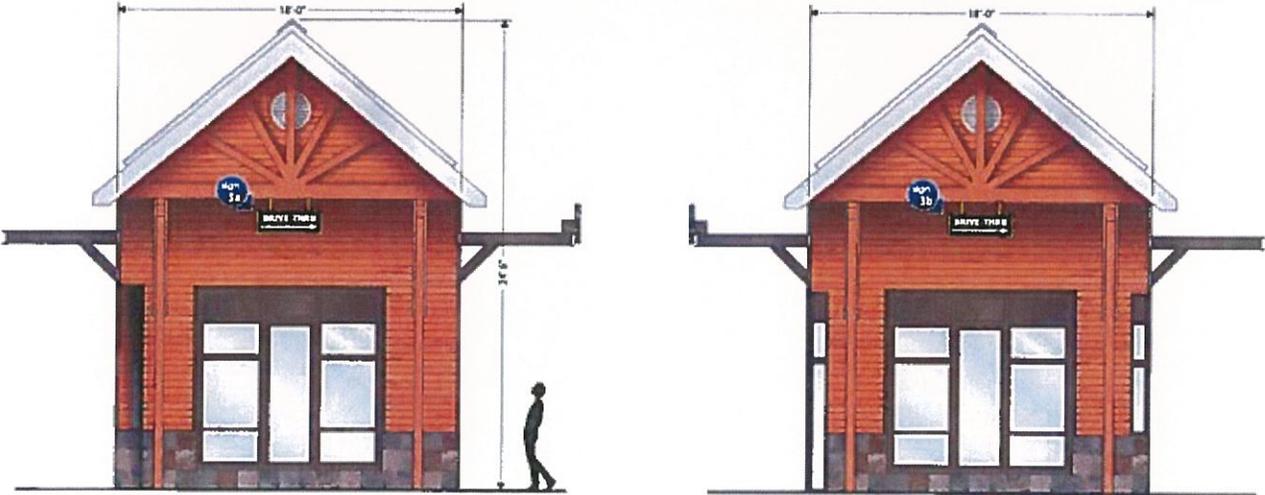


Figure 4: Coffee Service Building East Elevation Rendering



Figure 5: Coffee Service Building South (left image) and North (right image) Elevation Renderings



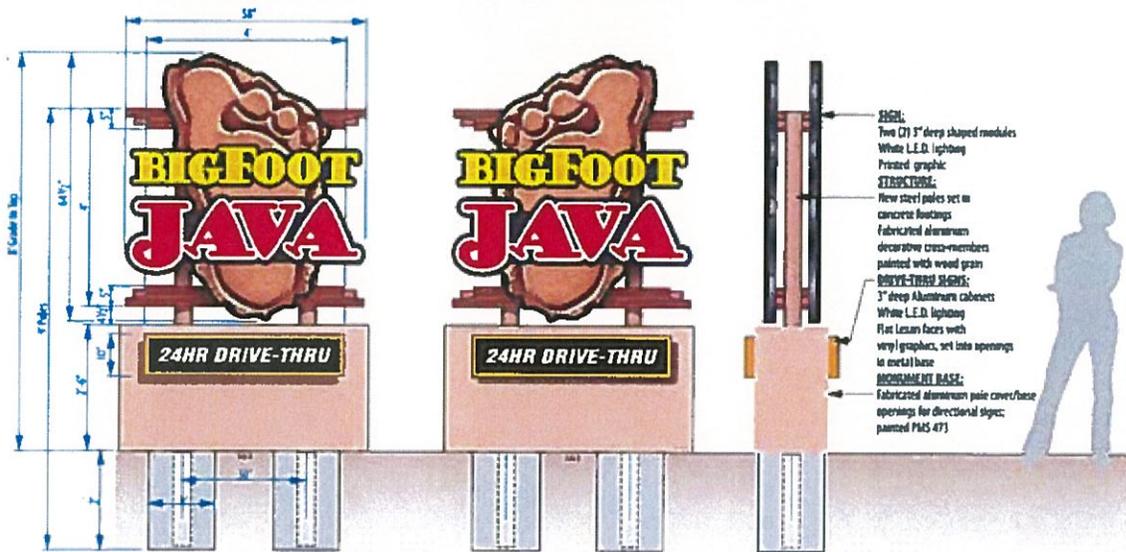
Monument Sign

The applicant proposes a monument sign near the corner of Hwy 410 and Main Street. The monument sign has two components and is set on a base; all of these components are described below:

- Foot-shaped portion of the sign that is double-sided, approximately 26 square feet per side with the words “BIGFOOT JAVA” set in front of a large foot-shaped figure. This portion of the monument sign consists of two, 3”-deep foot-shaped modules. The lettering and foot-shape are backlit translucent panel with white L.E.D. lights. The sign structure is steel and aluminum, and the graphic is translucent vinyl applied to a Lexan face.
- “24HR DRIVE-THRU” signs that are approximately 4 square feet each and attached to each side of the sign base. This portion of the sign consists of 3” deep aluminum cabinets and flat Lexan faces with white lettering that is internally illuminated with white L.E.D. lights.
- Monument sign base that is approximately 2.5 feet high and constructed of a fabricated aluminum pole cover. Iron bracing is found within the aluminum pole cover.

There are no moving or blinking lights on the monument sign or any other proposed signs. Additional sign details, images and specifications are included in **Exhibit 4**.

Figure 6: Proposed Monument Sign (Sign #1 on the site plan)



Building-Mounted Signs

The applicant proposes two drive-thru building-mounted signs on the north and south sides of the coffee service building and one building-mounted store name sign mounted to the canopy on the east side of the coffee service building. Additionally, the west and east-side windows contain an 18" x 18" company logo, and the north and south windows contain a Bigfoot creature graphic that is approximately 18" x 42". All proposed building-mounted signs are shown in Figures 7-9. Additional sign details are included in **Exhibit 4**.

Figure 7: Proposed Building-Mounted Sign (Sign #2 on Exhibit 4 Map)

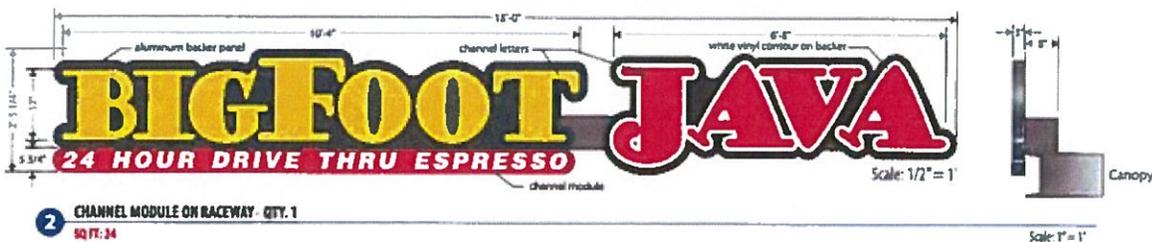


Figure 8: Proposed Building-Mounted Drive-Thru Sign (Signs #3a and 3b on Exhibit 4 Map)

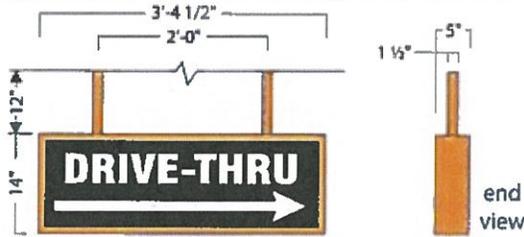


Figure 9: Proposed 18" x 18" (West & East Sides) and 18" x 42" (North & South Sides) Window Signs



Siding

Most of the siding for the coffee service building consists of semi-transparent oil base cedar. The lower three feet of siding have a 12" x 12" granite or porcelain tile.

Roofing

Proposed building roofing is made of a prefinished standing seam steel.

Windows

Proposed window systems are comprised of dark bronze aluminum frames. The west and east sides both include a sliding coffee service window. Windows on the north and south sides of the building, and some of the windows on the east and west sides, have translucent screening.

Doors

Proposed door systems are aluminum. The only entrance is on the east side and is for employees only; this entrance is a swing door with a transparent glass face. There are also swing doors on the north and south ends of the building, with translucent glass faces, but they only access open spaces within the north and south ends of the building.

Ornamentation

There does not appear to be any significant building ornamentation.

Colors

Building colors are primarily gray (roof), brown (siding), a mix of beige, brown and gray (bottom of building siding), and bronze (window and door frames). Sign colors are black, white, orange and red. Additional details are included in *Exhibit 2* and *Exhibit 4*.

Other Site Elements

Additional site elements include the following:

- Two menu signs which would be considered “incidental” signs according to Buckley Municipal Code.
- Dumpster enclosure which includes a sight-obscuring chain link portion and a CMU portion. According to the applicant, “the color is complementary to the building” and an “earthy color.”
- Light poles that are a dark, anodized bronze
- Bike racks without a specified color, although the applicant noted they could be ordered the same color as the light poles.
- Landscaping which is addressed later in this staff report and detailed in Landscape and Irrigation plans found in *Exhibit 3*, and which will undergo thorough review during the site plan review process.

Please note that these other site elements will be reviewed for code compliance during site plan review.

II Sign Design Review Standards

The following design review standards for signs are from Buckley Municipal Code (BMC). Complete design review requirements for Bigfoot Java 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 sign uses orange, red and/or white lettering, white and black outlines, with internally-illuminated white L.E.D. lights. The monument sign also includes faux wood-grain paint on the foot-shaped part of the sign. Sign materials include acrylic, Lexan and vinyl graphics with aluminum and steel structures. The sign will be mounted atop a base comprised of a fabricated aluminum pole cover. Iron bracing is found within the aluminum pole cover. In the interpretation of staff, the proposed 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 includes small shrubs as identified in the Landscaping Plan in Exhibit 3. Sign landscaping shall

comply with sign design guideline #6 and BMC 17.08. The applicant shall include façade improvements, consistent with Buckley landscaping code, such as planter boxes and hanging baskets immediately adjacent to the building.

(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 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 and monument sign are illuminated with LED lights that do 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 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.

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.

Sign measurements are as follows:

Allowable Wall Sign Area Based on BMC 19.30.100	Actual Wall and Building-Mounted Sign Area
West Side <ul style="list-style-type: none"> 120 linear ft of lot frontage; <u>60 sf of allowable sign area</u> 	West Side <ul style="list-style-type: none"> 1 building-mounted store logo window sign: 2.3 sf
South Side <ul style="list-style-type: none"> 51 linear ft of lot frontage; <u>25.5 sf of allowable sign area</u> 	South Side <ul style="list-style-type: none"> 1 building-mounted hanging "Drive-Thru" sign: 3.9 sf 1 building-mounted bigfoot graphic sign: 5.3 sf
East Side <ul style="list-style-type: none"> 151 linear ft of lot frontage; <u>75.5 sf of allowable sign area</u> 	East Side <ul style="list-style-type: none"> 1 building-mounted store logo window sign: 2.3 sf 1 building-mounted store name sign on canopy: 43.9 sf
North Side <ul style="list-style-type: none"> 143 linear ft of lot frontage; <u>71.5 sf of allowable sign area</u> 	North Side: <ul style="list-style-type: none"> 1 building-mounted hanging "Drive-
Total sign square footage shall not exceed 100 square feet.	

Allowable Wall Sign Area Based on BMC 19.30.100	Actual Wall and Building-Mounted Sign Area
	<p>Thru" sign: 3.9 sf</p> <ul style="list-style-type: none"> • 1 building-mounted Bigfoot graphic sign: 5.3 sf <p>Total wall sign area on building: 66.9 sf</p>

The proposed sign area is within the allowable sign area for each frontage and overall. Building signage shall not exceed 100 square feet for the building as a whole. It also shall not exceed 60 square feet on the west side, 25.5 square feet on the south side, 75.5 square feet on the east side, or 71.5 square feet on the north side.

- (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.

Not applicable – the proposal is not within a retail or business complex.

- (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. This lot has two street frontages and each frontage is more than 100 feet, therefore two monument signs are allowed (one on each frontage). In determining the area of monument signs, BMC 19.30.020 Definitions state that:

"The area of a freestanding or monument sign shall be determined by measuring the length times the width of a sign panel. The entire sign panel shall be considered when figuring sign area. Only one sign face of a double-sided sign is used to determine sign area. The measurable area shall not include sign structures such as poles, framing, or decorative roofing; provided, that there is no written copy or symbols on the structure or architectural embellishment."

Based on this definition, the proposed monument sign has a surface area of approximately 30 square feet per side (which includes the foot-shaped part of the sign and the portion of the sign base that reads "24HR DRIVE-THRU").

- (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.

Not applicable – the proposal is for one tenant.

- (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. As the 43.9 square foot building-mounted sign is attached to a canopy and not the building wall itself, it would not meet the definition of "projecting sign" in Buckley Municipal Code which defines a projecting sign as "any sign that is attached to and projects 12 or more inches from the wall of a building."

- (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 monument sign surface area shall not exceed 50 square feet of sign surface area.

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

Not applicable – this is a single-tenant development and it is not a business complex.

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

The proposed monument sign is 5.4 feet high, atop a 2.5 foot base, and therefore meets maximum height requirements for a single-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.

The applicant shall be required to go through design review prior to any exterior modifications that deviate 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 coffee service building and site have a design geared toward serving coffee and is similar to other coffee businesses in the Buckley Plateau and rural Pierce County. While the proposed monument sign has a design that is not typically found in the Buckley Plateau, the building is straight-forward and functional in appearance.

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.

The proposed project shall be designed in compliance with City of Buckley, Pierce County and Washington State planning and development requirements. The City will review compliance with City, County and State development requirements as part of the required site plan review process for this project.

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

Conformance with landscape buffer, off-street parking and landscaping, and frontage improvement requirements will be reviewed as part of the site plan review process. Proposed landscape buffers, off-street parking and landscaping, and frontage improvements shall conform with all section 4.2.1 requirements in the Buckley Highway 410 Development Guidelines, Buckley Municipal Code and Public Works Standards.

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 coffee service building is of a scale and form typical of other coffee stands on the Buckley Plateau. The building form is simple and straightforward and is without unnecessary ornament. It contains 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 coffee service building is less than 80 feet long and thus meets this requirement.

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

The proposed coffee service building does not exceed 30,000 gross square feet.

- 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.

The proposed project contains only one building and thus this requirement is not applicable.

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

The proposed project is of a scale and character similar to other coffee stands, including Gravity Coffee approximately 250 yards southwest on Hwy 410.

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

The proposed architectural design is similar to other coffee stands. It does not appear to be based on traditional agricultural and mill buildings, although the cedar siding and metal roof are reminiscent of some agricultural and mill buildings.

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).

The proposed exterior consists of metal roof, cedar and tile siding, cedar column and brace, and metal window and door framing.

- 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.

The proposed building is one story with a sloping roof and a pitch greater than 6 in 12.

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

The proposed roof forms have simple gables and sheds with generous overhangs on the north and south sides and canopies along a portion of the west and east sides that also serve as generous overhangs over the drive-through and coffee service areas.

- 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.

Most of the proposed siding for the coffee service building consists of semi-transparent oil base cedar. The lower three feet of siding have a 12" x 12" granite or porcelain tile which has a stone-like appearance. The siding is consistent with this design guideline.

- 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 prefinished standing seam steel which is consistent with this design guideline.

- 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.

The proposed doors have aluminum frames and glass faces (a mix of transparent and translucent glass).

- 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 have aluminum frames with one sliding window proposed on both the east and west sides which is not consistent with design guidelines. The appearance is of several smaller windows rather than fewer large windows.

- 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.

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 primarily gray (roof and window/door frames), brown (siding), and a mix of beige, brown and gray (bottom of building siding). Sign colors are black, white, orange and red. Additional details are included in Exhibits 2 and 4. The brown, gray, beige, white and black colors are muted earth tones, while the red and orange colors are not.

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 is proposed which identifies the name and logo of the business. This sign would be clearly viewed at the speed of cars traveling along Hwy 410.

- b. Signs are attached to building that identify 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.

A proposed building-mounted sign is attached to the east side of the building which identifies the building tenant and activities at a pedestrian oriented scale. This sign is of a similar unique and creative character to some other, existing signs along Hwy 410 and Buckley's nearby Downtown.

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 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 sign consists of a primarily metal (steel and aluminum) structure, with acrylic, vinyl and lexan graphics, set atop a fabricated aluminum pole cover base. Iron bracing is found within the aluminum pole cover.

4.3.3 Building Mounted Signs:

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

The proposed building-mounted sign on the east side is attached to a canopy that extends 5 feet from the building wall. The proposed building-mounted "Drive-Thru" signs on the north and south sides are attached to the bottom of the roof overhang. Other signs on windows are all flush with the building face.

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

Buckley sign code defines projecting signs as "any sign that is attached to and projects 12 or more inches from the wall of a building." The 43.9 square foot "BIGFOOT JAVA" sign on the east side of the building is attached to the front of a canopy which extends 5 ft from the wall. As this sign is attached to a canopy and not the wall, it is not a projecting sign and thus this four foot requirement does not apply.

IV Conclusion and Recommendation

City staff recommends the conditional approval of the proposed sign and building designs. 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. The applicant shall include façade improvements, consistent with Buckley landscaping code, such as planter boxes and hanging baskets immediately adjacent to the building.**
- 7. All proposed signs shall be inspected by the Building Department pursuant to BMC 19.30.170.**
- 8. The proposed monument 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.**
- 9. Light from the signs shall only illuminate sign letters and shall not spill over the property lines in any direction except by indirect reflection.**
- 10. Wall signs shall not extend above the highest exterior wall upon which the sign is located.**
- 11. Signs shall not cause a visual or physical obstruction to a public right-of-way or pedestrian way.**
- 12. The proposed monument 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.**
- 13. Building signage shall not exceed 100 square feet for the building as a whole. It also shall not exceed 60 square feet on the west side, 25.5 square feet on the south side, 75.5 square feet on the east side, or 71.5 square feet on the north side.**
- 14. If a future, 2nd monument sign is proposed, the combined monument sign surface area shall not exceed 50 square feet of sign surface area.**
- 15. The proposed monument sign shall be set back at least five feet from the edge of the public right of way.**
- 16. The applicant shall be required to go through design review prior to any exterior modifications that deviate from the plans provided with this design review application.**
- 17. The proposed project shall be designed in compliance with City of Buckley, Pierce County and Washington State planning and development requirements.**
- 18. Proposed landscape buffers, off-street parking and landscaping, and frontage improvements shall conform with all section 4.2.1 requirements in the Buckley Highway 410 Development Guidelines.**
- 19. The proposed monument sign shall be located within the required landscape buffer along Highway 410.**

V Exhibits

- 1) Design Review Application**
- 2) Site Plan and Building Elevation Drawings**
- 3) Landscape and Irrigation Plans**
- 4) Sign Drawings, Details and Locations**
- 5) Example Bigfoot Java Site Pictures**

Exhibit 1: Bigfoot Java Design Review Application



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**

- LAND DISTURBING PERMIT
- RIGHT-OF-WAY USE PERMIT
- CRITICAL AREAS PERMIT
- SIGN PERMIT
- DESIGN REVIEW

(Check all that apply)

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

1. Applicant/Property Owner: BIGFOOT JAVA Phone # 253 261 3258

Address: 420 ELLINGSON RD #200 PACIFIC, WA 98047

E-Mail address: JENNIFER@BIGFOOTJAVA.COM

2. Contractor/Installer: TBD Phone # _____

Address: _____

E-Mail address: _____

Contact Person: MIKE BAILY - LDG ARCHITECTS Contractor Lic. # _____

E-Mail address: MIKE@LDGARCHITECTS.COM - 206 283 4764

3. Project Location: 491 MAIN STREET, BUCKLEY, WA 98321

4. Project Description/Activity: REMOVE EXISTING RETAIL STRUCTURE AND DEVELOP A NEW DUAL DRIVE THRU COFFEE BUILDING

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: 13 if over 500 cubic yards, attach SEPA checklist.
 Regraded Removed from site Imported to site Other

Maximum height of fill⁰ _____ Maximum depth of cut²⁴ _____

Square footage of area to be covered with impervious surface^{8,158 - 70%} _____

8. * If sign and/or fence:

Setback distance from property line^{32'} _____ Proposed height of structure (sign or fence)^{23'} _____

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

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:

A NEW STORM DRAINAGE SYSTEM CONSTING OF CB WILL BE PROVIDED AND CONNECTED TO CITY SYSTEM

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.

- 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.

Wei Tang Chu 7-18-19
 SIGNATURE OF APPLICANT* 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.		

Exhibit 2: Site Plan and Building Elevation Drawings

BIGFOOT JAVA

DRIVE THRU

491 MAIN STREET
BUCKLEY, WASHINGTON

TITLE INDEX

- A-0 COVER SHEET
- ARCHITECTURAL:
 - A-1 FLOOR PLAN
 - A-2 ELEVATIONS
 - A-3 EXTERIOR ELEVATIONS & DETAILS
- LANDSCAPING:
 - L-1 PLANTING PLAN
 - L-2 IRRIGATION PLAN
- SCAPE:
 - 1 MONUMENT SIGN
 - 2 ELEVATION SIGN
 - 3 SIGNAGE
 - 4 BUILDING PHOTOS

LDG architects
 Inland Northwest Architects
 10000 1st Ave NW
 Seattle, WA 98117 (206) 283-4784

WE REPRESENT ALL ASPECTS OF THE DESIGN PROCESS FROM CONCEPT DEVELOPMENT THROUGH TO CONSTRUCTION ADMINISTRATION. WE ARE A FULL SERVICE ARCHITECTURAL FIRM WITH A COMMITMENT TO EXCELLENCE AND INNOVATION. WE ARE CURRENTLY OPEN TO RECEIVING NEW CLIENTS AND PROJECTS. CONTACT US TODAY AT 206.283.4784.



consultants:

PROJECT DATA

BUILDING CODE: IRC 2015
 SITE ADDRESS: 491 MAIN STREET
 SITE AREA: 11,595 SQ. FT. 0.26 ACRES
 ZONING: CC
 TAX NUMBER: 0819033005, 0819033006
 OCCUPANCY: M
 CONSTRUCTION TYPE: VB
 BUILDING AREA: 650 SQ. FT.
 BUILDING HEIGHT: 24'-8"
 INTERIORS AREA: 8,158 SQ. FT. -70%
 LANDSCAPE AREA: 3,439 SQ. FT. FERROUS AREA
 PARKING: 3

REMOVE EXISTING STRUCTURE AND PROVIDE A NEW DUAL DRIVE THRU COFFEE DEVELOPMENT. NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BUCKLEY ZONING CODE AND REMOVAL OF INTERIOR LOT LINE.

GENERAL NOTES

1. INSTALL MATERIALS/PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
2. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. VERIFY ALL DIMENSIONS WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL INTERNATIONAL FIRE CODE (IFC), WASS ST ENERGY CODE AND ALL OTHER APPLICABLE CODES AND GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
5. VERIFY ALL EXISTING SITE AND NEW PLAN DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT ANY VARIANCE OR DISCREPANCY TO THE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF ALL THE DEBRIS AND DUST THROUGHOUT THE SITE WHICH IS A RESULT OF THIS CONSTRUCTION PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS FROM THE SITE. ALL COSTS FOR THE REMOVAL OF CONSTRUCTION DEBRIS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL STRIVE TO MAINTAIN A CLEAN AND DEBRIS-FREE WORKING SITE.
9. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK. PROTECT OR MOVE UTILITIES AS REQUIRED.
10. VERIFY ALL MEASUREMENTS AND DIMENSIONS BEFORE BEGINNING WORK TO MATCH ADJACENT EXISTING CONDITIONS OR TO ACCEPT NEW CONSTRUCTION (SEE NEW PLAN).
11. REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES AND CONDITIONS WHICH MAY DIFFER FROM THE DRAWINGS OR SPECIFICATIONS.
12. ALL QUESTIONS PERTAINING TO THE CONSTRUCTION AND MEANING OF DRAWINGS OR SPECIFICATIONS SHALL BE DECIDED UPON BY THE ARCHITECT OR IN THE CASE OF A STRUCTURAL OR CIVIL DRAWING, THE ENGINEER.
13. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CATALOG INFORMATION, ILLUSTRATIONS, SPECIFICATIONS, ETC., UPON THE REQUEST OF THE ARCHITECT FOR VERIFICATION OF THE DESIGN INTENT, FIELD MEASUREMENTS, AND CONFIRMATION OF MATERIALS. FAILURE TO DO SO WILL IMPAIR THE ARCHITECT FROM THE ASSUMED RESPONSIBILITY FOR SUCH WORK.
14. ALL MECHANICAL AND ELECTRICAL WORK SHALL CONFORM TO ALL PERTINENT CODES AND REGULATIONS OF MUNICIPAL, COUNTY, AND STATE AUTHORITIES, THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODE, UNIFORM MECHANICAL CODE, AND OTHER REGULATORY BODIES WITH JURISDICTION OVER THE WORK.
15. PROVIDE BUILDING ADDRESS ON EXTERIOR FACE OF BUILDING IN LOCATION ILLUSTRATED ON PLANS.
16. PROVIDE HORIZONTAL BRACING ON EXTERIOR FACE OF BUILDING IN LOCATION ILLUSTRATED ON PLANS.
17. PROVIDE HORIZONTAL BRACING IN ALL WOOD FRAME WALLS AT 10'-0" ON CENTER. FREELOCK IN ACCORDANCE WITH I.B.C. SEC. 7.17.
18. GLAZING SHALL BE DOUBLE-GLAZED. WINDOWS SHALL BE CAULKED AND SEALED PER ENERGY CODE.
19. DOOR SHALL BE DOUBLE-PANE / AIR SPACE WITH A MINIMUM WITH U-FACTOR 0.30.
21. TRAP PRIMERS ARE TO BE PROVIDED AT ALL FLOOR DRAINS.
22. CLEANOUTS ARE REQUIRED AT ALL SINKS EXCEPT AT THE BEST ROOM LAY.
23. ANY SIDEWALK CUT MUST BE REPLACED IN KIND, COLORED CONCRETE AND STAMPING MUST BE REPLICATED LIKE THE EXISTING SIDEWALK.

ABBREVIATIONS

ADP	ADJUSTABLE DIVIDER PANEL	AS	ANCHOR BOLT	AV	AVOID	AW	AWNING	BA	BALANCE	BB	BELLY UP ROOFING	BF	BENT	BL	BLOCK	BLD	BUILDING	BO	BOND	BR	BRAKE	BS	BUSH	BT	BUTT	CA	CANAL	CB	CANAL	CC	CONCRETE	CD	CONCRETE	CE	CEILING	CF	CONCRETE	CH	CHIMNEY	CI	CORNER	CL	CHANNEL	CM	CORNER	CO	CONCRETE	CP	CONCRETE	CR	CORNER	CS	CONCRETE	CT	CONCRETE	CU	CORNER	CV	CONCRETE	CA	CORNER	CB	CORNER	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CONCRETE	CU	CONCRETE	CV	CONCRETE	CA	CONCRETE	CB	CONCRETE	CC	CONCRETE	CD	CONCRETE	CE	CONCRETE	CF	CONCRETE	CH	CONCRETE	CI	CONCRETE	CL	CONCRETE	CM	CONCRETE	CO	CONCRETE	CP	CONCRETE	CR	CONCRETE	CS	CONCRETE	CT	CON
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WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THESE PLANS IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE AGREE TO HOLD THE CLIENT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CLIENT AS A RESULT OF OUR NEGLIGENCE OR WILLFUL MISFEASANCE.

consultants:

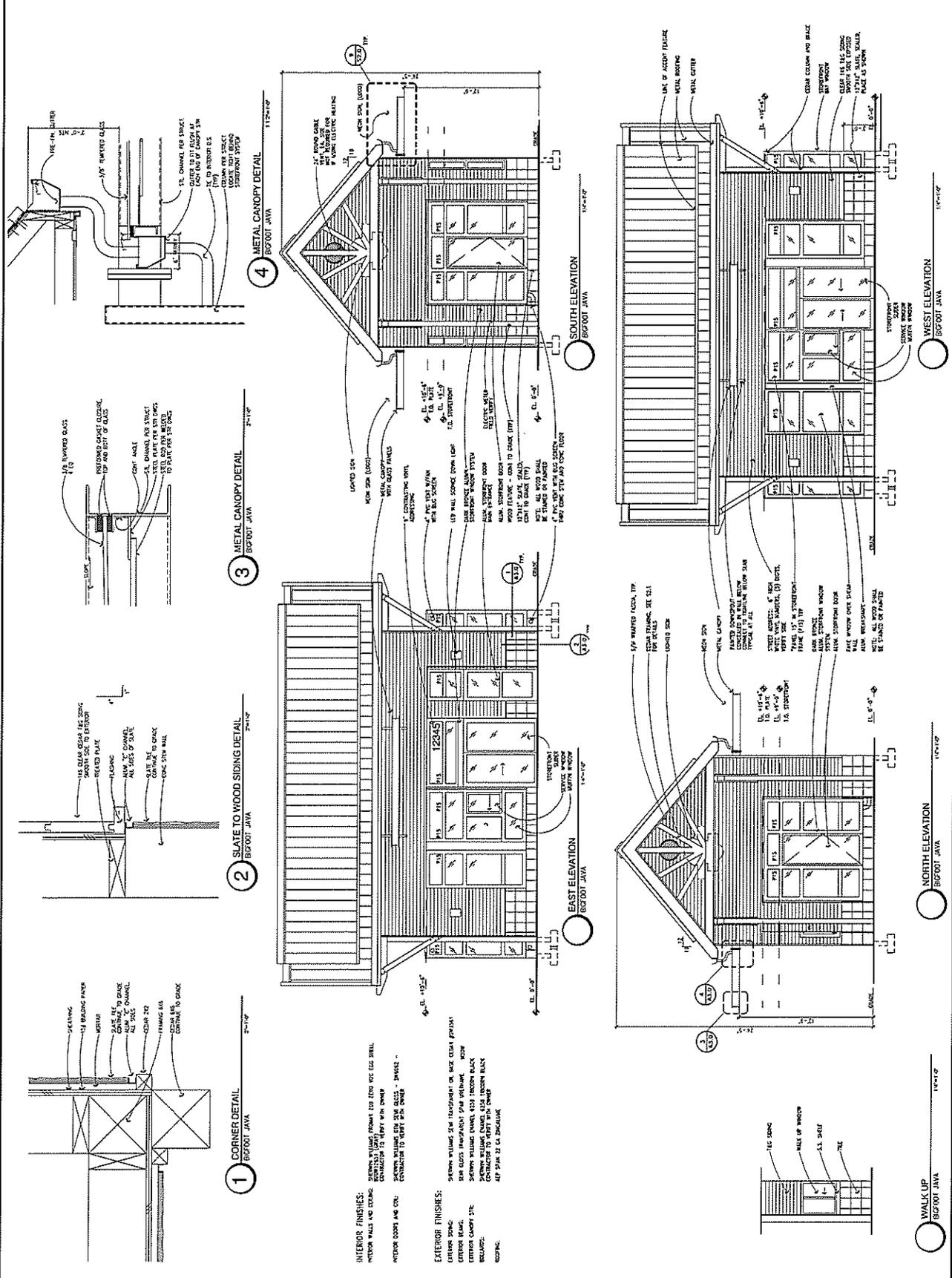
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**PROPOSED PROJECT FOR:
 BIGFOOT JAVA
 MAIN STREET**

BUCKLEY, WA

sheet title:
**BIG FOOT COFFEE
 EXTERIOR ELEVATIONS**

job no:
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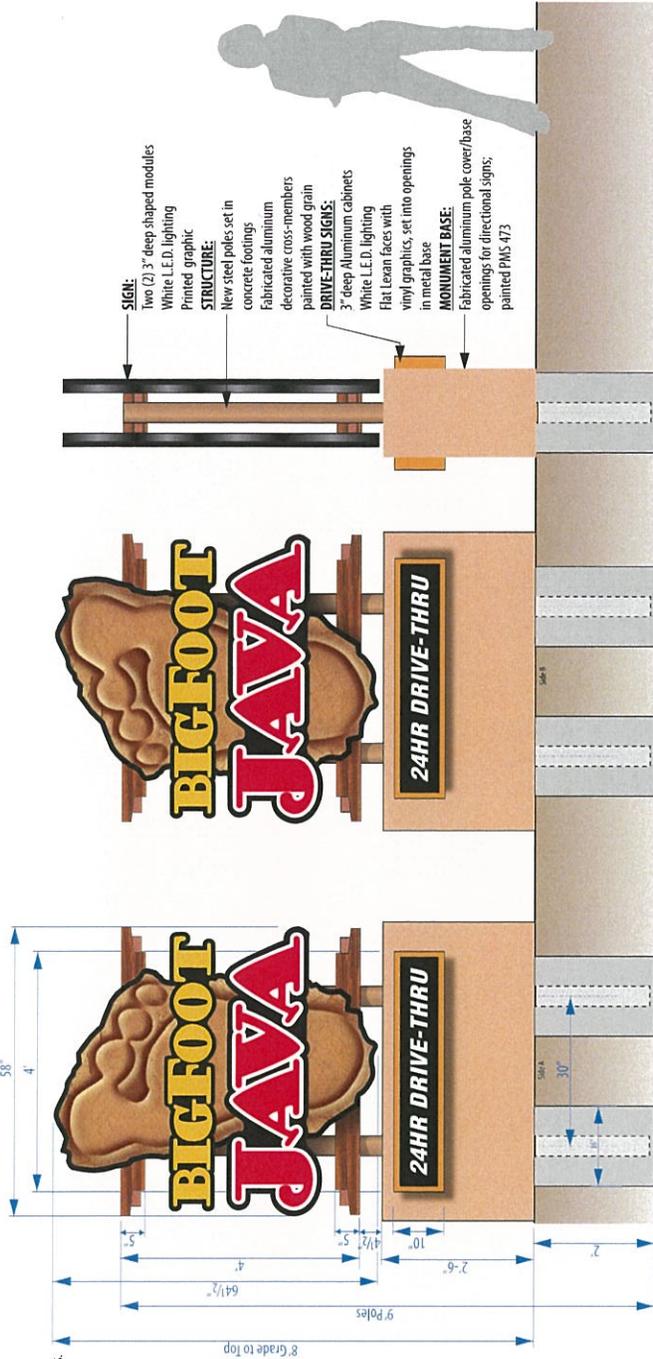
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INTERIOR FINISHES:
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 INTERIOR DOORS AND CO: SHEETS WALLING FROM THE INTO THE WALL CONNECTION TO MEET WITH OWNER

EXTERIOR FINISHES:
 EXTERIOR SIDING: SHEETS WALLING FROM THE INTO THE WALL CONNECTION TO MEET WITH OWNER
 EXTERIOR FLOOR: SHEETS WALLING FROM THE INTO THE WALL CONNECTION TO MEET WITH OWNER
 EXTERIOR LIGHT FIXTURES: SHEETS WALLING FROM THE INTO THE WALL CONNECTION TO MEET WITH OWNER
 EXTERIOR LIGHT FIXTURES: SHEETS WALLING FROM THE INTO THE WALL CONNECTION TO MEET WITH OWNER
 EXTERIOR LIGHT FIXTURES: SHEETS WALLING FROM THE INTO THE WALL CONNECTION TO MEET WITH OWNER

Exhibit 4: Sign Drawings, Details and Locations



1 DOUBLE-FACE MONUMENT SIGN - QTY. 1
50 FT. 31

Scale: 1/2" = 1'

PROJECT DESCRIPTION:
Fabricate & install one (1) double-face internally illuminated monument sign as shown with translucent Lexan faces overlaid with digital prints with two (2) single face "Drive-Thru" cabinets. All illumination is from white L.E.D.s.

SPECIFICATIONS:
Main sign is a 3" deep shaped module (V2), black trim cap & returns
Graphic is a digitally printed image on translucent vinyl media applied to Lexan face

"DRIVE-THRU" signs are aluminum cabinets with white L.E.D. illumination
Cabinets to be painted custom orange yellow (PMS 130)
Flat Lexan faces with opaque black reversed copy

New steel poles installed in footings per municipal code
2"x4" rectangular tube cross-members with faux wood grain paint

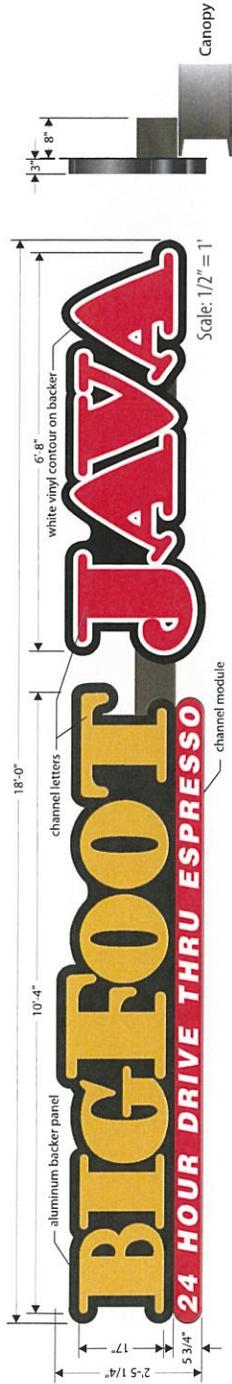
Aluminum pole cover / base painted black, with openings for drive-thru signs
Attach signs to structure as shown
Connect to customer-supplied designated & dedicated electrical circuit

- VINYL #1: Digital print (2@ 58" x 65")
- VINYL #2: 3M #230-22 "Black"
- PAINT #1: PMS #473 on Poles
- PAINT #2: Faux Wood Grain on Cross members
- PAINT #3: Matthews PMS #130 satin finish
- MODULE RETURNS: Pre-finished black
- TRIM CAP: 1" Black



CLIENT: BigFoot Java	D#: 190785-01	PG# 1 of 4	DATE: 07-01-19	© Berry Sign Systems, Inc. All Rights Reserved	<input type="checkbox"/> APPROVED AS IS	<input type="checkbox"/> APPROVED W/ CHANGES AS MARKED
SITE: 491 Main St Buckley, WA 98321	SALES: Warren Wissmer	DESIGN: C. Nichols	for up to \$150,000 in Statutory Damages, plus attorneys fees and costs.	Unauthorized use, reproduction, and or display shall render the infringer liable	CLIENT APPROVAL:	DATE:
BERRY SIGN: info@berrysign.com 7400HardenonRd, Everett, WA 98203 (425)776-8835					LANDLORD APPROVAL:	DATE:

2



Scale: 1/2" = 1'

2 CHANNEL MODULE ON RACEWAY - QTY. 1
50 FT: 24

PROJECT DESCRIPTION:

Fabricate & install one (1) set of illuminated pan channel letters & illuminated pan channel modules on raceway on west-facing drive-thru canopy

SPECIFICATIONS:

5" deep pre-finished black returns, 1" black trim cap
"BIGFOOT" 2465 yellow acrylic face / white LED illumination
"JAVA" 278 red acrylic face / red LED illumination; white IP vinyl contour outline applied to backer panel behind letters
Paint raceway to match canopy color

MATERIAL COLORS:

- #2465 Yellow acrylic
- #278 Red acrylic
- #230-33 Red vinyl on module
- PAINT: Raceway to match canopy - survey required



Sign 1. West elevation - Proposed channel letters installation
Scale: 3/16" = 1'



CLIENT: BigFoot Java
SITE: 491 Main St | Buckley, WA 98321
BERRY SIGN: info@berrysign.com | 7400HardesonRd, Everett, WA 98203 | (425) 776-8835

D#: 190785-01 PG# 2 of 4
SALES: Warren Wissmer

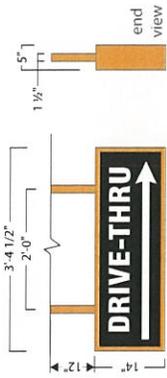
DATE: 07-01-19
DESIGN: C. Nichols

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APPROVED AS IS
CLIENT APPROVAL:
LANDLORD APPROVAL:



APPROVED W/ CHANGES AS MARKED
DATE:
DATE:



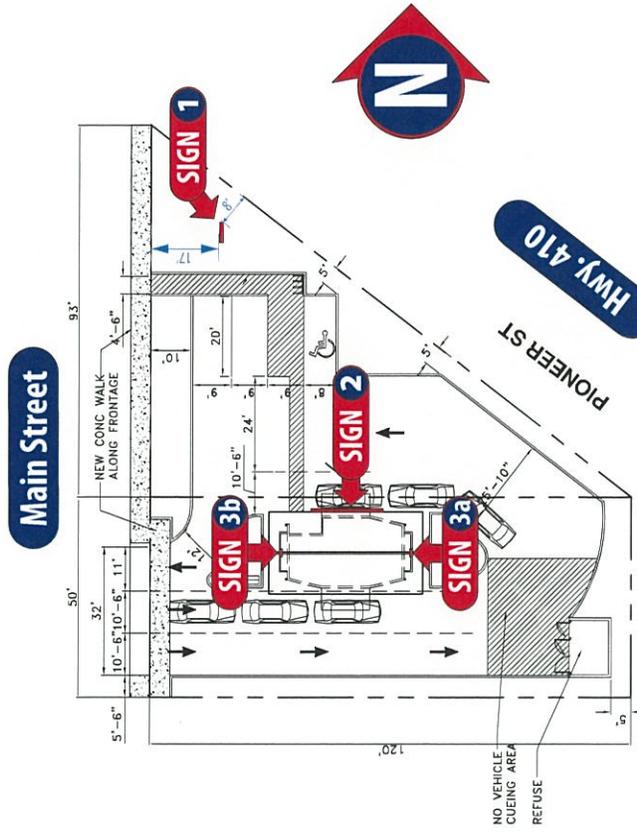
S/F DIRECTIONAL SIGN - QTY: 2 Scale: 1/2" = 1'
SQ FT: 4

- Cabinet - Aluminum construction - paint PMS 137 - Lexan faces - White LED illumination
- HP black vinyl on faces
- Installation - Mount under fascia overhang with 2 rigid conduit legs
- HP Black vinyl



CLIENT: BigFoot Java	D#: 190785-01	PG# 3 of 4	DATE: 07-01-19	© Berry Sign Systems, Inc. All Rights Reserved	<input type="checkbox"/> APPROVED AS IS	<input type="checkbox"/> APPROVED W/ CHANGES AS MARKED
SITE: 491 Main St Buckley, WA 98321	SALES: Warren Wissmer	DESIGN: C. Nichols	Unauthorized use, reproduction, and/or display shall render the infringer liable for up to \$150,000 in Statutory Damages, plus attorneys fees and costs.	CLIENT APPROVAL:	<input type="checkbox"/> CLIENT APPROVAL:	DATE:
BERRY SIGN: info@berrysign.com 7400HardenonRd, Everett, WA 98203 (425) 776-8835				LANDLORD APPROVAL:	<input checked="" type="checkbox"/> LANDLORD APPROVAL:	DATE:

SITE MAP



SCALE: 1" = 30'



CLIENT: BigFoot Java
 SITE: 491 Main St | Buckley, WA 98321
 BERRY SIGN: info@berrysign.com | 7400 Hardeson Rd, Everett, WA 98203 | (425) 776-8835

D#: 190785-01 PG# 4 of 4
 SALES: Warren Wismer
 DESIGN: C. Nichols

DATE: 07-01-19
 DESIGN: C. Nichols

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APPROVED AS IS APPROVED W/ CHANGES AS MARKED
 CLIENT APPROVAL: _____ DATE: _____
 LANDLORD APPROVAL: _____ DATE: _____

Exhibit 5: Example Bigfoot Java Site Pictures





ESPRESSO MENU					
Latte	3.20	3.90	4.20	4.80	5.75
Flavored Latte*	3.70	4.40	4.70	5.30	6.25
Mocha	3.70	4.40	4.70	5.30	6.25
White/Dark Mocha	3.85	4.55	4.85	5.45	6.40
Breve	3.95	4.65	4.95	5.55	6.50
Cappuccino	3.20	3.90	4.20	4.80	5.75
Americano	2.30	2.50	2.95	3.25	4.25
Espresso	Single shot	1.95	1	2.60	1
Drip Coffee	2.00	2.50	2.75	2.95	7

OTHER BEVERAGES					
Hot Chocolate	2.50	2.75	3.00	3.25	4.50
Hot Cider	2.50	2.75	3.00	3.25	4.50
Hot Caramel Apple	2.75	3.00	3.25	3.50	4.75
Italian Soda	2.50	2.75	3.00	3.25	4.50
Italian Cream Soda	2.75	3.00	3.25	3.50	4.75
Creamicle	3.00	3.25	3.50	3.75	5.00
Strawberry Lemonade	3.00	3.25	3.50	3.75	5.00
Ice Tea	2.00	2.50	3.00	3.30	4.55
Slash Tea	2.25	2.75	3.25	3.55	4.80
Chai Tea	3.45	4.15	4.45	5.05	6.00
Green Tea Frostbite	4.40	4.90	5.40	5.75	6.90
Jai Frostbites	4.40	4.90	5.40	5.75	6.90
Infused Energy	1-can	4.75	10	2-cans	7.75

EXTRAS

Espresso Shots	.65
Add Flavors	.75
Make it a Frostbite	.75
Protein Powder	1.50

Nutritional Information Available at Window

Make it a **MEGAFOOT**
44oz
add 1.00 to 32oz



10 oz. MEGAFOOT MENU

Hot Chocolate 2.00
Steamers 2.00
Strawberry L'Foot 3.50

SASQUATCH SPECIALTIES					
	12oz	16oz	20oz	24oz	32oz
	4.45	4.95	5.45	5.80	6.95

SASQUATCH TRACKS FROSTBITE
A rich blend of chocolate and chocolate chips blended and topped with whipped cream and chocolate chips

BIGFOOT EXTREME CHOCOLATE
2 unique blends of chocolate topped with whipped cream and dusted with chocolate

ABOMINABLE WHITE MOCHA
White chocolate powder and a dash of vanilla topped with whipped cream

MARIONBERRY MOCHA MONSTER
all natural marionberries and rich chocolate topped with whipped cream and shaved chocolate

MYTHICAL MOCHA
White chocolate and creamy caramel topped with whipped cream and caramel sauce

NUTTY YETI!
Spicy vanilla mocha with hazelnut topped with whipped cream and nutmeg

LEGENDARY LATTE!
A secret latte topped with whipped cream, caramel and cinnamon

BIGFOOT FRUIT FROSTBITES					
	12oz	16oz	20oz	24oz	32oz
	4.40	4.90	5.40	5.75	6.90

YUMMY Y'ORANGE YETI/CICLE
A creamy combination of vanilla and orange

STRAWBERRY SASQUATCH
A chocolatey concoction

BIGFOOT ON THE BEACH
A delicious blend of tropical flavors

PRIMATE PEACH
9 out of 10 best of peaches

MYTHICAL MANGO
This is truly mango heaven

BERRY AND THE BEAST
Berry's, when it comes to their best!



City of Buckley

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 761-7817

November xx, 2019

Bigfoot Java
ATTN: Jennifer Whitmore and Mike Baily
420 Ellingson Rd #200
Pacific, WA 98047

Re: Request for Use of Stone Siding for Coffee Service Building

To whom it may concern,

The Bigfoot Java design review application, received July 22, 2019, has been approved by the City of Buckley City Council following a recommendation of approval by the Design Review Committee (DRC). However, **the DRC strongly encourages Bigfoot Java to use stone siding on the bottom three feet of the coffee service building rather than tile siding**, in support of consistency along and within the Highway 410 Design Review District.

Buckley's Highway 410 Design Guidelines, under which this application is vested, state that "*complementary stone veneer(s)*" should be used along with wooden siding "*whenever possible.*" The DRC prefers the use of stone siding over the tile siding that was proposed, and for which a sample was provided, for the bottom three feet of the coffee service building.

If you have questions, please call me at 360-761-7817, or e-mail me at lwallgren@cityofbuckley.com.

Sincerely,

Leticia Wallgren, Associate Planner

cc: Dave Schmidt, City Administrator
Evan Lewis, Assistant Planner



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Supplement 1 for Design Phase of Cedar Street Improvements	Agenda Date:, 2019 AB19-113		
	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 – Saundra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
	PW/Utilities – Chris Banks		
Attachments:			
<p>SUMMARY STATEMENT: The City of Buckley desires to supplement the agreement entered into with Gray & Osborne, Inc. and executed on March 18, 2019. All provisions in the basic agreement remain in effect except as expressly modified by the attached supplement. The changes to the agreement are as follows:</p> <ol style="list-style-type: none"> 1. Scope of work is amended to include “Water and Storm Drainage Improvements on Cedar Street.” 2. Time for beginning and completion is amended to change the completion date to December 31, 2020. 3. Payment shall be amended to \$58,670.00 as set forth in Exhibits A-1 and B-1. 			
COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: MOVE to Approve Supplement 1 for Design Phase of Cedar Street Improvements.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



Transportation Improvement Board
Consultant Supplemental Agreement

Agency City of Buckley

Project Number 6-P-808(014)-1

Project Name Cedar Street Improvements

Consulting Firm Gray & Osborne, Inc.

Supplement Phase Supplement 1 for Design Phase

The Local Agency of City of Buckley desires to supplement the agreement entered into with Gray & Osborne, Inc. and executed on March 18, 2019.

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

This is for non-TIB eligible work. The changes to the agreement are described as follows:

Section II, **SCOPE OF WORK**, is hereby amended to include

Task 11 – Water and Storm Drainage Improvements on Cedar Street

Objective: Perform additional design work to include the replacement of a 8-inch DI waterline on Cedar Street, approximately 1,150 LF, and the replacement of the storm drainage line between Main Street and Mason Avenue with a 12-inch diameter storm pipe and the addition of a new 12-inch diameter storm pipe between Mason Avenue and Jefferson Avenue.

1. Add the storm improvements to the plan/profile sheets. Add water system improvements to the plan views, add intertie details, include storm and water system details. Replace water services and fire hydrants.
2. Perform quantity takeoffs and cost estimates for this work to be included in a separate schedule of work, non-TIB eligible.
3. Write specifications for the water and storm drainage improvements to be included in the bid documents. Perform a QA/QC review of the water and storm drainage improvements.
4. Prepare a draft and final SEPA checklist.

Assumption:

1. No new geotechnical or cultural investigation is required for this work.
2. No downstream analysis is included.

Section IV, **TIME FOR BEGINNING AND COMPLETION**, is amended to change the Completion Date

SUPPLEMENTAL COMPLETION DATE December 31, 2020

Section V, **PAYMENT**, shall be amended as follows as set forth in Exhibits A-1 and B-1

MAXIMUM AMOUNT PAYABLE \$58,670.00



Transportation Improvement Board
Consultant Supplemental Agreement

If you concur with this supplement and agree to the changes as stated above, please sign and date in the appropriate spaces below.

Agency Signature	Date
Consultant Signature	Date



Transportation Improvement Board
Consultant Supplemental Agreement

EXHIBIT A-1			
	Original Agreement	Supplement	Total
Direct Salary Cost	\$8,484	\$5,440	\$13,924
Overhead (including Payroll Additives)	\$15,271	\$9,792	\$25,063
Fixed Fee	\$3,563	\$2,285	\$5,848
Reimbursables	\$575	\$153	\$728
Subconsultant Cost	\$13,107	\$0	\$13,107
Total	\$41,000	\$17,670	\$58,670

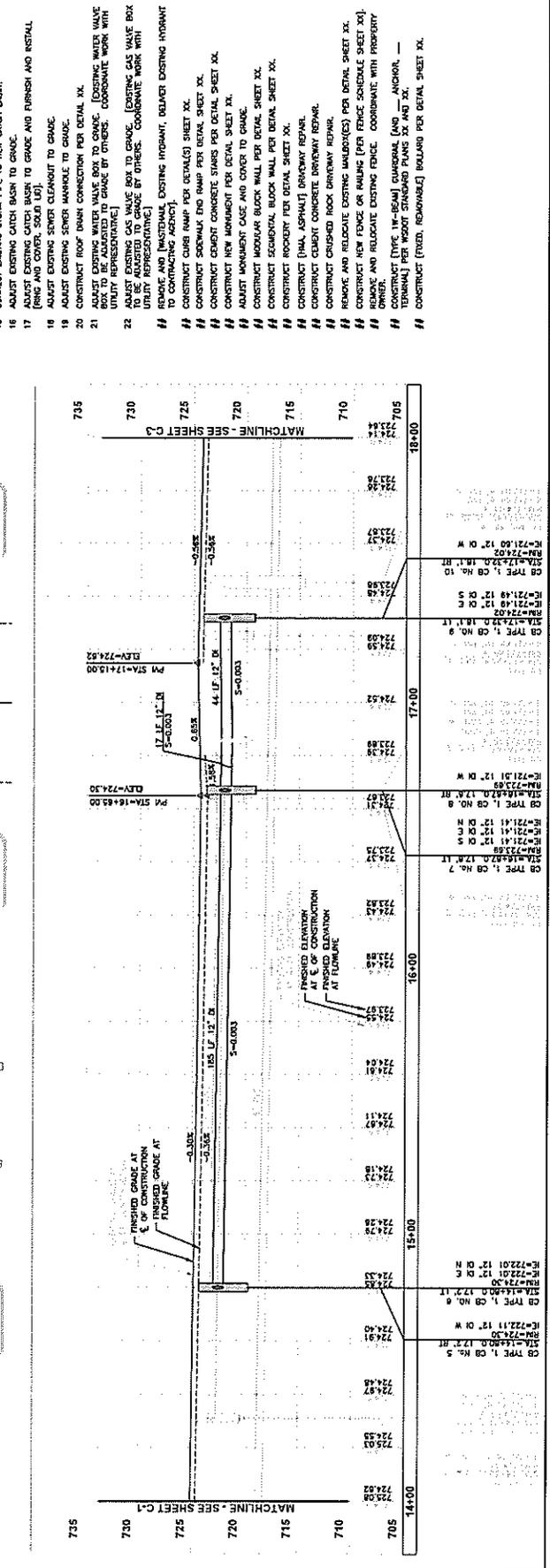
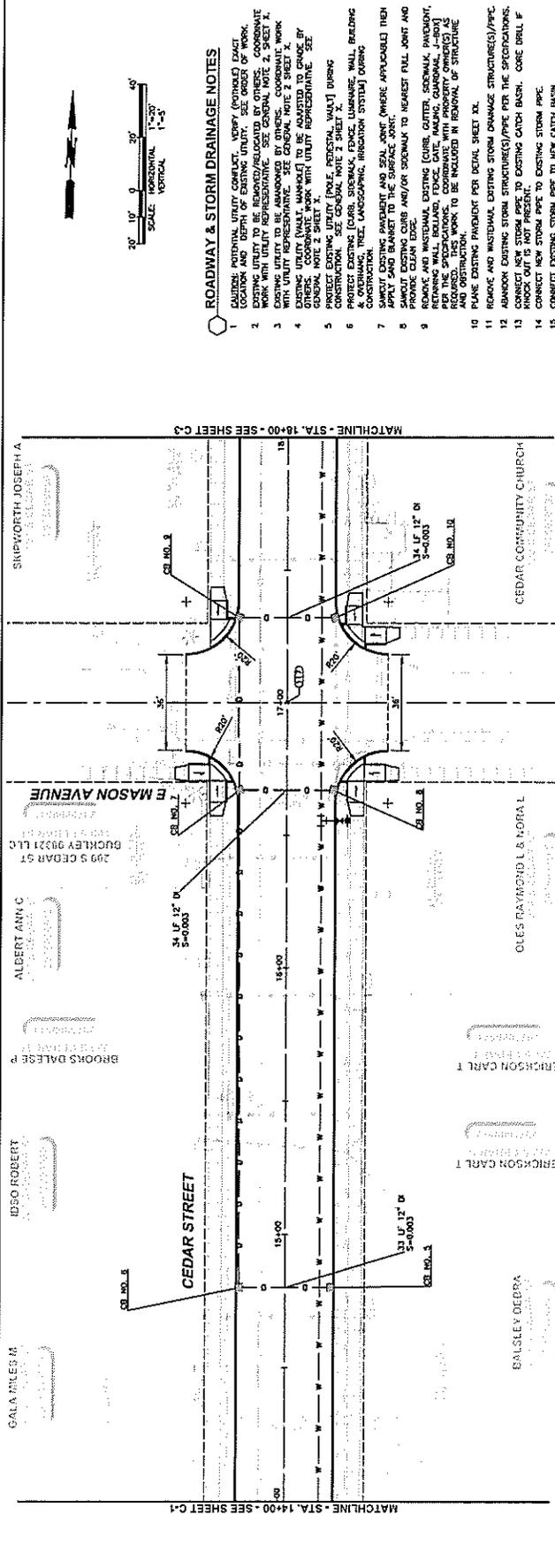


Transportation Improvement Board
Consultant Supplemental Agreement

EXHIBIT B-1

CONSULTANT FEE DETERMINATION SHEET – COST PLUS FIXED FEE

Prepared by Tani Stafford, P.E.				Date October 15, 2019	
Project Cedar Street Improvements – Non-TIB Eligible Water System and Storm Drainage Improvements					
Direct Salary Cost (DSC)					
Classification	Man Hours		Rate	=	Cost
Principal-In-Charge	8	x	\$40 to \$59	=	\$384
Project Manager	32	x	\$37 to \$59	=	\$1,504
Civil Engineer	80	x	\$32 to \$40	=	\$2,880
AutoCAD/GIS Tech./Engineering Intern	32	x	\$15 to \$39	=	\$672
Survey Crew (2 Person)	0	x	\$50 to \$66	=	\$0
Professional Land Surveyor	0	x	\$35 to \$45	=	\$0
TOTAL DSC					\$5,440
OVERHEAD (OH Cost including Salary Additives)					
OH Rate x DSC or 180% x \$5,440					\$9,792
FIXED FEE (FF)					
FF Rate x DSC or 42% x \$5,440					\$2,285
REIMBURSABLES					
Misc. Expenses, including mileage, Reproduction, etc.					\$153
GRAND TOTAL					\$17,670

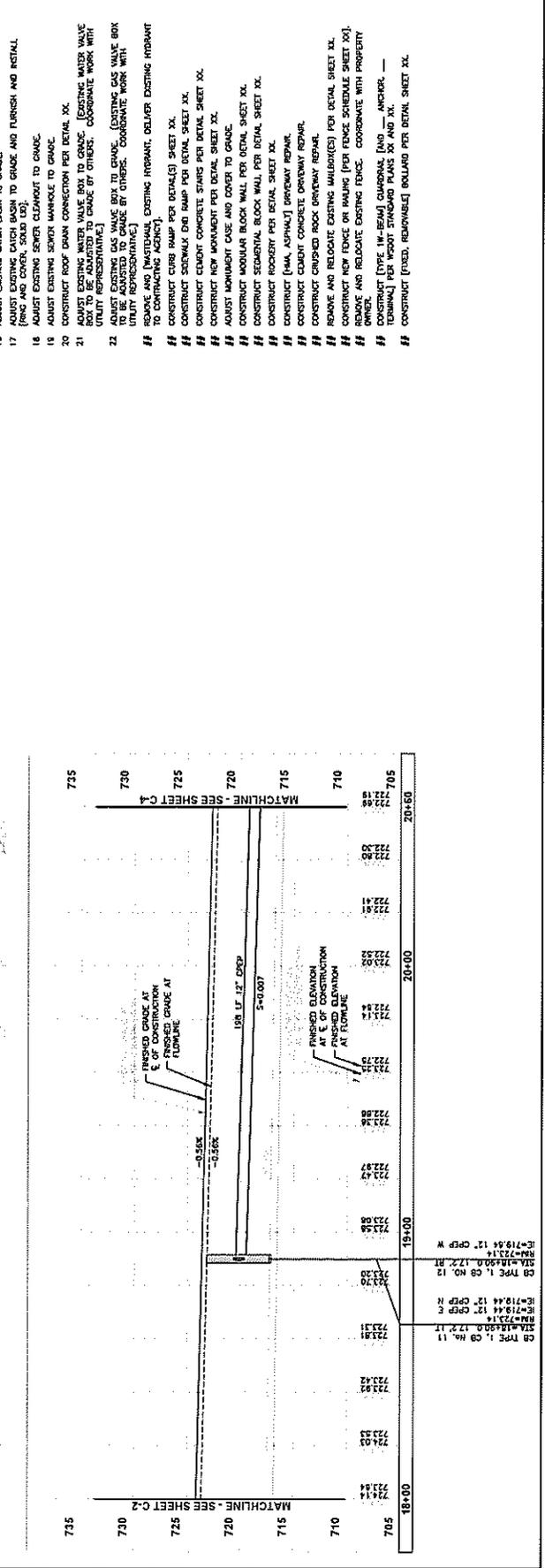
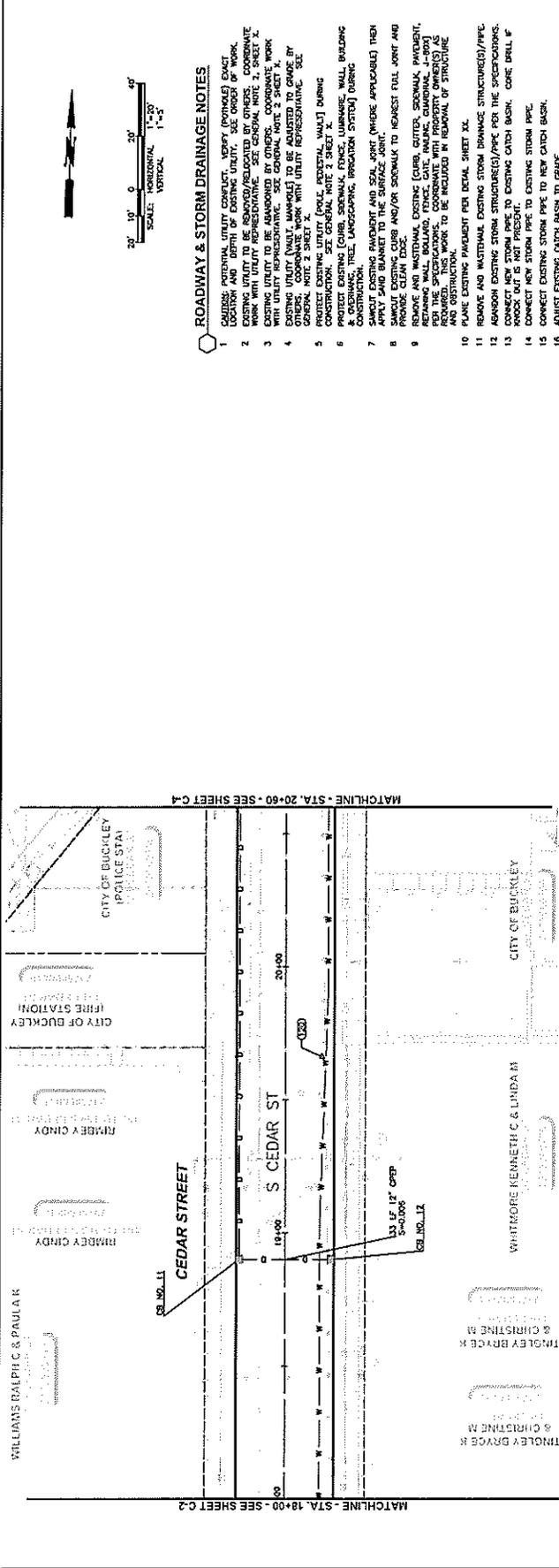


DATE: MAY 2018	DESIGN: MS	NO.	REVISION
CHECKED: TFS	APPROVED: TFS	DATE APPD.	



CITY OF BUCKLEY
 PIERCE COUNTY
 WASHINGTON
 PLAN AND PROFILE
 CEDAR STREET IMPROVEMENTS

SHEET: 6/C-3
 OF: XX
 JOB NO.: 19483
 DWG. PLAN-PROF



ROADWAY & STORM DRAINAGE NOTES

1. LOCATE POTENTIAL UTILITY CONDUIT, VERIFY (POSSIBLE) EXACT LOCATION AND DEPTH OF EXISTING UTILITY. SEE ORDER OF WORK.
2. EXISTING UTILITY TO BE ABANDONED BY OTHERS. COORDINATE WITH UTILITY REPRESENTATIVE. SEE GENERAL NOTE 2 SHEET X.
3. EXISTING UTILITY TO BE ABANDONED BY OTHERS. COORDINATE WITH UTILITY REPRESENTATIVE. SEE GENERAL NOTE 2 SHEET X.
4. EXISTING UTILITY (WALL, MANHOLE) TO BE ADJUSTED TO GRADE BY OTHERS. COORDINATE WITH UTILITY REPRESENTATIVE. SEE GENERAL NOTE 2 SHEET X.
5. PROTECT EXISTING UTILITY (POLE, AERIAL, WALL) DURING CONSTRUCTION. SEE GENERAL NOTE 2 SHEET X.
6. PROTECT EXISTING UTILITY (POLE, AERIAL, WALL) DURING CONSTRUCTION. SEE GENERAL NOTE 2 SHEET X.
7. ADJUST EXISTING UTILITY (POLE, AERIAL, WALL) DURING CONSTRUCTION. SEE GENERAL NOTE 2 SHEET X.
8. ADJUST EXISTING UTILITY (POLE, AERIAL, WALL) DURING CONSTRUCTION. SEE GENERAL NOTE 2 SHEET X.
9. REMOVE AND REINSTALL EXISTING CURB, GUTTER, SIDEWALK, PAVEMENT, AND DRIVEWAY. COORDINATE WITH PROPERTY OWNER(S) AS REQUIRED. THIS WORK TO BE INCLUDED IN REMOVAL OF STRUCTURE.
10. PLACE EXISTING PAVEMENT PER DETAIL SHEET XL.
11. REMOVE AND REINSTALL EXISTING STORM DRAINAGE STRUCTURE(S) (PERCEP, ASHBOOM EXISTING STORM STRUCTURE(S)) PER THE SPECIFICATIONS.
12. REMOVE AND REINSTALL EXISTING STORM DRAINAGE STRUCTURE(S) (PERCEP, ASHBOOM EXISTING STORM STRUCTURE(S)) PER THE SPECIFICATIONS.
13. CONNECT NEW STORM PIPE TO EXISTING CATCH BASIN. CORE DRILL & KNOCK OUT IS NOT PRESENT.
14. CONNECT NEW STORM PIPE TO EXISTING STORM PIPE.
15. ADJUST EXISTING CATCH BASIN TO NEW CATCH BASIN.
16. ADJUST EXISTING CATCH BASIN TO GRADE AND TURNISH AND INSTALL (PERCEP AND CORE, SOLD 100).
17. ADJUST EXISTING CATCH BASIN TO GRADE AND TURNISH AND INSTALL (PERCEP AND CORE, SOLD 100).
18. ADJUST EXISTING SEWER MANHOLE TO GRADE.
19. ADJUST EXISTING SEWER MANHOLE TO GRADE.
20. CONSTRUCT ROOF DRAIN CONNECTION PER DETAIL XX.
21. ADJUST EXISTING GAS VALVE BOX TO GRADE. (EXISTING GAS VALVE BOX TO BE ADJUSTED TO GRADE BY OTHERS. COORDINATE WITH UTILITY REPRESENTATIVE.)
22. ADJUST EXISTING GAS VALVE BOX TO GRADE. (EXISTING GAS VALVE BOX TO BE ADJUSTED TO GRADE BY OTHERS. COORDINATE WITH UTILITY REPRESENTATIVE.)
23. REMOVE AND REINSTALL EXISTING HYDRANT, DELIVER EXISTING HYDRANT TO CONTRACTING AGENCY.
24. CONSTRUCT CURB RAMP PER DETAIL(S) SHEET XX.
25. CONSTRUCT SIDEWALK END RAMP PER DETAIL SHEET XX.
26. CONSTRUCT CONCRETE STAIRS PER DETAIL SHEET XX.
27. CONSTRUCT NEW MONUMENT PER DETAIL SHEET XX.
28. ADJUST MONUMENT CASE AND COVER TO GRADE.
29. CONSTRUCT MODULAR BLOCK WALL PER DETAIL SHEET XL.
30. CONSTRUCT SEGMENTAL BLOCK WALL PER DETAIL SHEET XL.
31. CONSTRUCT ROCKERY PER DETAIL SHEET XL.
32. CONSTRUCT (WALL, ASPHALT) DRIVEWAY REPAIR.
33. CONSTRUCT CRACKED ROCK DRIVEWAY REPAIR.
34. CONSTRUCT CRACKED ROCK DRIVEWAY REPAIR.
35. REMOVE AND RELOCATE EXISTING MAILBOXES PER DETAIL SHEET XL.
36. CONSTRUCT NEW FENCE ON MAINTENANCE PER FENCE SCHEDULE SHEET XX).
37. REMOVE AND RELOCATE EXISTING FENCE. COORDINATE WITH PROPERTY OWNER.
38. CONSTRUCT [TYPE (W-BEAM) GUARDRAIL (AND ANCHOR, TERMINAL) PER WDOT STANDARD PLANS XX AND XX].
39. CONSTRUCT [FIXED, REMOVABLE] BOLLARD PER DETAIL SHEET XL.

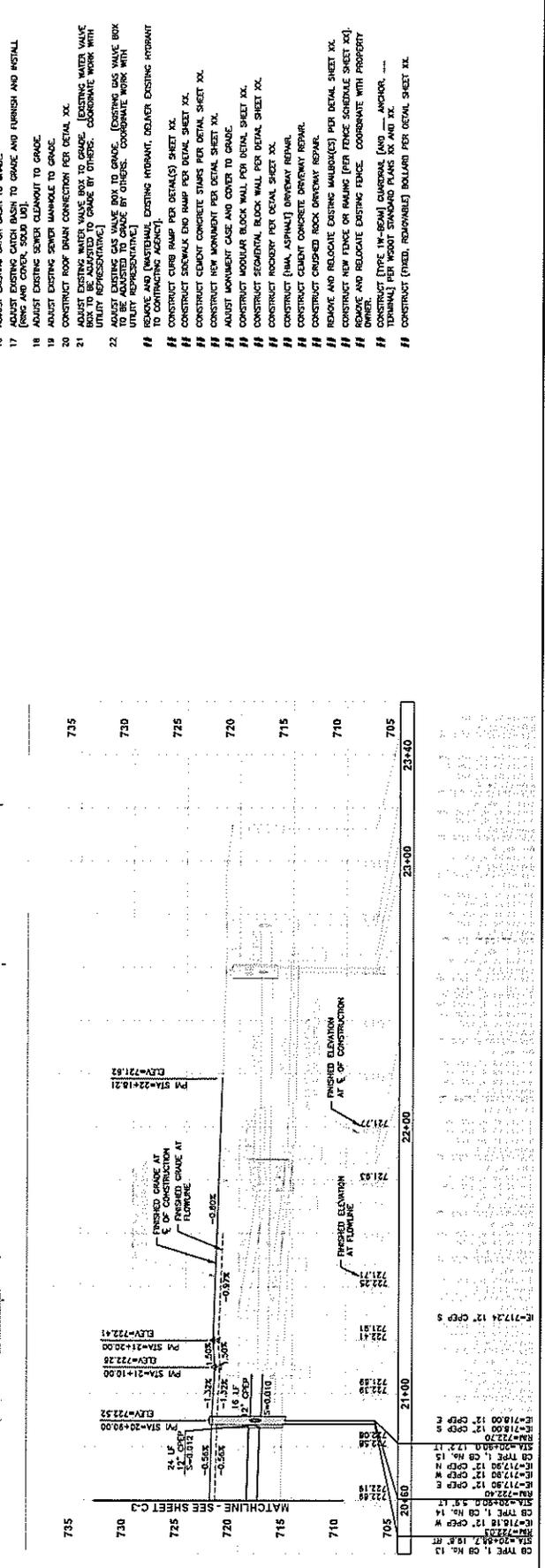
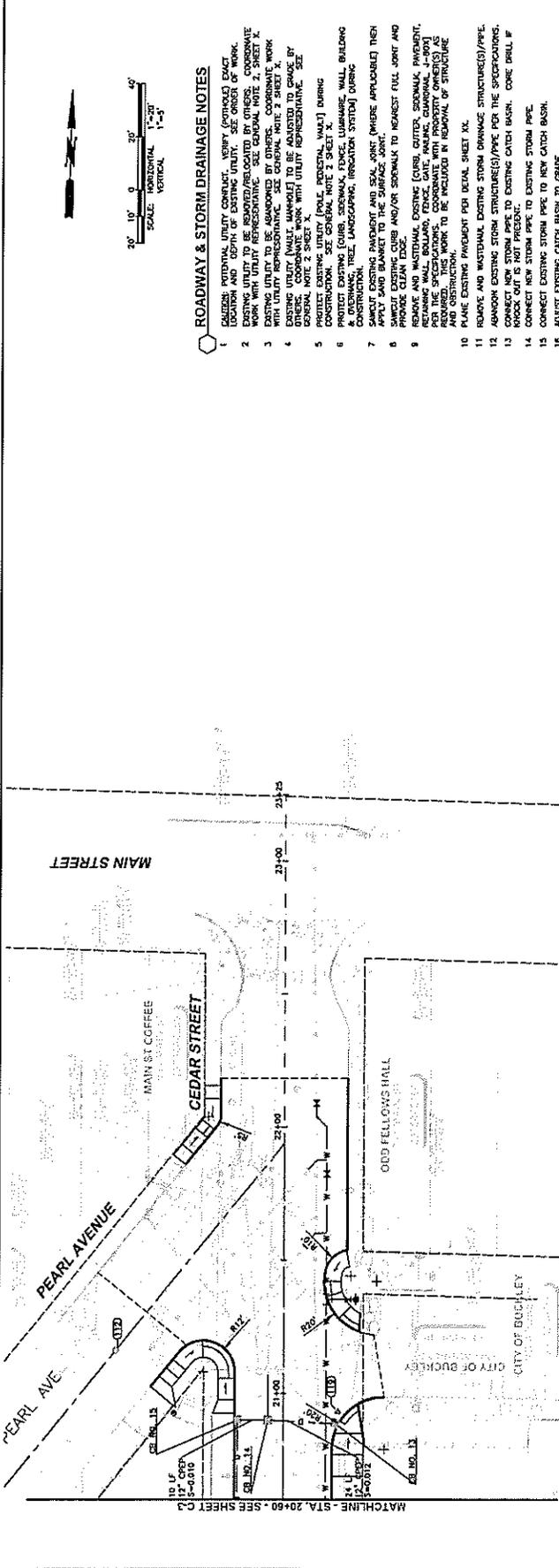


DATE: MAY 2016	DRAWN: MB	CHECKED: TJS	APPROVED: TJS
NO.	REVISION	DATE	APPD



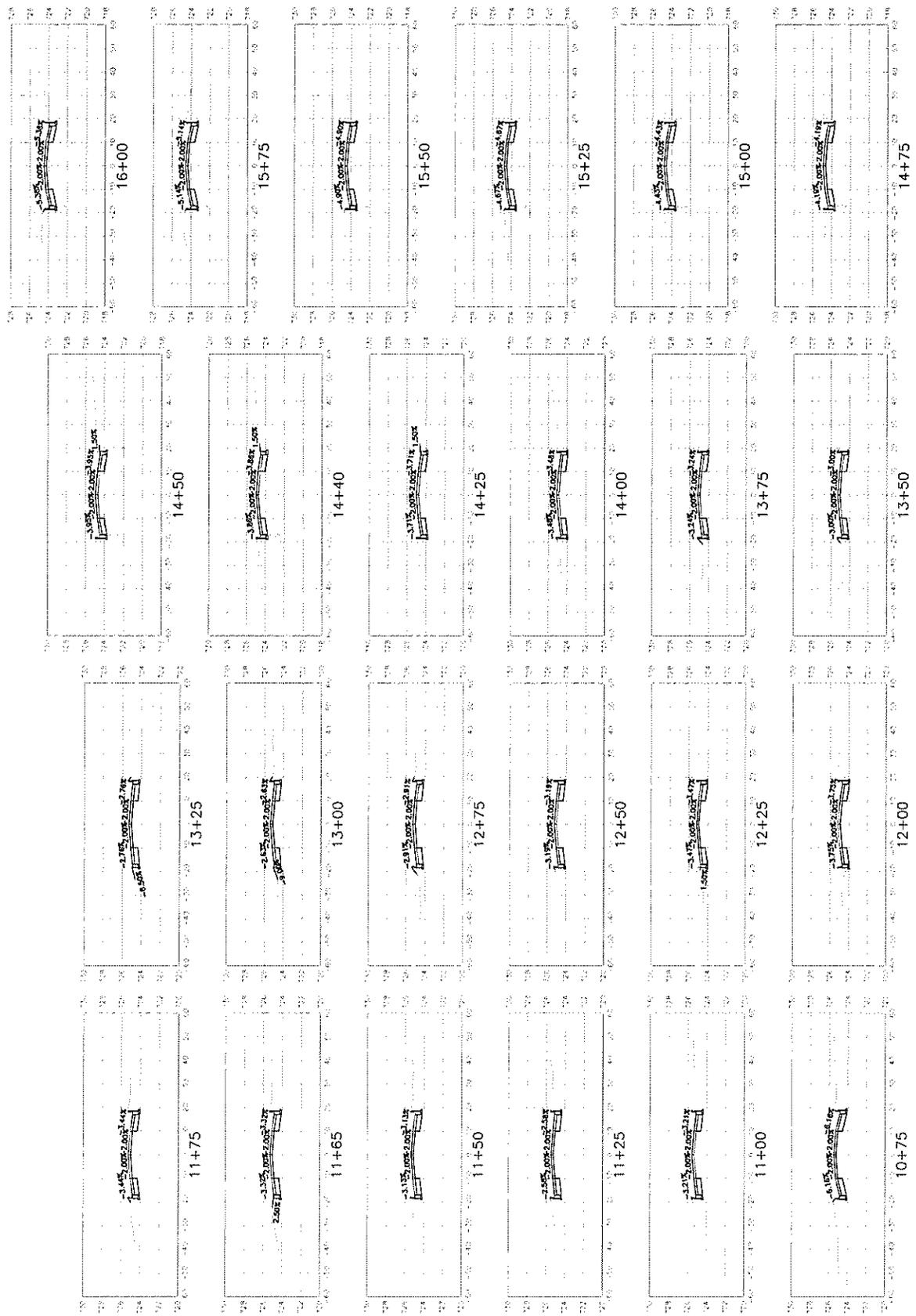
CITY OF BUCKLEY
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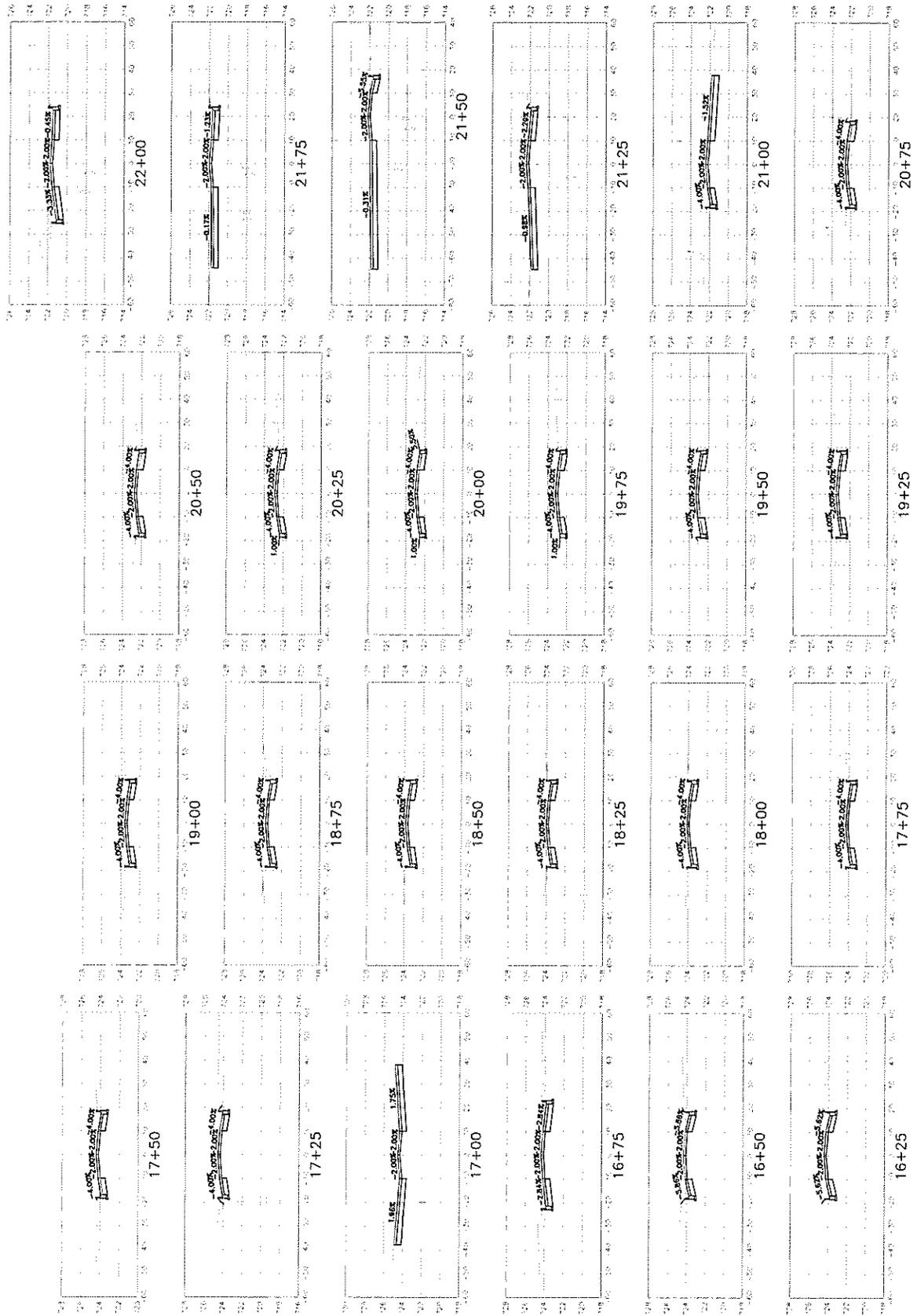
SHEET: 71C-4
 OF: XX
 JOB NO.: 18163
 DWG. PLAN-PROF



ROADWAY & STORM DRAINAGE NOTES

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22. REMOVE AND RELOCATE EXISTING UTILITY (WASHT. MANHOLE) TO GRADE BY OTHERS. COORDINATE WITH UTILITY REPRESENTATIVE. SEE GENERAL NOTE 2 SHEET XX.





City of Buckley

P.O. Box 1960 ♦ Buckley, WA 98321
(360) 829-1921 ext. 7801



Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

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

A. BACKGROUND

A.1. Name of proposed project, if applicable:

Cedar Street Improvements

A.2. Name of applicant:

City of Buckley
Dave Schmidt
City Administrator
933 Main Street
P.O. Box 1960
Buckley, WA 98321
(360) 761-7802

A.3. Address and phone number of applicant and contact person:

Tani Stafford, P.E.
Gray & Osborne, Inc.
1130 Rainier Avenue South, Suite 300
Seattle, WA 98144
(206) 284-0860 (phone)
(206) 283-3206 (fax)

A.4. Date checklist prepared:

September 26, 2019

A.5. Agency requesting checklist:

City of Buckley

A.6. Proposed timing or schedule (including phasing, if applicable):

The City plans to construct the project in 2020.

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

No.

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

- A Geotechnical Report, by PanGEO.

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

None known.

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

None known

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

This project includes improvements to the Cedar Street Corridor. The improvements include the following elements:

- Reconstruct parking lanes and overlay travel lanes for approximately 1200 linear feet of roadway on Cedar Street from North of Jefferson Avenue to South of Main Street.
- Roadway elements to include:
 - Two travel lanes
 - Two parking lanes
 - Curb and gutter replacement
 - Curb ramp retrofits where necessary
- Channelization.
- Signing.
- Storm Drainage Improvements
- Water main reconstruction.

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

The project is located in Sections SW 3, Township T19N, and Range R6E. The project limits are in and along City of Buckley owned right-of-way on Cedar Street from the north side of Jefferson Avenue to the south side of Main Street. See attached location map.



B. ENVIRONMENTAL ELEMENTS

B.1. Earth

B.1.a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

B.1.b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes are up to 3% slopes from the road centerline to the curb along the length of the site.

B.1.c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Osceola mud flow deposits, which are comprised of rock fragments in a silty to clayey sand matrix.

B.1.d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None.

B.1.e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The backfill and subgrade material will consist of imported gravel for utility trench bedding and backfill, crushed surfacing material, topsoil for surface restoration, cement concrete for curb/gutter and sidewalk and asphalt paving. The following table contains approximate quantities of material.

Component	Quantity (CY)
Asphalt	400 CY
Crushed Surfacing	400 CY
Trench Backfill and Bedding	910 CY
Topsoil/Bark	125 CY
Cement Concrete	100 CY
Total	1,935 CY

Approximately 1,935 CY of material will be excavated as part of trench excavation and road subgrade preparation.

B.1.f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

There is minor clearing proposed by the project. Erosion control mitigation will be required as a part of the project and is specifically included in the contract documents. All final grades will be stabilized to prevent erosion after final construction. Erosion control measures will meet DOE requirements.

B.1.g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

86% of the site will be covered with impervious surfaces after project construction. 86% of the site is currently covered with impervious surfaces.

B.1.h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion control will be continually required as a part of the project. Best Management Practices (BMPs) as defined by the Department of Ecology will be required and performed. The Contractor will be required to prepare stormwater monitoring during construction to conform to the DOE General Construction Stormwater Permit.

B.2. **Air**

B.2.a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust emissions from equipment, both diesel and gas operated, will take place during construction. Dust may be emitted during excavation and pavement pulverization but will be controlled as a contract required measure. No additional air emissions will be experienced from the final project.

B.2.b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

Asphalt batch plant, rock quarries, and concrete and steel product manufacturers may be sources of emissions and odors.

B.2.c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The Contractor shall minimize dust nuisance by cleaning, sweeping, sprinkling water, or other suitable means. The Contractor shall employ

Department of Ecology’s Best Management Practices and have an Erosion Control Lead dedicated to the project. Internal combustion engines shall not be allowed to idle for prolonged periods of time. The Contractor shall also be required to maintain construction vehicles and equipment in good repair. The Contract will include provisions for dust control during construction.

Material manufacturers (including delivery vehicles) are required to adhere to state and federal environmental standards and laws which govern such odors and emissions.

B.3. Water

B.3.a. Surface:

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

No.

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

No.

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

None.

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

No.

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

No.

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

No.

B.3.b. Ground:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Yes, dewatering will be required in order to construct the utility improvements. Approximate quantities are unknown. No water will be discharged to groundwater.

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

No waste material will be discharged.

B.3.c. Water runoff (including storm water):

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

Storm water will flow into the existing City storm water collection system, which discharges to the Wickersham Basin, upstream of the PSE flume.

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

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

B.3.d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Methods to minimize and mitigate construction related erosion will be provided in design and within the contract documents. Methods include

the use of silt fence, straw wattles to entrap migrating silt on site. Catch basin inserts will prevent sediment from entering the storm system.

B.4. Plants

B.4.a. Check the types of vegetation found on the site:

- Deciduous tree: Cherry, other
- Evergreen tree: Cedar, Pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops.
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

B.4.b. What kind and amount of vegetation will be removed or altered?

Grass will be removed due to utility trench construction.

B.4.c. List threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

B.4.d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Surface restoration includes reseeded of grass areas that are disturbed.

B.4.e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan Blackberry, Evergreen Blackberry.

B.5. Animals

B.5.a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

- Birds: Hawk, heron, eagle, songbirds, other:
- Mammals: Deer, bear, elk, beaver, other:
- Fish: Bass, salmon, trout, herring, shellfish, other:

B.5.b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

B.5.c. Is the site part of a migration route? If so, explain.

Yes. The entire Puget Sound Region is within the Pacific Flyway for birds.

B.5.d. Proposed measures to preserve or enhance wildlife, if any:

None.

B.5.e. List any invasive animal species known to be on or near the site.

None.

B.6. Energy and natural resources

B.6.a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None. There are no power requirements for the project.

B.6.b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This project will not affect the potential use of solar energy by adjacent properties.

B.6.c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None, there are no power requirements for the project.

B.7. Environmental health

B.7.a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There is a natural gas main located within the right of way corridor. Portions of this gas main or services may need to be adjusted to avoid conflicts with the new utilities.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Fuel and oil will be used by equipment in order to construct the project. Spill kits and a Spill Prevention, Control and Countermeasures Plan will be required to be prepared by the Contractor for approval by the City.

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

No special emergency services are anticipated to be required other than those typically required for construction activities (i.e. medical, fire and police).

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

A Spill Prevention, Control and Countermeasures Plan will be required to be prepared by the Contractor and approved by the City of Buckley.

B.7.b. Noise

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

No specific types of noise exist in the area that will affect this project.

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

Short-term noise from construction equipment during working hours will occur over the course of construction. Construction hours are generally from 7:00 a.m. to 5:00 p.m., Monday through Friday.

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

All construction equipment will be equipped with mufflers and will be turned off when not in use.

B.8. Land and shoreline use

B.8.a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project is located within City right of way. Current use of the site is a road right of way. Current use of the adjacent properties includes residential and commercial uses. The proposal will not affect current land uses on nearby or adjacent properties.

B.8.b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

B.8.c. Describe any structures on the site.

Various underground and aerial utilities are located on the site.

B.8.d. Will any structures be demolished? If so, what?

Some utility structures may be demolished and reconstructed.

B.8.e. What is the current zoning classification of the site?

Street right of way, residential(R-6000), Neighborhood mixed use(NMU), Historic Commercial(HC), and Public(P).

B.8.f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is a mix of Urban low density(ULD), and commercial/mixed use(C/MU).

B.8.g. If applicable, what is the current shoreline master program designation of the site?

N/A.

B.8.h. Has any part of the site been classified critical area by the city or county? If so, specify.

No.

B.8.i. Approximately how many people would reside or work in the completed project?

None.

B.8.j. Approximately how many people would the completed project displace?

None. The completed project will not displace any people.

B.8.k. Proposed measures to avoid or reduce displacement impacts, if any:

No specific measures are proposed to reduce displacement impacts as none are anticipated.

B.8.l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This project is consistent with the following regional plans/studies:

- City of Buckley 6-Year STIP – Priority No. 2.

B.8.m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

B.9. Housing

B.9.a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

B.9.b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

B.9.c. Proposed measures to reduce or control housing impacts, if any:

N/A.

B.10. Aesthetics

B.10.a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No buildings are proposed.

B.10.b. What views in the immediate vicinity would be altered or obstructed?

None.

B.10.c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A.

B.11. Light and glare

B.11.a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

none

B.11.b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

B.11.c. What existing offsite sources of light or glare may affect your proposal?

None.

B.11.d. Proposed measures to reduce or control light and glare impacts, if any:

none

B.12. Recreation

B.12.a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

B.12.b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

B.12.c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

B.13. Historic and cultural preservation

B.13.a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The following residences are adjacent to the project and listed on the State Department of Historic Preservation (DAHP) WISAARD Database: 291, 290, 280, 277, 272, 269, 266, 251, 248, 241, 234, 227, 222, 214, 192, 191, 173, 170, 159, 158, 157, 152, 151, 146, 133 Cedar Street; 711, 691 Main Street; 112 River Avenue However, the proposed construction will take place along the road and existing shoulder and will not impact existing structures or buildings.

B.13.b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No archeological sites are recorded in or adjacent to the project site.

B.13.c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

DAHP reviewed the project and determined that a cultural resources assessment is not required based on the current project scope and method of construction. The DAHP WISAARD Database was used to determine which structures adjacent to the site are considered historic in nature. No work will impact the existing structures or buildings listed above.

B.13.d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The majority of the construction work will occur within the paved roadway and shoulder. Limited construction work will occur on the abutting yards and driveways. No building or garage structure will be disturbed by the construction of the proposed improvements.

B.14. Transportation

B.14.a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

The project site is accessed via Main Street, Pearl Avenue, East Mason Avenue, and Jefferson Avenue.

B.14.b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. There is no public transit service to the City of Buckley.

B.14.c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The project will have 44 parking spaces. The project will not eliminate any parking spaces.

B.14.d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project includes improvements on Cedar Street between Main Street Jefferson Avenue. Street improvements include pavement reconstruction, curb/gutter/sidewalk, curb ramps, catch basins and storm drains to collect and transport storm water, water system replacement, channelization and signing. The proposed street improvements are on public streets.

B.14.e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

B.14.f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur

and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

None. The project does not generate additional vehicle trips.

B.14.g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

B.14.h. Proposed measures to reduce or control transportation impacts, if any:

N/A

B.15. Public services

B.15.a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

No.

B.15.b. Proposed measures to reduce or control direct impacts on public services, if any.

Local and emergency access through the project site will be maintained at all times during construction. Traffic control will be required as a part of the project and is specifically included in the contract documents.

B.16. Utilities

B.16.a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Storm sewer and cable TV/communication are also available.

B.16.b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

An 8-inch diameter water main, valves, fire hydrants and water services will be constructed on Cedar Street between the Jefferson Avenue and Pearl Street.

New 12-inch diameter storm pipe and catch basins will be constructed on Cedar Street in various locations between the south end of the project and the north end of the project to collect storm water runoff.

All of the above utilities will be owned and maintained by the City of Buckley.

C. SIGNATURE

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

Signature

Date Submitted

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

During construction there will be a temporary increase in emissions to air and production of noise from the construction equipment. There will also be an increased risk of spills of gasoline, diesel and hydraulic fluid from equipment when on site during construction.

Proposed measures to avoid or reduce such increases are:

The contract requires that a Spill Prevention plan in place during construction. Construction equipment will be required to be turned off when not in use.

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

N/A

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

N/A

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

It is not anticipated that the proposal will deplete energy or natural resources. The proposal does include street lighting that will use electricity.

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

Use of LED lights.

- D.4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or

endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

N/A

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

N/A.

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

The proposal will not affect land or shoreline uses.

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

As the proposal is not likely to affect land or shoreline uses no specific measures are proposed.

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

This proposal is not likely to increase demands on transportation or public services and utilities.

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

As the proposal is not likely to increase demands on transportation or public services and utilities no specific measures are proposed.

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

It is not anticipated that this proposal will be in conflict with any local, state, or federal laws or requirements for the protection of the environment. All required permits will be obtained prior to implementation of this proposal.

[Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Engineering Services Proposal for Water Treatment Plant Sand Replacement Cost Impact: \$26,000 Fund Source: Timeline:	Agenda Date: November 12, 2019		AB19-114
	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 – Sandra Groshong		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Kevin Caviezel		
	Planning Dept – Leticia Wallgren		
Police Dept – Chief Arsanto			
Municipal Court – Jessica Cash			
PW/Utilities – Chris Banks			
Attachments: Engineering Services Proposal			
<p>SUMMARY STATEMENT: The City would like to replace the filter media at the existing slow sand water treatment plant. This proposal is for Gray & Osborne, Inc. to provide design and construction management services. This will include the following tasks:</p> <ul style="list-style-type: none"> • Prepare Bid Documents, • Bid and Award Services, • Construction Contract Administration, • Office Engineering, and • Construction Monitoring 			
COMMITTEE REVIEW AND RECOMMENDATION: N/a			
RECOMMENDED ACTION: MOVE to Approve the Engineering Services Proposal for Water Treatment Plant Sand Replacement.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



October 29, 2019

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

SUBJECT: ENGINEERING SERVICES PROPOSAL FOR WATER TREATMENT
PLANT SAND REPLACEMENT PROJECT
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #17287.00

Dear Mr. Schmidt:

Gray & Osborne has developed this proposal to provide engineering services for the Water Treatment Plant Sand Replacement project.

The attached Exhibit A defines the scope of work for the design and construction management services. The attached Exhibit B includes a breakdown of hours and fees for this work. The estimated cost for completing the scope of work is \$26,000.

Thank you for the opportunity to provide this proposal. Should you concur with this engineering services proposal, please execute the authorization on the following page and return a copy of this transmittal to me.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/hh
Encl.

cc: Mr. Chris Banks, Public Works Director, City of Buckley



Mr. Dave Schmidt
October 29, 2019
Page 2

**CITY OF BUCKLEY – WATER TREATMENT PLANT SAND REPLACEMENT
DESIGN AND CONSTRUCTION MANAGEMENT**

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 \$26,000 as noted herein without further written direction and authorization of the City.

Name (Print)

Title

Signature

Date

EXHIBIT A

SCOPE OF WORK

CITY OF BUCKLEY WATER TREATMENT PLANT SAND REPLACEMENT DESIGN AND CONSTRUCTION MANAGEMENT

PROJECT OVERVIEW

The City of Buckley would like to replace the filter media at their existing slow sand water treatment plant. The City has performed a pilot study to evaluate three different filter sands. The pilot study results include a recommendation of a sand product from Naselle Rock and Asphalt to be used for the replacement filter media. The pilot study results have been submitted to the Washington State Department of Health (DOH), with approval pending.

The next step is to prepare bid documents for the removal of the existing sand and installation of the new sand. The sand quantity is approximately 1,500 tons over the 116-foot by 104-foot sand filter bed. The estimated construction cost of the re-sanding project is \$154,000.

SCOPE

To provide design and construction management services, Gray & Osborne proposes to provide the following tasks.

Task 1 – Prepare Bid Documents

Prepare draft and final bid documents in City-approved format suitable for bidding, award, and construction of the project.

- A. Prepare project specifications in CSI format. Specifications to include City-approved proposal, agreement/contract, bonds, and general conditions documents.
- B. Prepare drawings as figures to be appended to the project specifications. Drawings are intended to depict the existing sand filter bed based on record drawings as well as sand removal and sand placement work.
- C. Oversee one in-house quality assurance/quality control (QA/QC) meeting at Gray & Osborne's office during the course of the design project. The meeting will include senior project staff and selected design team members.

Task 2 – Bid and Award Services

Provide bid and award services.

- A. Distribution of bid documents to contractors and plan centers will be accomplished through the Gray & Osborne website.
- B. Response to contractor inquiries and preparation of addenda as necessary.
- C. Conduct an on-site pre-bid walkthrough with prospective bidders to familiarize them with the nature of the work and site limitations.
- D. Review of bids, preparation of bid tabulation, and preparation of an award recommendation letter.

Task 3 – Construction Contract Administration

- A. **Schedule and Record Job Meeting:** Coordinate and conduct a preconstruction conference to establish administrative procedures for the project. Prepare and distribute minutes of the preconstruction meeting.
- B. **Construction Schedule:** Review and comment on the contractor's construction schedule. Monitor the contractor's progress in relation to the schedule. Keep the parties advised on the time limit as it relates to the performance schedule.
- C. **Construction Meetings:** Coordinate and conduct construction meetings over duration of the construction phase. Major meeting items to include schedule status, construction progress, construction issues, change order proposals, submittals, and pay estimates. It is assumed that two construction meetings will be held over the duration of the construction phase.
- D. **Monthly Progress Estimates:** Review the contractor's monthly progress payment requests.
- E. **Project Closeout:** Assist the City with obtaining from the contractor bonds and warranties. Prepare certificate of completion of public works project.

Task 4 – Office Engineering

- A. **Review Submittals:** Review material submittals for compliance with design intent and general conformity to the contract specifications.

- B. **Clarify Design Intent:** Respond to the contractor's questions and provide interpretation of the contract which address and clarify design intent. Maintain records of telephone meetings concerning design intent.
- C. **Evaluate Change Orders:** Estimate the added or reduced cost of changes during construction to be used in negotiation of contract change orders. Provide engineering design for change orders as directed by the City. Evaluate the impact of change orders on the construction schedule and recommend eligible time extensions.
- D. Provide office support for field activities.

Task 5 – Construction Monitoring

- A. Provide part-time inspection for the project. The Resident Inspector will keep track of quantities, maintain diary, review and recommend payment requests, provide general paperwork, and communicate directly to the Project Manager. The fee proposal assumes 60 hours of inspection time. It is anticipated that half-day inspections will be conducted to check on project progress at the Water Treatment Plant site. Based on an average inspection time of 4 hours, 15 site visits for construction monitoring are assumed.
- B. **Conduct Final Inspections:** Assist the City with conducting substantial completion inspections, issue punch lists, review compliance, and recommend acceptance by the City.

BUDGET

Based on the scope of work described above, the total estimated cost for engineering services is \$26,000 as shown in the attached Exhibit B.

EXHIBIT B

**ENGINEERING SERVICES
SCOPE AND ESTIMATED COST**

City of Buckley - Water Treatment Plant Sand Replacement Design and Construction Management

Tasks	Principal Hours	Project Manager Hours	Project Engineer Hours	Inspector Hours	AutoCAD Technician Hours
1 Prepare Bid Documents	8	24	24		16
2 Bid and Award Services	1	10	4		
3 Construction Contract Administration	2	16	8		
4 Office Engineering	2	12	12		
5 Construction Monitoring		16	4	40	
Hour Estimate:	13	78	52	40	16
Estimated Fully Burdened Billing Rate:*	\$175	\$135	\$115	\$130	\$85
Fully Burdened Labor Cost:	\$2,275	\$10,530	\$5,980	\$5,200	\$1,360

Total Fully Burdened Labor Cost: \$ 25,345

Direct Non-Salary Cost:

Mileage & Expenses (IRS rate) \$ 655

TOTAL ESTIMATED COST: \$ 26,000

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

D. CONSENT AGENDA

City Council
October 22, 2019

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

Upon roll call the following members were present: Bender, Smith, Leggett, B. Burkett, Wilbanks, and S. Burkett. Also present were City Administrator Schmidt and Police Chief Arsanto.

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

Mayor Johnson stated that there is an amended agenda in front of everyone and asked if there were any other additions, deletions, or changes to the agenda.

Council member Leggett moved to approve the amended agenda as presented. Council member B. Burkett seconded the motion. Motion carried.

CITIZEN PARTICIPATION

Mike Bailey – 6525 15th Ave NW, Seattle, WA.

Mr. Bailey shared his concern over the Bigfoot Java Design Review being pulled from the agenda so close to the meeting. Mr. Bailey has been working on this project since August and did not understand the reasoning behind this agenda item being removed.

STAFF REPORTS

Police Chief Arsanto shared that the department is getting close to hiring their 11th officer. Weather permitting the overlay on the parking lot should be done on October 25th. Asst. Chief Northam will be running the department for the month of November why the Chief is off for the month.

City Administrator Schmidt stated that a few of the Public Works projects have been held up due to the rain. The fence extension at the climbing rocks have been completed. The State Auditor will be at City Hall beginning on November 4th.

MAIN AGENDA

Public Hearing: Amending 2018 Comprehensive Water System Plan

Mayor Johnson recessed the City Council meeting and entered the Public Hearing at 7:12 PM.

Mayor Johnson closed the Public Hearing and reconvened the City Council meeting at 7:14 PM.

ORD No. 20-19: Amending 2018 Comprehensive Water System Plan

Council member Wilbanks moved to Approve ORD No. 20-19 Amending the 2018 Comprehensive Water System Plan. Council member Smith seconded the motion. Upon roll call vote motion carried 6/0.

RES No. 19-07: Fixing a Time for Public Hearing for City Initiated Street Vacation

Council member Smith moved to Approve Resolution No. 19-07, Fixing a Time for a Public Hearing on City Initiated Street Vacations. Council member Leggett seconded the motion. Motion carried.

RES No. 19-08: Converting Portions of Three Pierce County Tax Parcels to Public Right-of-Way

Council member B. Burkett moved to Approve Resolution No. 19-08, Converting Portions of Three Pierce County Tax Parcels to Public Right-of-Way. Council member Leggett seconded the motion. Motion carried.

CONSENT AGENDA

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

Approve Minutes of October 8, 2019.

Claim check numbers 60556 through 60608 in the amount of \$286,264.24 for the period October 9, 2019, to October 22, 2019; Payroll check numbers 38110 through 38152 in the amount of \$85,199.75 and ACH payroll in the amount of \$350,202.06 for the month of October 2019; and Treasurer check numbers 12201 through 12209 in the amount of \$2,720.20 and EFT payments in the amount of \$16,692.15 are hereby approved and ordered paid this 22nd day of October 2019.

COMMITTEE REPORTS

Mayor's Report:

Nothing to report.

Administration, Finance & Public Safety:

Council member S. Burkett shared that the first budget presentation will be on October 29th.

Transportation & Utilities:

Council member Wilbanks shared that they have discussed the 2020 budget. They discussed Gi's elk issue. The Public Works parking lot is complete. Street striping has begun.

Community Services:

Council member S. Burkett stated that the Community Services budget will be presented on November 5th. The major changes are increasing the Director of Community Services hours, upgraded security, IT upgrades, and additional minimum wage approved by the State. There will also be floor repairs done at Buckley Hall and in the Food Bank.

Council Member Comments & Good of the Order:

None.

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

With nothing further the meeting was adjourned at 7:21 PM.

Mayor

City Administrator

**CITY COUNCIL
STUDY SESSION**

October 29, 2019

ATTENDEES: Councilmembers Bender (6:55), S. Burkett (6:39), B. Burkett (6:39), Leggett, Smith (6:50), Wilbanks and Tremblay. Also in attendance were City Administrator Schmidt, Mayor Johnson, Police Chief Arsanto, Asst. Police Chief Northam, Fire Chief Predmore, Asst. Fire Chief Skogen, Finance Director Groshong, Finance Asst. Loye and Court Administrator Cash.

Mayor Pro Tem Tremblay called the Study Session to order at 6:39 PM.

Police Chief Arsanto and Asst. Police Chief Northam presented their budget. Fire Chief Predmore and Asst. Fire Chief Skogen then gave a presentation on their budget. Lastly Court Administrator Cash gave her presentation.

With nothing further, the Study Session was adjourned at 8:22 PM.

City Administrator Dave Schmidt

Mayor Pat Johnson

**CITY COUNCIL
STUDY SESSION**

November 5, 2019

ATTENDEES: Councilmembers Bender, Wilbanks, S. Burkett, Leggett, Smith, Tremblay and Bender. Also in attendance were City Administrator Schmidt, Mayor Johnson, Community Services Director Caviezel, City Planner Wallgren, Finance Director Groshong, and Finance Asst. Loye.

Mayor Pro Tem Tremblay called the Study Session to order at 6:37 PM.

Community Services Director Caviezel and City Planner Wallgren both presented their budget. City Administrator Schmidt presented the public works/utilities budget.

With nothing further, the Study Session was adjourned at 8:29 PM.

City Administrator Dave Schmidt

Mayor Pat Johnson

CITY OF BUCKLEY		October 31, 2019	TRANSFER VOUCHER	
From Fund #	NAME	AMOUNT	To Fund #	NAME
	Bars Number			Bars Number
1	General Fund	\$ 297,463.56		Payroll Fund
		\$ 135,986.08		Claims Fund
	597.00.40	\$ 84.00	430	Utility Equip Res
	597.00.65	\$ 4,166.00	2	Contingency Reserve Fund
				397.00.60
				397.00.10 St Merge
3	GF Cumulative Reserve			
	597.00.30	\$ 5.54	1	G F Investment Interest
				397.00.45 St Merge
4	Cemetery			
	597.00.00	\$ 84.00	430	Utility Equipment Reserve
	597.00.50.30		1	GF Insurance Portion
				397.00.20
				397.60.80 St Merge
7	P D Maintenance Reserve	\$ 4,973.14		
				Payroll Fund
				Claims Fund
8	Railroad ROW	\$ 2,140.83		
				Payroll Fund
				Claims Fund
	597.00.50.30		1	GF Insurance Portion
	597.00.00.46	\$ 84.00	430	Utility Equipment Reserve
				397.60.81 St Merge
				397.00.70
30	Fire Equipment & EMS Reserve			
				Payroll Fund
				Claims Fund
35	Park Construction			
				Payroll Fund
				Claims Fund
		\$ 2,508.89		
	597.10.00.10	\$ 301.38	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
				397.00.75
101	Street Operations	\$ 7,106.28		
		\$ 7,233.81		
		\$ 42.00	430	Utility Equipment Reserve
	597.00.00		1	GF Insurance Portion
	597.50.00.30		1	GF Administration
	597.20.00		102	Street Capital Improvement
	597.30.00	\$ 3,125.00	1	GF Dispatch
	597.50.00.70	\$ 42.00		
				397.00.10.50
				397.60.22
102	Street Capital Improvement			
		\$ 22,556.02		
				Payroll Fund
				Claims Fund
	597.10.00.30		1	GF Investment Interest
	597.10.00.31	\$ 3,518.00	1	GF Project Administration
				397.00.40
				397.60.95

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				
	597.00.00	\$ 20.40		Claims Fund	
	597.30.48	\$ 3,125.00	101	City Street	397.42
		\$ 3,883.00	101	City Street	397.20.10
105	EMS				
		\$ 9,515.87		Payroll Fund	
		\$ 22,962.64		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				
		\$ 286.83		Payroll Fund	
		\$ 4,167.00	7	PD Maintenance Reserve	397.00.00
134	Fire Dept Facility Maint & Cap Imp				
		\$ 82.61	202	FS Bond Investment Interest	397.00.40
136	Visitor Promo				
		\$ 750.66		Payroll Fund	
				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				
		\$ 1,958.61		Payroll Fund	
				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				
		\$ 6,879.22		Payroll Fund	
		\$ 417.20		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	\$ 2.22	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			Payroll Fund	Bars Number
		\$ 96,192.18		Claims Fund	
	10% tax W	\$ 35,887.48		GF Business Tax	316.42
	10% tax S	\$ 9,472.51		GF Business Tax	316.44
		\$ 15,911.10		GF Dispatch	397.00.60
		\$ 542.00		GF Admin Water	397.60.10
		\$ 6,016.00		GF Admin Sewer	397.60.10
	W	\$ 7,360.00		GF Insurance Portion	397.60.60
	S			GF Insurance Portion	397.60.60
		\$ 59,354.00		405 Sewer Imp Fund	397.00.00 St Merge
		\$ 16,815.00		406 Water Imp Fund	397.00.00 St Merge
		\$ 2,084.00		430 Utility Equipment Reserve	397.00.40
		\$ 1,250.00		307 Cap Imp - PW Admin Bldg	397.10.60
403	Solid Waste	\$ 85,131.33		Claims Fund	
	10% tax	\$ 11,041.65		GF Business Tax	316.45
		\$ 5,077.00		GF Administration	397.60.40
				GF Insurance Portion	397.60.83
405	Sewer Ext & Replacement			Payroll Fund	
		\$ 6,995.90		Claims Fund	
		\$ 2,231.00		1 GF Project Administration	397.60.96
		\$ 1,250.00		307 Cap Imp - PW Admin Bldg	397.10.80.70
		\$ 2,083.00		430 Utility Equipment Reserve	397.00.85
406	Water Line Replacement & Ext			Payroll Fund	
		\$ 4,533.28		Claims Fund	
		\$ 2,678.00		1 GF Project Administration	397.60.97
		\$ 1,250.00		307 Cap Imp - PW Admin Bldg	397.10.80.80
		\$ 1,250.00		430 Utility Equipment Reserve	397.00.90
407	Storm Drain Operation & Maint	\$ 16,103.87		Payroll Fund	
		\$ 6,460.57		Claims Fund	
	10 % tax	\$ 5,216.33		1 GF Business Tax	316.48
		\$ 1,250.00		430 Utility Equipment Reserve	397.00.50
		\$ 9,549.00		408 Storm Drain Cap	397.00.30 St Merge
		\$ 5,820.00		1 GF Admin	397.60.40.10
				1 GF Insurance Portion	397.60.71
		\$ 42.00		1 GF Dispatch	397.60.21

E. COMMITTEE REPORTS