



McCleary Regular City Council Meeting

Wednesday, January 11, 2023 – 6:30 PM

McCleary Council Chambers & Zoom

Agenda

Join Zoom Meeting

<https://zoom.us/j/98861529830?pwd=Y25ZeEhDa3VOTk1wWHpodjhQdCtVdz09>

Meeting ID: **988 6152 9830**

Passcode: **276660**

(253) 215-8782

Call to Order/Flag Salute/Roll Call

Agenda Modifications/Acceptance

Special Presentations

- [1.](#) Summit Pacific Medical Center - Organizational Updates Presentation

Public Comment - Agenda Items Only

Consent Agenda

- [2.](#) Minutes - August 18, 2022
- [3.](#) Minutes - December 14, 2022
4. Accounts Payable December 1-15 Check Numbers 51456-51499 Including EFT's totaling \$181,675.75
5. Accounts Payable December 16-23 Check Numbers 51500-51542 Including EFT's Totaling \$167,699.11

Updates

- [6.](#) Staff Reports - Finance, Police, L&P, Public Works Director, Water & Wastewater

New Business

- [7.](#) Evergreen Consulting Group - Contract Renewal
8. Mayor Pro-Tem Discussion
9. Council Committee Assignments Discussion

Old Business

Ordinances and Resolutions

- [10.](#) Ordinance to Update McCleary Municipal Code, Chapter 15.12 Flood Hazard Areas

Executive Session

Adjourn

Please turn off Cell Phones- Thank you

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Summit Pacific Hospital Expansion: 2023



Wipfli's Market Analysis Methodology



Population Growth

Big Goal 2023+

Payment Models

Market Threats

Vision

CHNA

Mission



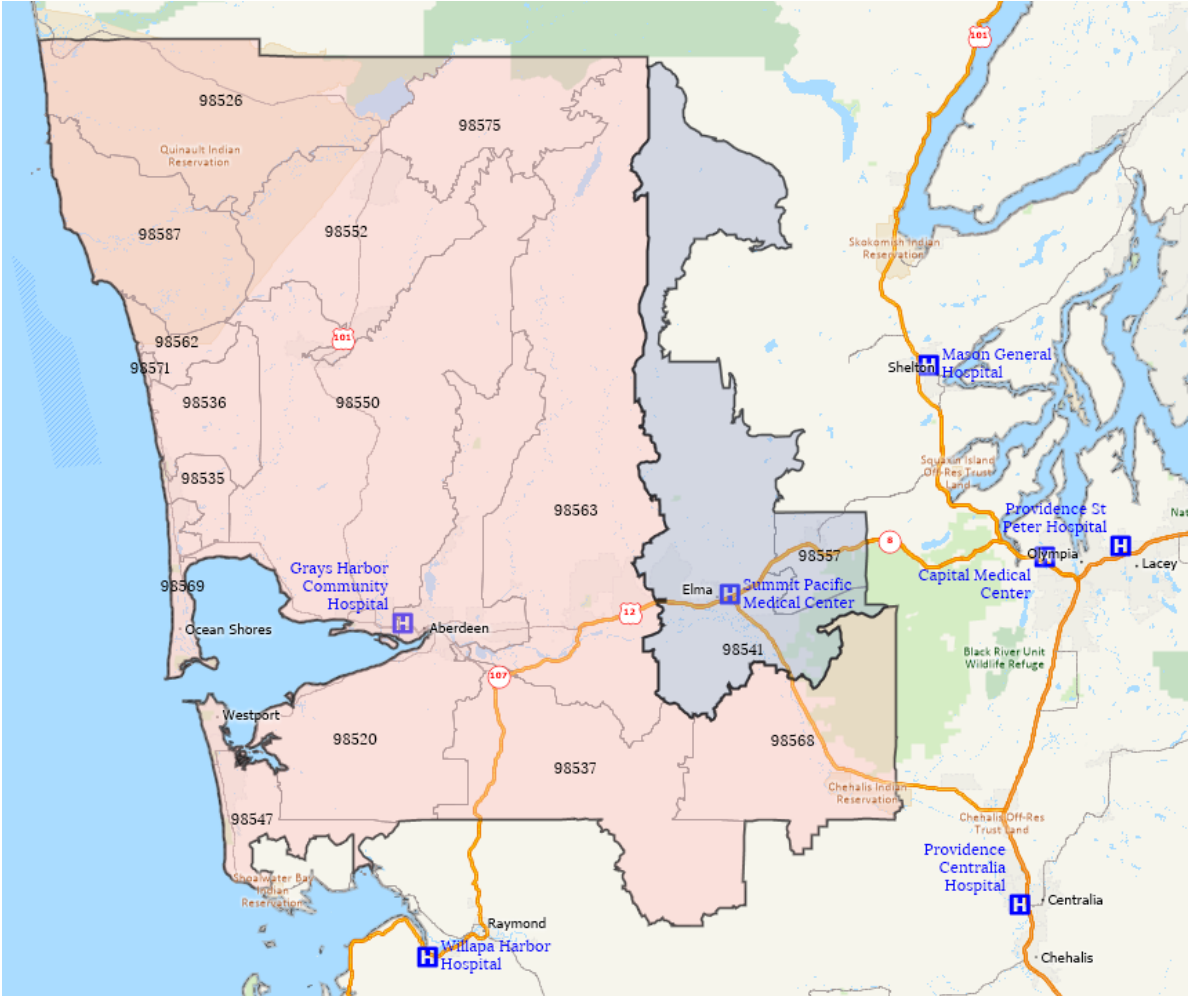
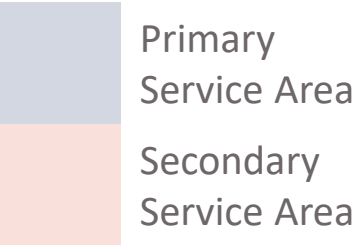
Vision: “ Through Summit Care, we will build the healthiest community in the Nation ”

System of Health and Wellbeing

Mission: “ In partnership with our community, we passionately advance the health of all individuals with an emphasis on quality, access, and compassion ”

Summit Pacific Medical Center (SPMC) serves Hospital District #1 of Grays Harbor County

- Elma and McCleary constitute SPMC’s primary service area (PSA)
- The remainder of Grays Harbor County is served by Hospital District #2 d.b.a Grays Harbor Community Hospital, which constitutes SPMC’s secondary service area (SSA)



SPMC’s primary service area is anticipated to grow by about 3.8% over the next five years, while the greater county is anticipated to grow at a slower rate of 1.5% per year

Higher growth rate likely attributed to the PSA’s close geographic proximity to the hub of Olympia, making the PSA an affordable “commuter-friendly” community for those who work in the city

				2020-2025		2025-2030	
	2020	2025	2030	2020-2025 Change	Percent Change	2025-2030 Change	Percent Change
Prim ary Service Area	14,452	15,008	15,724	556	3.8%	716	4.8%
Rem ainder of County	60,963	61,899	63,351	936	1.5%	1,452	2.3%
Total County	75,415	76,907	79,075	1,492	2.0%	2,168	2.8%
Washington	7,741,427	8,258,228	8,859,898	516,801	6.7%	601,670	7.3%
United States	333,793,107	346,021,282	360,342,983	12,228,175	3.7%	14,321,701	4.1%

Source: ESRI Business Information Solutions

...with most counties posting big increases as the pandemic helped push up home-buying demand.

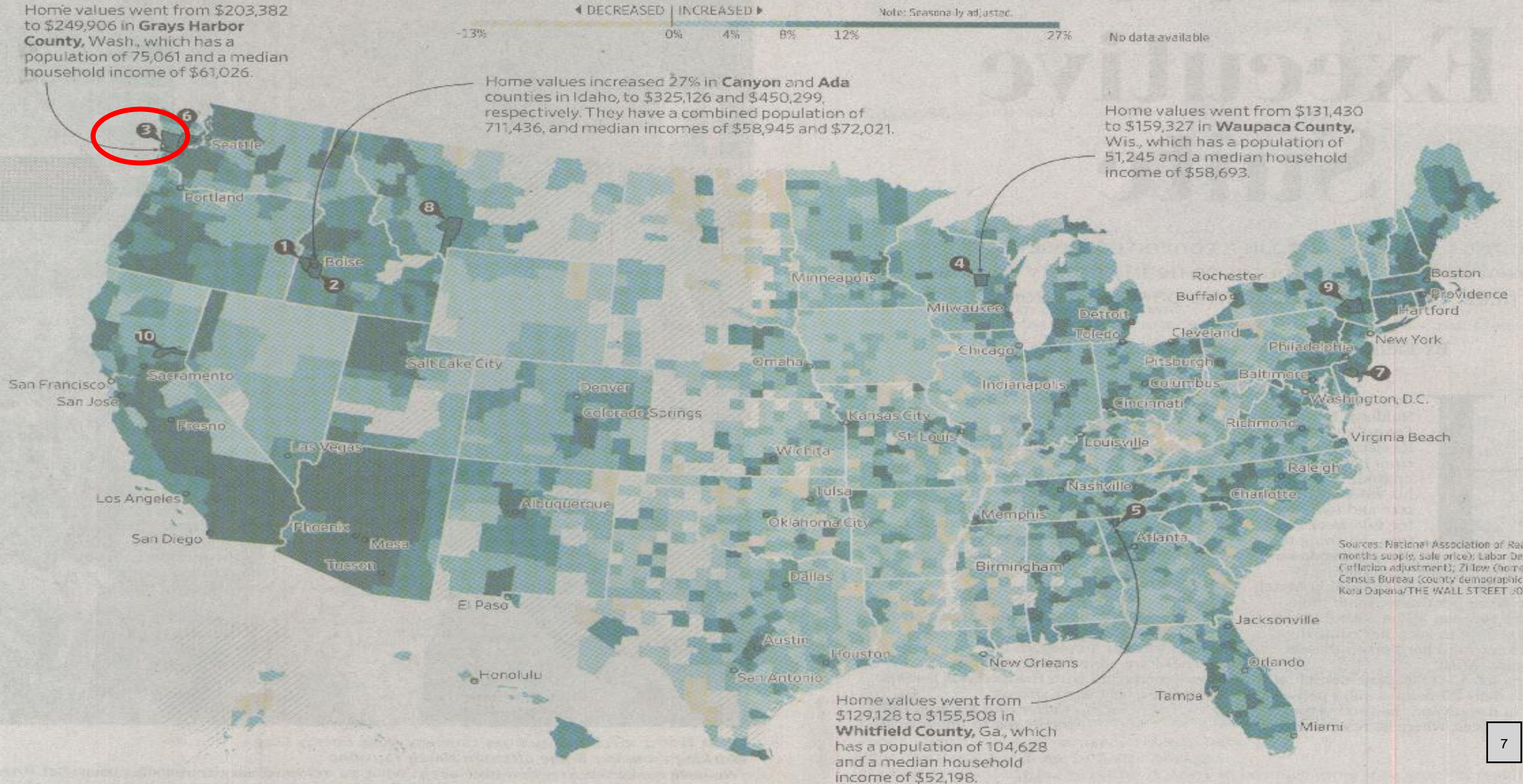
Change in typical home value in February 2021 from a year earlier, by county

Home values went from \$203,382 to \$249,906 in **Grays Harbor County, Wash.**, which has a population of 75,061 and a median household income of \$61,026.

Home values increased 27% in **Canyon and Ada counties in Idaho**, to \$325,126 and \$450,299, respectively. They have a combined population of 711,436, and median incomes of \$58,945 and \$72,021.

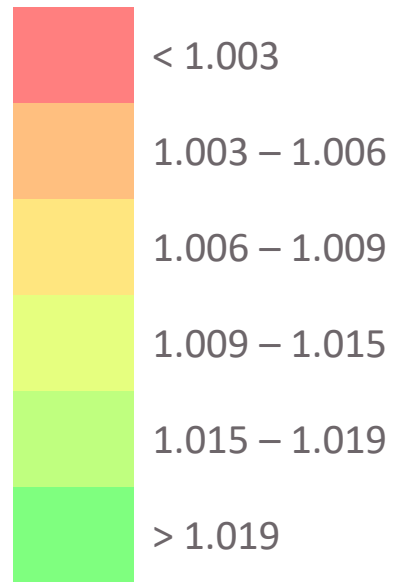
Home values went from \$131,430 to \$159,327 in **Waupaca County, Wis.**, which has a population of 51,245 and a median household income of \$58,693.

Home values went from \$129,128 to \$155,508 in **Whitfield County, Ga.**, which has a population of 104,628 and a median household income of \$52,198.

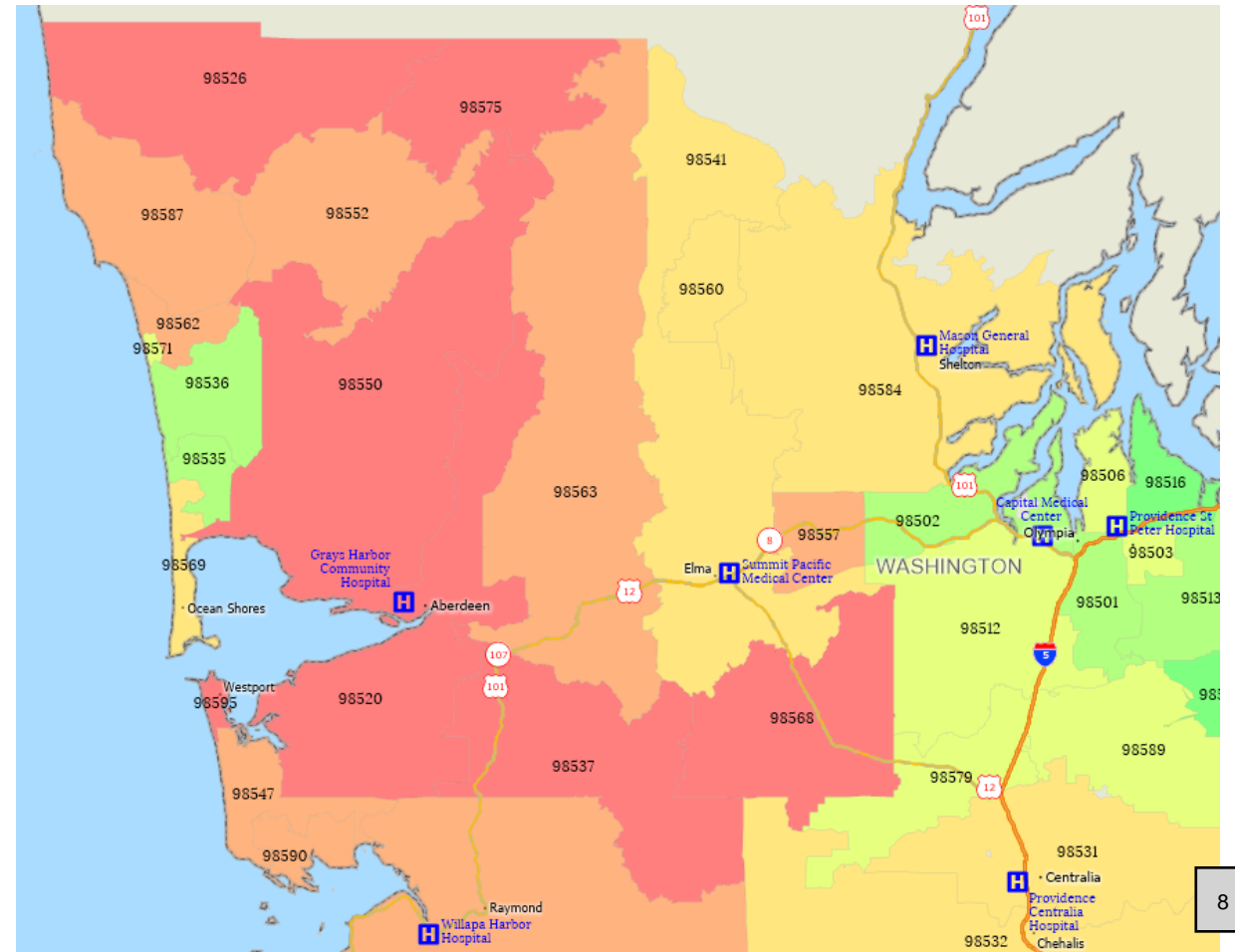


SPMC's PSA is anticipated to grow at rates slightly below those observed in Olympia

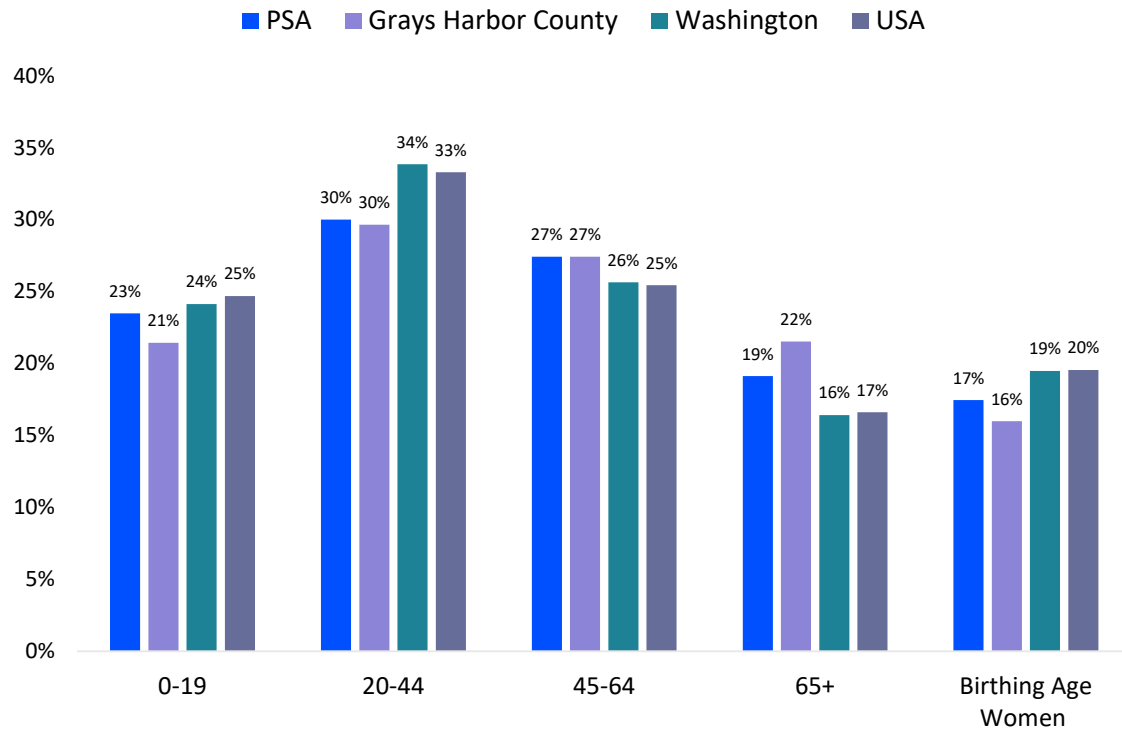
- Higher growth rates diffuse along US-12 and WA-8 from Olympia to Elma, with much lower CAGR rates observed for western Grays Harbor County
- SPMC leadership team decided on a CAGR of 1.01 to account for higher anticipated population growth



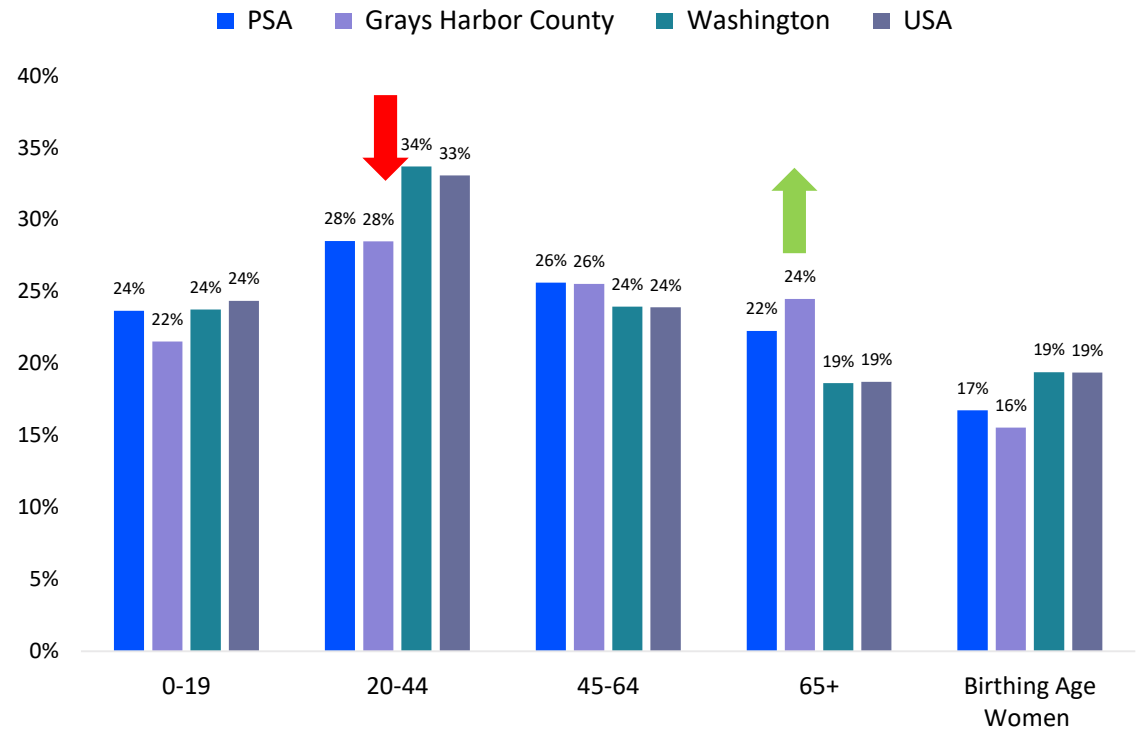
2020 – 2025 CAGR



2020 Population Distribution



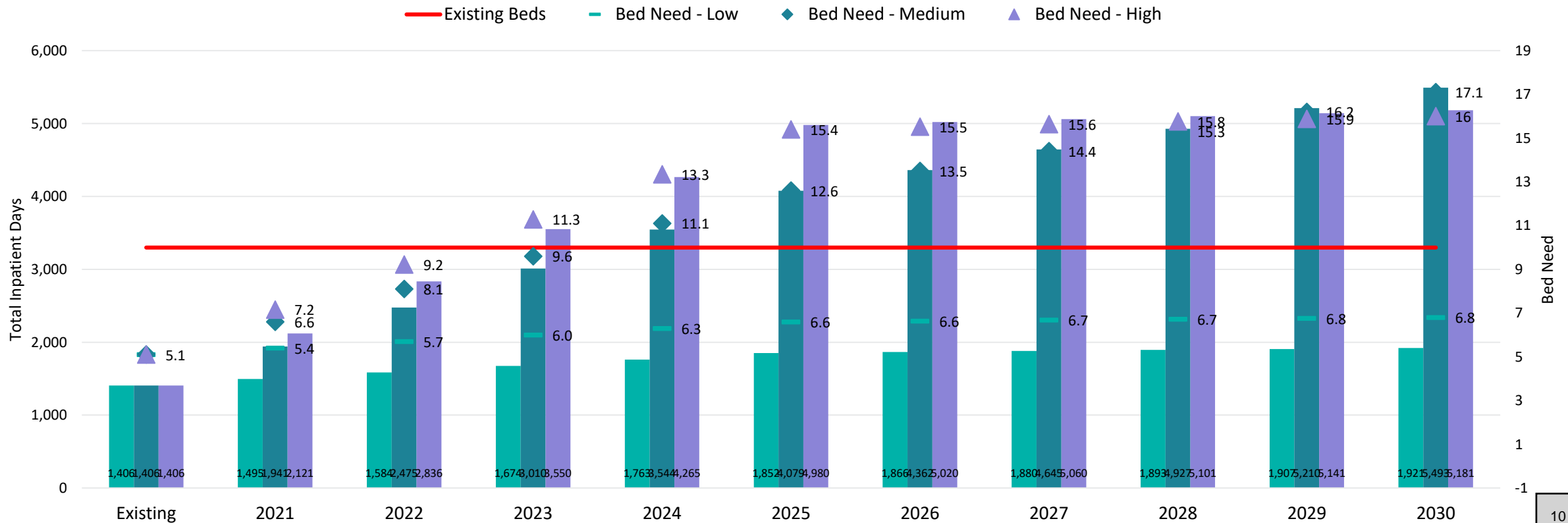
2025 Population Distribution



SPMC would need to consider expanding its inpatient footprint once 2,900 annual patient days are reached

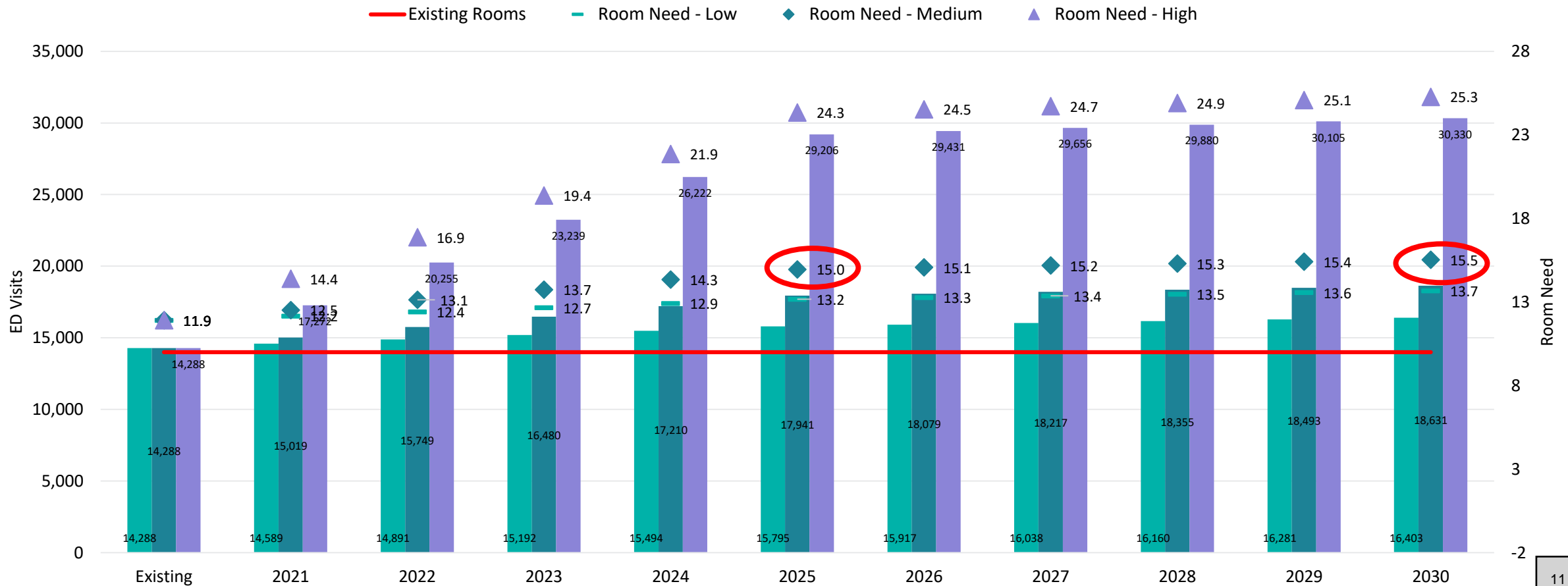
This would occur around year 2024 under the medium scenario

Total Inpatient Days (Med/surg and Swing) and Bed Need by Scenario



SPMC is already operating with a shortage of ED treatment rooms given volumes, need for 2 additional rooms today

Emergency Visits and Room Need by Scenario



Facility Location/Design

Challenges of the existing hospital campus

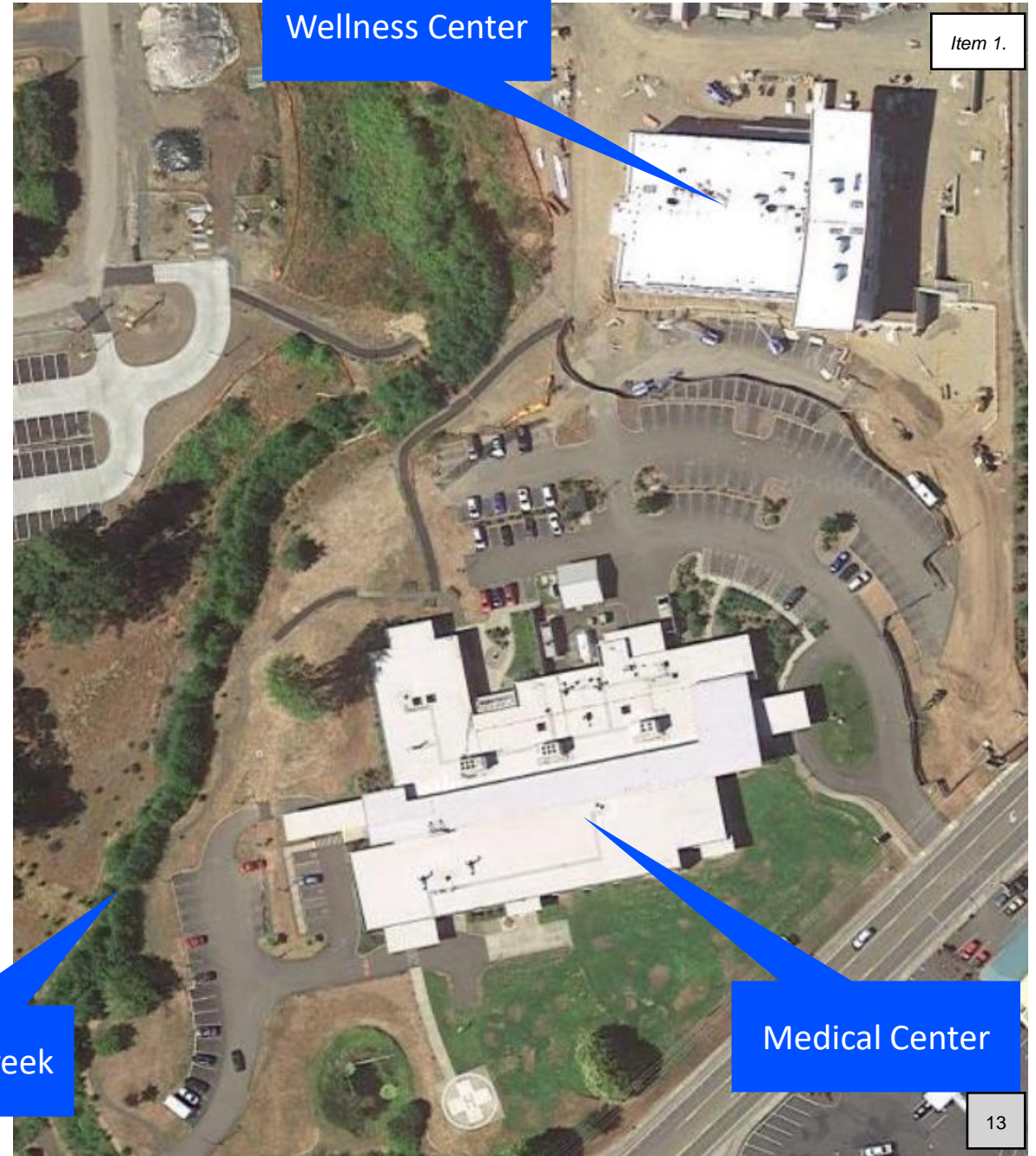
- Current hospital building structure only supports a single floor, making a vertical expansion disruptive and expensive
- McDonald Creek presents a barrier to the expansion potential on the west side of the campus
- Grade challenges on the west side of the campus near the emergency and inpatient departments would require significant sitework

McDonald Creek

Wellness Center

Item 1.

Medical Center



Future expansion zones





Expansion to include:

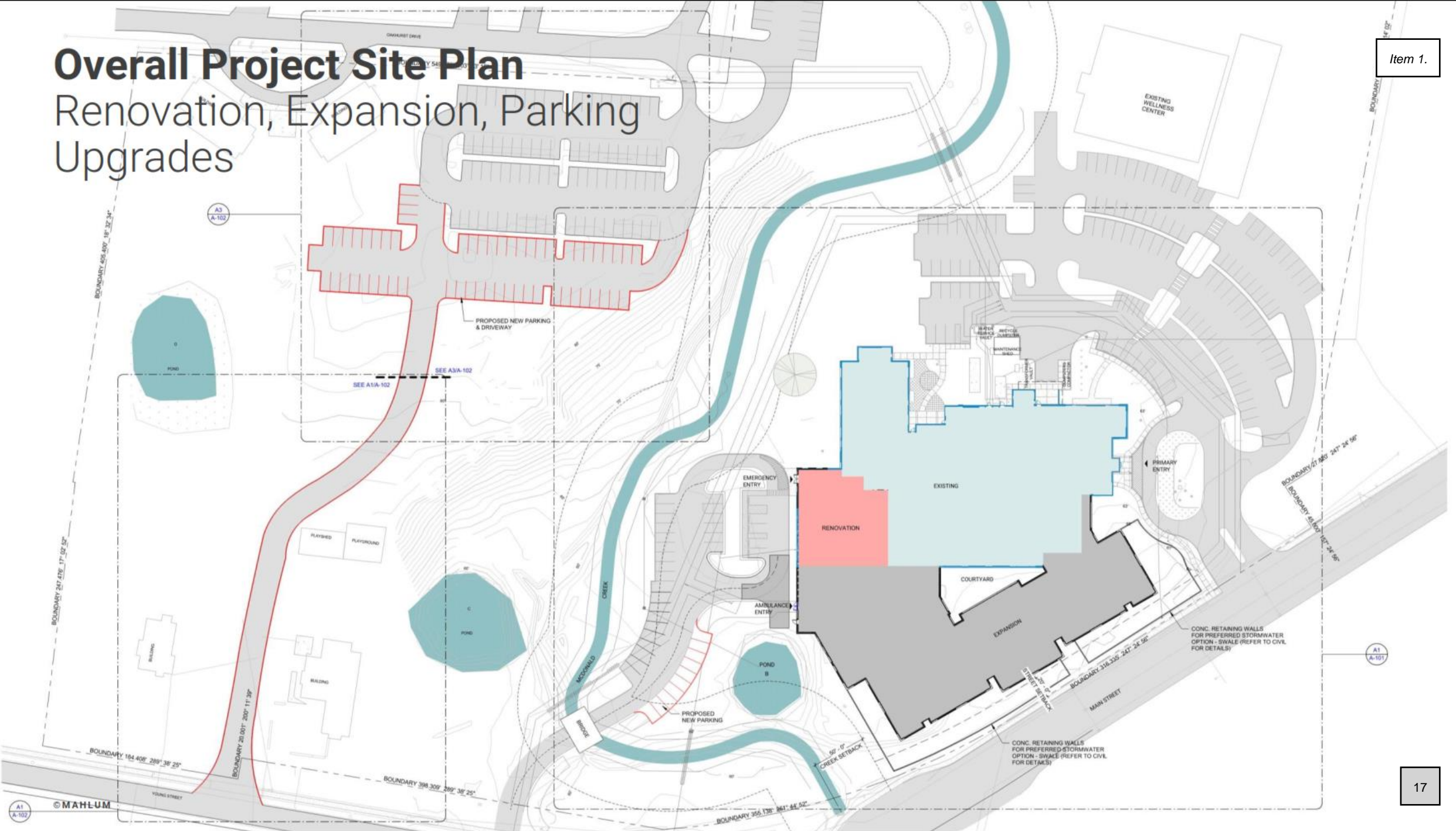
The proposed 30,000 square-foot expansion and 7,000 square-foot renovation will consist of:

- Expanding its existing facility to increase the number of acute care beds from 10 to 20 and allowing it to flex up to its license of 25 beds
- Renovation and expansion of the current emergency department from 10 to 16 treatment spaces to increase areas for triage and patient holding
 - provide designated mental health treatment rooms, increase trauma rooms, expand patient waiting (c) the relocation of the helipad to the facility's roof
- Expansion of the imaging department to include 24/7 MRI services
- Relocating the helipad to the roof of the expansion
- Additional design changes to improve patient parking and emergency triage, enhance patient experience and safety, and allow for more flexibility and versatility of clinical space.

Overall Project Site Plan

Renovation, Expansion, Parking Upgrades

Item 1.





ENTRY

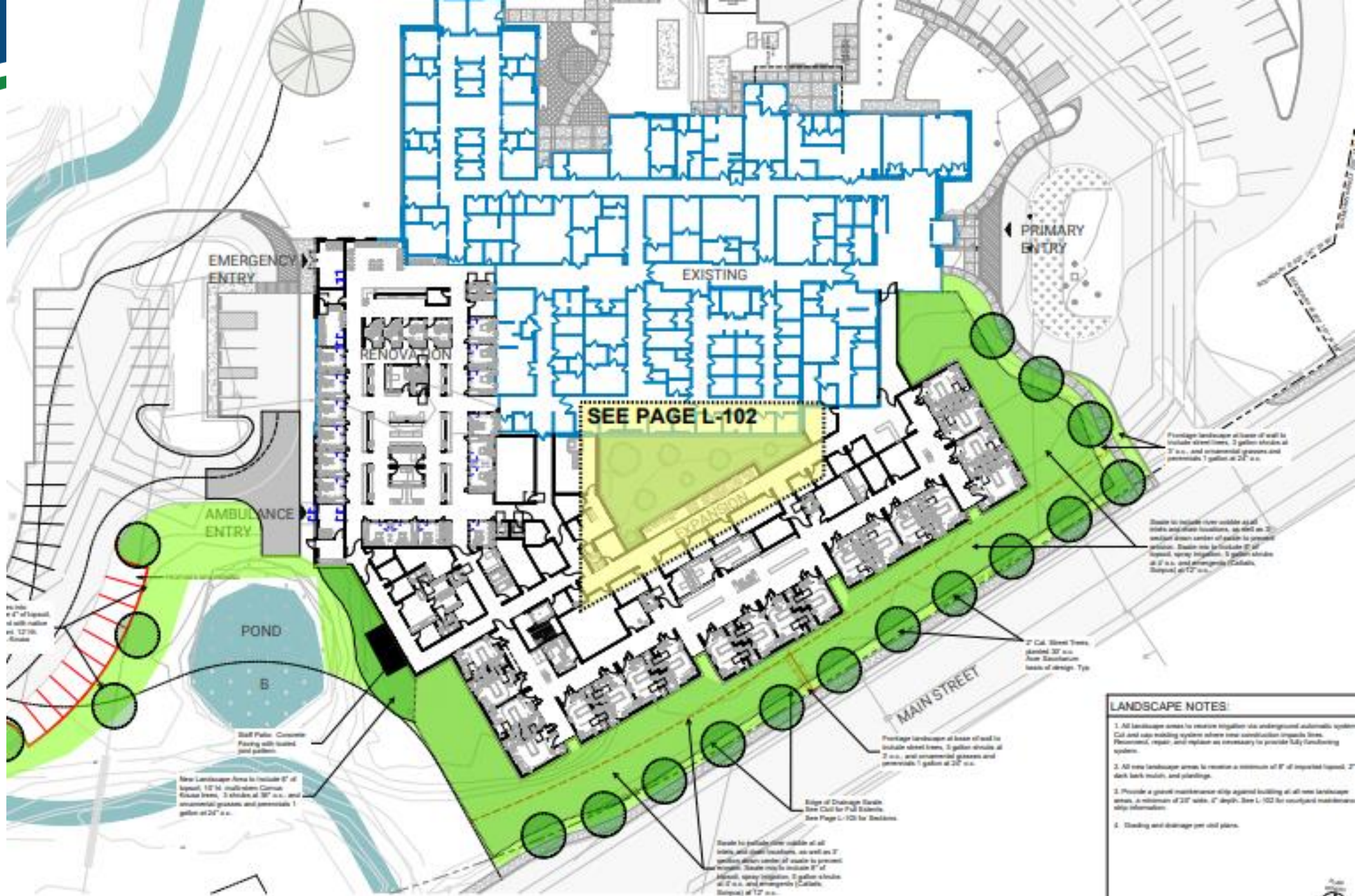
Item 1.

LINE OF PROPOSED CONFERENCE ROOM IN OPTION 2

LINE OF PROPOSED CONFERENCE ROOM IN OPTION 1

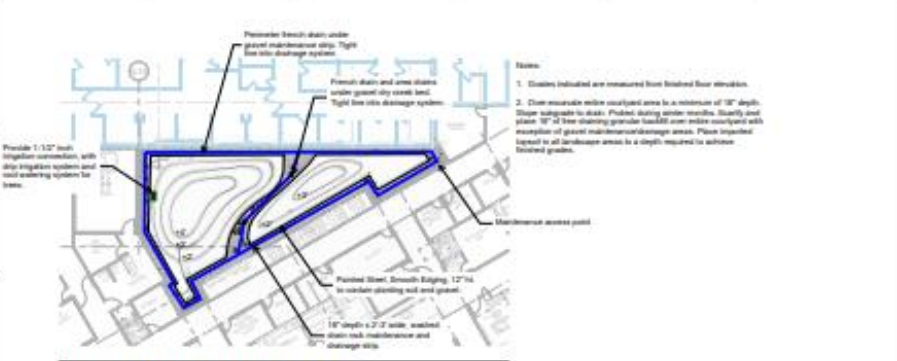
Scheme 1 Legend

- ACUTE CARE - NURSE SUPPORT
- ACUTE CARE - PATIENT CARE
- EMERGENCY - NURSE SUPPORT
- EMERGENCY - PATIENT CARE
- MRI
- NON-ESSENTIAL
- REQUIRED BUILDING SUPPORT



LANDSCAPE NOTES:

1. All landscape areas to receive irrigation via underground automatic system. Cut and cap existing systems where new construction impacts lines. Fluctuate, repair, and replace as necessary to provide fully functioning system.
2. All new landscape areas to receive a minimum of 8" of imported topsoil, 2" dark bark mulch, and plantings.
3. Provide a gravel maintenance strip adjacent building at all new landscape areas, a minimum of 24" wide, 4" depth. See L-102 for courtyard maintenance strip information.
4. Standing and drainage per site plans.



COURTYARD MATERIALS PLAN



COURTYARD LANDSCAPE PLAN

- Shrub: 2 gallon, 18" x 18"
 Perennial and Ornamental Grasses: 1 gallon, 20" x 20"
 Biogreen Groundcover: 1 gallon, 12" x 18" x 18"
- Recommended Plant Palette**
- Shrub:
 - Hydrangea Jane
 - Pink Cadillac
 - Mahoe Cherry
 - Corylopsis spicata
 - Sorbus domestica
 - Chaenactis longipetala
 - Perennial / Ornamental Grasses:
 - Panicum Habitat
 - Panicum Shearwater
 - Stipa spicata
 - Polypodium montanum
 - Stachys spicata
 - Gypsophila Hudson Bellflower
 - Flax Flower
 - Prunella Flower
 - Julia Chastity
 - Carex Border Clusters
 - Groundcover:
 - Urtica spicata
 - Eurythous ternstroemii
 - Polytrichum ternstroemii



P Preferred Option for Stormwater: Stormwater swale at entry and frontage. Cobble/river rock in base of swale, with irrigated landscape including dogwood shrubs, spirea douglasii, cattail and juncus.



1 Alternate 1: Vault Option for Stormwater: Under building vault with frontage landscape bermed with lawn and trees, and islands of landscape.



1



Centralized Nursing Station

View along Acute Care Unit main corridor



Patient Room

- Dual vertical head walls
- Nested toilet rooms
- Nurse servers into corridor
- Visual connection to exterior



Family Waiting

View along Acute Care Corridor adjacent to Interior Garden



**Main Entry w/ new corridor
entry to Acute Care Unit**
View from Main Parking





Funding

- No Additional community tax or Levy being pursued !!
- The hospital expansion is anticipated to be \$50 million dollars of which SPMC plans to invest 10% and seeks funding from USDA for the remaining balance.

Thank you for the letter of support

Next Steps

1. Community Town Hall forums Q1 2023
2. Will continue partnership with Elma city for license/permitting.
3. **Question:** Traffic study for Main street and plan for road access to employee parking lot from Young street.
4. Pre-Application submitted to USDA. Formal application planned for end of January.
5. Break ground Q1 of 2024
6. Timeline for construction: 18 months
7. Hospital expansion open to community 2025

Thank You

Questions ???



McCleary Regular City Council Meeting

Thursday, August 18, 2022 – 6:30 PM

McCleary Community Center & Zoom Virtual Meeting

Minutes

Call to Order/Flag Salute/Roll Call

Meeting called to order at approximately 6:35

PRESENT

Councilmember Jenna Amsbury
 Councilmember Brycen Huff
 Councilmember Max Ross
 Councilmember Andrea Dahl
 Councilmember Joy Iversen

Agenda Modifications/Acceptance

Mayor Pro-Tem Huff asked to push the voting for the Annexation Ordinance to the next meeting so people online or calling in can make comments. Chris Coker asked to approve the Mayor to sign off on the back utility bill with Grays Harbor County, to waive late fees on the billing.

Motion made by Unknown, Seconded by Councilmember Ross.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

Resolutions

1. Resolution Honoring John Allardin

Mayor Pro-Tem Huff read the Resolution honoring John Allardin
 Resolution 735

Motion made by Councilmember Iversen, Seconded by Councilmember Amsbury.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

Special Presentations

2. Port Blakely Property - Ken Brogan

Chris Carlson, representing Ken Brogan, gave a presentation on the Port Blakely property. They want to annex the property into the City. Carlson spoke on the history of the process they have been through with the annexation and on the economic impacts that would occur.

Public Comment - Agenda Items Only

No Public Comment

Consent Agenda

Motion made by Councilmember Dahl, Seconded by Councilmember Amsbury.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

3. Accounts Payable July 1-15 Ck. Numbers 50832-50885 including EFT's totaling \$233,560.93
4. Accounts Payable July 16-31 Ck. Numbers 50886-50924 including EFT's totaling \$58,031.03

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Updates

5. Staff Reports - Light & Power, Public Works, Water & Wastewater, Police

New Business

6. Randy Bunch Promotion to Sergeant

Chief Patrick stated that Officer Bunch has been in McCleary since 2006 and would like him to be his right hand man. He is straight-forward and appreciates him. Chief Patrick is happy and honored to promote Officer Bunch to Sergeant. Officer Bunch read his Oath of Office. Mayor Pro-Tem Huff congratulated Sergeant Bunch on his promotion.

7. Confirmation of Chad Bedlington as Director of Public Works

Chad Bedlington talked in regards to his skills and background.

Motion made by Councilmember Amsbury, Seconded by Councilmember Ross.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

8. Police Vehicle Discussion

Chief Patrick spoke regarding the Motorcycle program. He would like to offer City of Toledo \$10,000 for their bike that they have for sale, and it'll need \$1000-\$3000 in upgrades. Councilmembers Huff and Iversen would like to see how this will fit into the budget before any decisions are made. Chief Patrick mentioned how long it takes to get new police vehicles now.

GHC DTF Utility Bill

Chris Coker spoke in regards to the unpaid utility bill, how much was incurred amounts and how much were fees. Coker is asking the Council to authorize the Mayor to sign the settlement agreement, waiving the late fees.

Motion made by Councilmember Ross, Seconded by Councilmember Iversen.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

Old Business

9. Comprehensive Plan

Motion made by Councilmember Amsbury, Seconded by Councilmember Dahl.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

10. Tenelco Contract Renewal

This is just an explanation of the increases.

Motion made by Councilmember Iversen, Seconded by Councilmember Ross.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

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11. Museum Utilities Discussion

Councilmember Amsbury's concerns are this is such a gray area on whether or not this is considered gifting of public funds. Councilmember Dahl agrees. An option would be discussing separate utility rates for not-profit groups.

Ordinances and Resolutions

12. Port Blakely Annexation Ordinance

This will be voted on at the next council meeting in September.

Updates

Mayor Pro-Tem Huff mentioned he spoke with Mayor Miller and the investigation is complete and the report would be coming out to Council, redacted, soon.

We will be back on regular schedule of two meetings a month in September.

Public Comment - City Business Only

No Public Comment

Executive Session

Adjourn

Meeting adjourned at approximately 8:36pm

Motion made by Councilmember Ross, Seconded by Councilmember Dahl.

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

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McCleary City Council Meeting

Wednesday, December 14, 2022 – 6:30 PM
 McCleary City Hall Council Chambers & Zoom

Minutes

Call to Order/Flag Salute/Roll Call

Meeting called to order at 6:30pm

PRESENT

Councilmember Jenna Amsbury
 Councilmember Brycen Huff
 Councilmember Max Ross
 Councilmember Andrea Dahl
 Councilmember Joy Iversen

Agenda Modifications/Acceptance

Mayor Miller asked to add the Ad Valorem Ordinance

Motion made by Councilmember Iversen, Seconded by Councilmember Dahl.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

Special Presentations

1. Lynette Buffington - Greater Grays Harbor

Lynette Buffington gave a presentation on what Greater Grays Harbor does for Grays Harbor County and McCleary.

Public Hearing

2. 2023 Budget

Public Hearing opened at approximately 7:03pm

Public Hearing closed at approximately 7:04pm

Public Comment - Agenda Items Only

No Public Comment

Consent Agenda

Motion made by Councilmember Amsbury, Seconded by Councilmember Ross.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

3. Minutes May 11, 2022
4. Minutes June 8, 2022
5. Minutes July 13, 2022
6. Minutes October 26, 2022
7. Minutes November 9, 2022
8. Accounts Payable Nov 1-15 Ck #'s 51315 & 51317-51383 including EFT's totaling \$218,580.14
9. Accounts Payable Nov 16-30 Ck #'s 51384-51408 & 51413-51438 including EFT's totaling \$205,074.44

Updates

10. Staff Reports - Water & Wastewater, Public Works, Public Works Director, Police, Light & Power

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Councilmember Iversen asked for more information on the IT Company we are looking to hire. Public Works Director Chad Bedlington stated we went through a request for proposal process and we selected Aktivov. They selected them based off of what they offer and how they've served us with the work order software we are working on. There will be an initial assessment charge of around \$6600, after that it's an on-call service with an hourly rate. Initially this is a 1-year contract. Councilmember Amsbury asked if there was travel time involved too. Chad stated, yes, but travel time is a different hourly rate. Councilmember Amsbury wants to see what the charges for upgrades are going to be after the assessment, so we have an option to cancel.

New Business

11. A2Z 2023 Agreement

Motion made by Councilmember Iversen, Seconded by Councilmember Huff.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

12. I.T. Services - Aktivov Professional Services Agreement

Chad Bedlington stated the training is going great with staff on the work order training with Aktivov.

Motion made by Councilmember Iversen, Seconded by Councilmember Amsbury.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

13. 2023 Council Meeting Calendar

Mayor Miller stated we already do one meeting a month for half the year. If anything pressing comes up we can schedule a Special Meeting at that time. Councilmember Amsbury asked about keeping two meetings a month in September and October for Budget Workshops. Mayor Miller stated we can lock down dates for that starting around May. The Council will plan on scheduling the Budget Workshops on the 4th Wednesday of September and October.

Motion made by Councilmember Ross, Seconded by Councilmember Amsbury.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

Old Business

14. MOU between the City and Olympic Mountain FOP & Teamsters

Miller asked to move this discussion with the Budget discussion later on.

15. Greater Grays Harbor Agreement

Motion made by Councilmember Amsbury, Seconded by Councilmember Dahl.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

Ordinances and Resolutions

16. Dog Ordinance - 875

Mayor Miller stated the biggest changes were we increased the fees and added the additional rates. A senior rate, a 3-year rate and a lifetime rate. Councilmember Ross mentioned with documentation, making service dogs free of charge.

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Motion made by Councilmember Iversen, Seconded by Councilmember Ross to approve the Dog Ordinance with the change on not charging a service dog with proper certification.

Roll Call Vote

Voting Yea: Councilmember Amsbury, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

Voting Nay: Councilmember Huff

17. Ad Valorem Ordinance - 877

Roll Call Vote

Motion made by Councilmember Amsbury, Seconded by Councilmember Iversen.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

2023 Budget Ordinance - 876

Chad Bedlington stated this includes the rate increases. Councilmember Iversen asked, these MOU's do not effect the budget, correct? Mayor Miller stated that is correct.

With the change to move the \$20,000 for the motorcycle to training and equipment.

Roll Call Vote

Motion made by Councilmember Amsbury, Seconded by Councilmember Ross.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

MOU between the City and Olympic Mountain FOP & Teamsters

Chad Bedlington stated the objective of the MOU's is to keep up with the cost of living.

Councilmember Amsbury doesn't like the idea of opening up contracts during mid-contract, but I do understand the reasoning behind it. Councilmember Huff agrees, he'd rather wait and negotiate a better rate during negotiations. Councilmember Dahl has a hard time with this not being equal with all of our labor here. It started out with just Police being offered this, then Teamsters was added and IBEW isn't included because we just had negotiations with them. I have a hard time with that.

Councilmember Ross stated he'd like to pay our employees. Clerk Treasurer Ann-Marie Zuniga stated the increase for Teamsters is approximately \$17,000 and Mayor Miller stated the increase for FOP is approximately \$18,000. Councilmember Ross echos Councilmember Dahl's comments on this should be across the board. But he doesn't think that 5% will hurt the City if we do go into a recession, he'd like to retain employees. Ann-Marie Zuniga stated our new Public Works Employees are making between \$3300 and \$3700, that's really hard to pay rent, gas and food. These are our lowest paid employees and these guys need to live too.

Vote for FOP

Motion made by Councilmember Ross, Seconded by Councilmember Iversen.

Voting Yea: Councilmember Ross, Councilmember Iversen

Voting Nay: Councilmember Amsbury, Councilmember Huff, Councilmember Dahl

Motion Failed

Vote for Teamsters

Motion made by Councilmember Ross, Seconded by Councilmember Iversen.

Voting Yea: Councilmember Ross, Councilmember Iversen

Voting Nay: Councilmember Amsbury, Councilmember Huff, Councilmember Dahl

Motion Failed

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Mayor Miller wanted to mention that Brent Schiller is retiring from the Fire Department and thanked him for his 2.5 decades of service to the City and personally wanted to thank him for showing up to his house when his house got hit by lightening.

Executive Session

Adjourn

Meeting adjourned at 8:18pm

Motion made by Councilmember Iversen, Seconded by Councilmember Amsbury.

Voting Yea: Councilmember Amsbury, Councilmember Huff, Councilmember Ross, Councilmember Dahl, Councilmember Iversen

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City of McCleary STAFF REPORT

To:	Mayor Miller and City Council Members
From:	Ann-Marie Zuniga, Clerk-Treasurer
Date:	January 11, 2023
Department:	Finance and Administration

Happy New Year!

The Finance Department is going full steam ahead to complete 2022 year-end tasks and is working on the the final steps of setting up the new year for both finance and payroll.

For 2022 there were a total of 84 Public Records requests of which only 6 are still pending or being completed in segments.

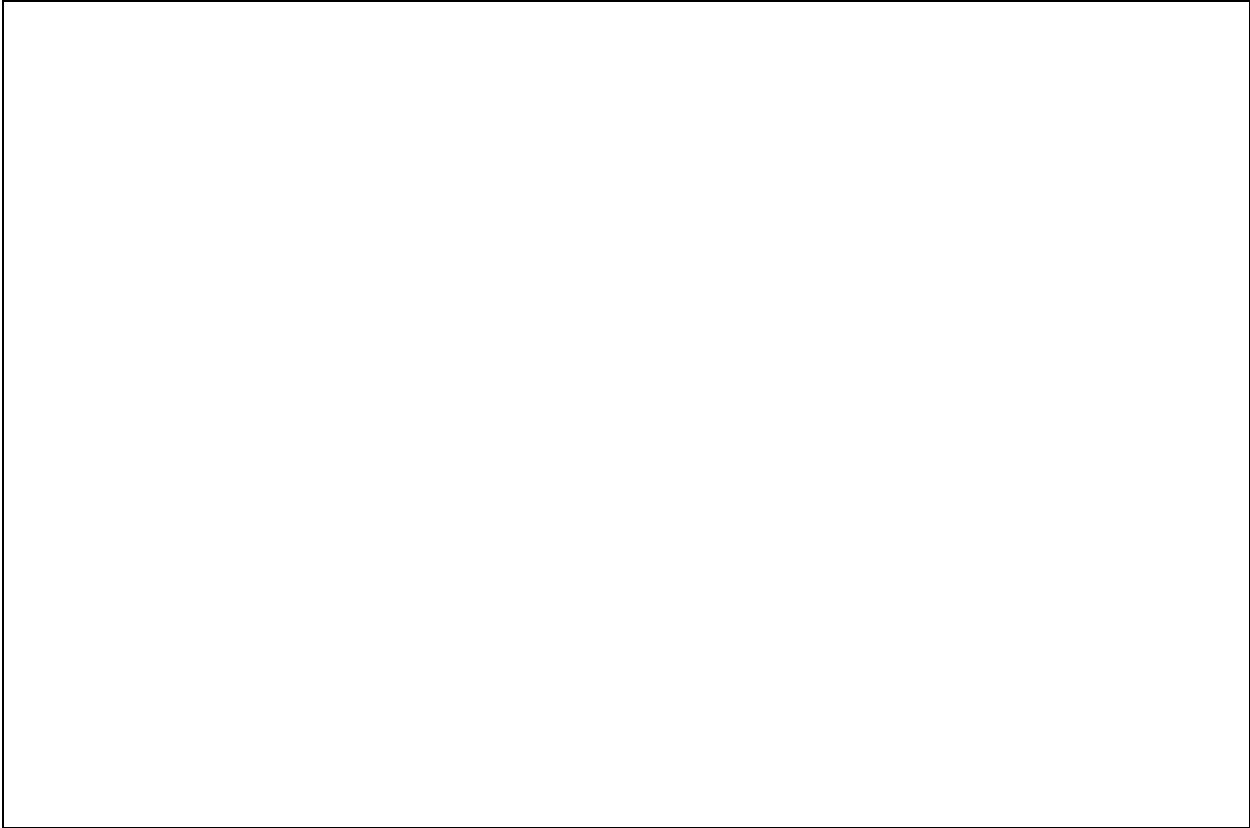
The two-year audit by the State Auditor is still ongoing. The goal is that the gathering of information and balancing out the accounts will be completed soon.

December utility bills were the second month of using the new folder/stuffer that was purchased and we have a time savings of over 1.5 day a month in prepping the bills for mailing!

Supplies have been ordered for the change in dog licensing and now rather than hand making the tags we will have pre-made lifetime and 3-year tags. The supply of blank tags will be used for the licenses that are one year. This also will result in a time savings for the town staff.

Nellie Peden has joined the City Hall staff as an Office Clerk full time effective 11/29/2022. Currently does a large portion of the payment receipting processes and assists in covering the phone. This has freed up some of Lori-Ann's time so that she can get many "house" cleaning duties accomplished along with working on some of the new duties that she has. Lindsay is staring to show her basics of AP processing so that there is a backup. Nellie has also been valuable in assisting with special projects.

All-in-all 2022 was a good year with a lot being accomplished to keep the city on track and in compliance!





City of McCleary

STAFF REPORT

To:	City Council
From:	Chief Sam Patrick
Date:	1/4/22
Department:	Police Department

Greetings Council

Happy New Year

For the January 2023 report I will provide an update on what has been accomplished since my arrival as your Chief of Police.

I am pleased to announce that we have been able to complete several items within the last six months.

Promotion of Officer Bunch to Sergeant Bunch which has been helpful in organizing and managing the staff.

Our new police clerk has had extensive training in several areas. During this time, she has been self-motivated and has obtained several needed certifications and takes on any task presented to her. With Mackinzie's dedication to obtaining TAC certification we were able to complete the department's TAC access Audit.

Officer E. Bengé was hired and has been out working on his own after many weeks of training. During his time here he has assisted with many communities' events with councilor Huff. Officer Bengé has also been instrumental in reaching out to school, making his presence known to the kids.

Officer J. Campbell has been working after training and been fitting in well. And currently on Thursday-Sunday day shift car.

With the help of the McCleary's public works department we have been able to update and re-organize the police department (still in progress)

This is just a quick highlight of 2022 with many other items accomplished each day.

Looking forward to continuing the progression of the department. Looking to find our next officer to fill the next position and maybe looking at a new hire. I will be in contact with the civil service to discuss this more from our current applicants. I want to thank the council for their support.

Chief Sam Patrick.

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**McCleary Police Department
Monthly Call Activity Report**



Dec-22

#	Calls	
	911 Hangup	3
5	911 Open line	
3	Abandoned/Disabled Vehicles	1
1	Accident with Entrapment	4
2	Accidents with Injuries	
2	Accidents with no Injuries	1
7	Agency Assist	5
	Agency Assist Traffic	
3	Assists Citizen	4
1	Alarm	
4	Animal	
2	Assault	2
	ATC (Attempt to Contact)	1
	ATL (Attempt to Locate)	
	Bad Checks	
	Blocking Accident	1
1	Burglary	
	Child Abuse/ Neglect	1
	Child Molestation/Rape/Comm	
4	Civil/Public	
	Court Order	2
	Death Investigation	
3	Disorderly conduct	6
3	Disabled Vehicle	2
	Druges/Equipment Violation	
1	DUI	3
1	DVA in Progress	
	Eluding	
	Extra Patrols	
	Fire Boardcast	6
	Firearms	
	Fireworks	142
	Forgery	
	Found Child	3
	Found Property	
2	Frad/ Scam Offences	1
35	Fire or Aid Responding	1
1	Harrassment	5
	Illegal Burn	1
2	Juvenile	8
83		205

Tickets: 30

Total : 288

Year To Date 2,564



City of McCleary **STAFF REPORT**

To:	Mayor Miller and Council
From:	Paul Nott
Date:	12/5/2022
Department:	Light and Power

Hello All,
With the holidays over the crew is currently removing the decorations throughout town.

This last month we also had a couple outages, some customer service work and preparing for the holidays.

If anyone has any questions or concerns, feel free to contact us...

Paul



City of McCleary

STAFF REPORT

To:	Mayor Miller and City Councilmembers
From:	Chad Bedlington, Director of Public Works
Date:	January 11, 2023
Department:	Public Works Administration

Updates

Happy New Year City Council! Thank you for your service this past year, and working so tirelessly with City staff to generate a 2023 budget for this year. It is/was greatly appreciated.

As we embark on the new year, I wanted to list a few of the Public Works accomplishments to showcase the efforts we have been making to improve infrastructure for the City of McCleary and also identify our goals (both operational and capital improvements) for 2023.

2022 Accomplishments

Streets and Sidewalks

- Crack sealed all City streets (grant funds were used for this project)
- Performed extensive asphalt patching and overlays at varied locations within the older district of the City
- Replaced aging and damaged sidewalk along North 9th Street
- Successfully acquired approximately \$1,500,000 in grant funds from the State to improve South 3rd street down to Summit Road. Design to begin in 2024, with construction in 2025-26.
- Completed snow and ice removal for two significant storm events
- Regraded several alleys and power line roads

Parks and Recreation

- Successfully supported Bear Festival with staging, street sweeping, landscape maintenance, and traffic control
- Supported Christmas in the park with new lighting and power options and installation of festive lights

Water, Sewer, Stormwater

- Installed over 280 linear feet of water main and provided new connections to adjacent customers

- Installed two new catch basins to help alleviate stormwater flooding issues (this work is ongoing)
- Repaired four separate water/wastewater breaks at the Wastewater Treatment plant

Light and Power

- Upgraded power to customers by completing over 100 Power cutovers from 4Kv to 12Kv
- Responded and restored power during 14 separate power outages
- Installed 11 new services
- Repaired six faulty equipment repairs and two underground faults

General

- Successfully contracted for new IT support services
- Filled all vacant positions at the City as well as hired additional public works staff to support improvement and repair efforts throughout the City
- Renovated the City's police station (new flooring, paint, electrical improvements, and created new office space for officers)
- Poured two new concrete pads for large generator installations

2023 Goals

Streets and Sidewalks

- Successfully acquire grants to improve sidewalks throughout the City
- Partner with the Transportation Improvement Board (TIB) to fund a joint venture with Grays Harbor County to chip seal streets within the City
- Continue to overlay streets and repair potholes during the year
- Seek out grant funding opportunities for street improvements

Parks and Recreation

- Acquire funding and construct a new dog park near the city cemetery
- Acquire additional park properties for future development of recreational opportunities for the community
- Install improved park playground equipment, and improve at least one pocket park play area within the City
- Construct a new community garden adjacent to the Community Center
- Seek out grant funding opportunities to improve existing parks and construct new ones

Water, Sewer, Stormwater

- Tackle the inflow and infiltration problem in our wastewater system to reduce stormwater from entering the system and impacting our sewer treatment capacity
- Finalize and report to Council results of utility rate reviews
- Install Variable Frequency Drives (VFD's) at the wells to reduce water hammer and improve power efficiency
- Replace aging fire hydrants
- Complete the Aquifer study
- Execute three drainage pipe replacement projects to improve drainage and reduce urban flooding

Light and Power

- Continue 4Kv to 12Kv power crossovers
- Complete at least one power underground project in targeted area(s)
- Continue to provide exceptional power outage response time

General

- Implement a new call out system (Doppler) to improve responsiveness to after-hours emergencies
- Implement our new Work Order management system
- Complete a space needs study to assess future space requirements for multiple facets of City operations
- Finalize the 2023 Comprehensive Plan Update
- Complete an energy audit of City facilities and seek out grant opportunities to reduce energy consumption where possible



City of McCleary **STAFF REPORT**

To:	Mayor Miller and City Council
From:	Kevin Trehwella
Date:	January 5, 2023
Department:	Water and Wastewater

Water and Wastewater operations is working to cut cost wherever possible. Collections Systems and water distribution system improvements will be ongoing every month. Working on installing Variable Frequency Drives at Water Treatment plant, to lower energy costs and extend the life of the motors and pumps.

Have a great week!

Kevin Trehwella

City of McCleary (CMC)
Commercial and Residential Energy Efficiency Programs
Technical Assistance proposal from Evergreen Consulting Group (ECG)
January 1, 2023 through December 31, 2023
12/28/2022

Scope:

Provide program management and operation support for CMC’s Commercial and Residential Energy Efficiency Programs.

Included in the management and operations of the program are the following elements:

- Providing technical energy efficiency program assistance to CMC’s customers (at the direction of Chad Bedlington) at their sites in the CMC service area for up to two days a month. The technical assistance can consist of conducting commercial lighting audits, pre and post verifications of commercial lighting projects, pre and post verifications of residential weatherization and ductless heat pump projects and other site verifications as requested by Chad Bedlington for CMC’s customer energy efficiency projects. It will also include preparing proposals for CMC customers including recommending energy efficient lighting, consulting with Trade Allies to encourage their participation in CMC’s programs.
- Preparing customer agreements (CMC’s agreement), ensuring they are signed and customers are instructed as to the necessary documentation for Incentives from CMC once the energy efficiency project is completed.
- Assembling the completed packages of paper work including the customer agreement, pre and post verifications, customer invoices, disposal forms and incentive request forms. These completed packages will be provided to CMC management.
- There will be a monthly tracking report presented to CMC management.
- CMC will be responsible to issue the incentive checks to the customer. ECG will enter the energy efficient projects into the BPA reporting system,
- Evergreen will submit monthly invoices to CMC for Evergreen’s Labor and other expenses.

The on site technical assistance will be provided typically by Andy Gerde or other Evergreen Field Specialists with backup from Mike Porter.

Agreed to the above:

Agreed to the above:

City of McCleary

Evergreen Consulting Group, LLC

Date

Date

To City of McCleary
 From: Evergreen Consulting Group LLC
 Time Period: January 1, 2023 to December 31, 2023

<u>Evergreen Consulting Team</u>	<u>Hourly Rate</u>
Eric Wilson Program Director	\$ 158
Mike Porter, Program Manager	\$ 134
Andy Gerde, Lighting Specialist	\$ 119

Task Description:	Evergreen Consulting Group Hours			Costs		
	Eric	Mike	Andy	Directs	Directs - Notes	Total Cost Labor+Directs
Monthly site visit to CMcC service area for pre & post Residential ductless heat pump, heat pumps, weatherization inspections and trade ally support (up to .5 day/month)			48	\$ 300	Travel	\$ 6,012.00
Office followup with cust & trade allies-review audits, approve & notify trade allies's (1 hr /month)			12			\$ 1,428.00
Supervision, project file completion, project tracking & followup with trade allies		36				\$ 4,824.00
Directing project	3					\$ 474.00
Completed projects submitted to CMcC for BPA submittal (2 per month)		24				\$ 3,216.00
	3	60	60	\$ 300		\$ 15,954.00

Budget Assumptions:

CMcC pays incentives to customers & Evergreen enters data in BPA system

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCCLEARY RELATING TO FLOOD HAZARD AREAS, AMENDING CHAPTER 15.12, ADDING A CHAPTER AND AN APPENDIX TO THE MCCLEARY MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

RECITALS:

WHEREAS, the City Council of the City of McCleary has met and concluded the following amendments to MCC Chapter 15.12 are in the best interests of the City.

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

SECTION I: MCC Chapter 15.12.10 is amended to read as follows:

ARTICLE I – GENERAL PRINCIPALS

15.12.010 – Purpose.

The primary purpose and goal of the provisions of this chapter is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by methods and provisions designed for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

D. Controlling filling, grading, dredging, and other development which may increase flood damage; and

E. Preventing or regulating the construction of barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

15.12.015 – Severability.

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

15.12.020 – Applicability.

No development shall be undertaken or placed in the areas regulated by this chapter without full compliance with the terms of this chapter and other applicable regulations of the City of McCleary. These areas are the following:

A. Special Flood Hazard Area (SFHA):

This chapter applies to the special flood hazard area (SFHA) within the jurisdiction of the City of McCleary. The SFHA is defined as the largest of the following areas:

1. The special flood hazard area identified by the Federal Emergency Management Agency in the scientific and engineering report entitled “Flood Insurance Study for Grays Harbor County, Washington, and Incorporated Areas” which becomes effective February 3, 2017, and any

revisions thereto, with an accompanying Flood Insurance Rate Map which becomes effective as of the same date, and any revisions thereto subsequent to that date. The Flood Insurance Study and the FIRM are on file at the ~~office of the building official~~ City of McCleary City Hall, located at 100 South 3rd Street, McCleary, WA.

2. Lands shown as subject to the one hundred-year flood on the "Chehalis River Basin Inundation Map Series - 100-Year Flood," prepared by Watershed Science & Engineering, 11/25/2015.

3. Lands that are not included in subsections 1 or 2, above, that are flooded by the Chehalis River or Harris Creek after the enactment of this chapter.

4. The building official shall have the authority to compare the elevation of a site for which a permit is sought to the base flood elevation and make interpretations where needed, as to the exact location of the boundaries of the SFHA. The applicant may appeal the building official's interpretation of the location of the boundary to the city council.

B. Base Flood Elevation: To the extent that any of the following zones are currently or hereafter designated as being applicable to property within the city, the following provisions shall apply:

1. In "Zone AE" on the Flood Insurance Rate Map, the base flood elevation shall be the "one percent annual chance flood" elevation as shown in the flood profile for the stream in the Flood Insurance Study.

2. In "Zone A," where the Flood Insurance Rate Map and the Flood Insurance Study do not provide a base flood elevation, the base flood elevation shall be the "one hundred-year base flood elevations" delineated on the "Chehalis River Basin Inundation Map Series - 100-Year Flood," prepared by Watershed Science & Engineering, 11/25/2015.

3. Where a flood rises higher than the base flood elevation as determined above, the base flood elevation shall be the elevation of the highest recorded flood level for that site.

ARTICLE II – DEFINITIONS

15.12.030 – Definitions.

Unless specifically defined below, words, terms or phrases shall be interpreted as to give them the meaning they have in common usage and to give this chapter its most reasonable application: Provided that, if a word, term, or phrase not defined in this section is defined in another section of Titles 15, 16, 17, or 18 of the Municipal Code, that definition shall be applied to the extent reasonably appropriate.

“Alteration of Watercourse.” Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

“Area of shallow flooding.” A designated zone AO, AH, AR/AO or AR/AH (or VO) on a community’s Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evidence. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

"Base flood:" the flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the "one hundred-year flood"). The area subject to the base flood is the special flood hazard area designated on Flood Insurance Rate Maps as Zones "A" or "AE."

"Base flood elevation:" the elevation of the base flood in relation to the North American Vertical Datum of 1988.

"Basement:" any area of the structure having its floor sub-grade (below ground level) on all sides.

"Critical facility:" a facility necessary to protect the public health, safety and welfare during a flood. Critical facilities include, but are not limited to, schools, nursing homes, medical facilities, hospitals, police, fire and emergency operations installations, water and wastewater treatment plants, electric power stations, and installations which produce, use, or store hazardous materials or hazardous waste (other than consumer products containing hazardous substances intended for household use).

"Development:" any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

"Elevated building:" a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. A building on a slab on grade foundation is not considered an elevated building.

"Elevation certificate:" the official form (FEMA Form 81-31) used to provide elevation information necessary to ensure compliance with provisions of this chapter and determine the proper flood insurance premium rate.

"Flood" or Flooding:"

1. _____ A general and temporary condition of partial or complete inundation of normally dry land areas from:

a. _____ The overflow of inland or tidal waves, and/or

b. _____ The unusual and rapid accumulation of runoff of surface waters from any source.

c. _____ Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces

of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

“Flood Insurance Rate Map (FIRM):” the official map on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

“Floodplain administrator.” The community official designated by title administer and enforce the floodplain management regulations.

"Flood Insurance Study:" the official report provided by the Federal Emergency Management Agency that includes the Flood Insurance Rate Map, floodway data, and base flood elevations.

“Flood proofing:” Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

"Floodway:" the channel of a stream or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.

"Functionally dependent use:" A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

"Highest adjacent grade:" The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

~~"Historic structure." A structure that is listed on the National Register of Historic Place, the Washington Heritage Register, or the Washington Heritage Barn Register, or has been certified to contribute to the historical signification of a registered historic district.~~

"Historic structure:" a structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved state program as determined by the Secretary of the Interior,

or

b. Directly by the Secretary of the Interior in states without approved

programs.

"Lowest floor:" the lowest floor of the lowest enclosed area (including basement or crawlspace). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a structure's lowest floor, provided that such enclosure is compliant with Sections 15.12.150G. and I.

"Manufactured home:" a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

"Mean sea level:" For purposes of the National Flood Insurance Program, the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"NAVD88:" the North American Vertical Datum of 1988. Unless otherwise noted, all elevations referred to in this chapter are in relation to NAVD88.

"New construction:" structures and substantial improvements for which the actual start of construction, repair, reconstruction, or other improvement to the structure commences on or after the effective date of this chapter.

"Recreational vehicle:" a vehicle,

1. Built on a single chassis; and
2. Four hundred square feet or less when measured at the largest horizontal projection;

and

3. Designed to be self-propelled or permanently towable by an automobile or light duty truck; and
4. Designed primarily for use as temporary living quarters for recreational, camping, travel, or seasonal use, not as a permanent dwelling.

"Special flood hazard area (SFHA):" the land subject to inundation by the base flood. Special flood hazard areas are designated on the Flood Insurance Rate Map with the letters "A" or "AE" and may include additional flood prone areas designated in this chapter.

"Start of construction:" Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure." a walled and roofed building, including a gas or liquid tank that is principally above ground, as well as a manufactured home.

"Substantial damage:" damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the value of the structure before the damage occurred. For purposes of determining this value, in the discretion of the city it shall be the greater of the assessed value or the value provided by a qualified expert.

"Substantial damage" also means flood-related damage sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds twenty-five percent of the value of the structure, as determined as provided in the prior paragraph, before the damage occurred.

"Substantial improvement:" any repair, reconstruction, rehabilitation, addition, replacement, or other improvement of a structure, taking place during a five-year period, the cumulative cost of which equals or exceeds fifty percent of the value of the structure before the improvement or repair is started. For purposes of determining this value, in the discretion of the city it shall be the greater of the assessed value or the value provided by a qualified expert.

This term includes requested improvements to structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not include:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by a code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of an historic structure provided that the alteration will not preclude the structure's continued designation as an historic structure.

"Variance:" A grant of relief by a community from the terms of a floodplain management regulation.

ARTICLE III - ADMINISTRATION

15.12.040 - Authority of the building official.

The building official or his or her designee is appointed and authorized to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions.

A. Duties of the building official shall include, but not be limited to:

1. Review all floodplain development permits to determine that the permit requirements of this chapter have been satisfied.

2. Review all floodplain development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.

3. Review all floodplain development permits to determine if the proposed development is located in the SFHA.

4. Ensure that all development activities within the SFHA meet the requirements of this chapter.

5. Inspect all development projects before, during and after construction to ensure compliance with all provisions of this chapter, including proper elevation of all structures.

6. Maintain for public inspection all records pertaining to the provisions of this chapter.

7. The site is reasonably safe from flooding.

8. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of 15.12.070(A)(1) are met.

9. Notify FEMA when annexations occur in the Special Flood Hazard Area.

15.12.050 - Floodplain development permit.

A. A floodplain development permit shall be obtained before construction or development begins within the SFHA. The permit shall be for all development as that term is defined in Section 15.12.030.

B. Activities that do not meet the definition of "development" are allowed in the SFHA without the need for a floodplain development permit under this chapter, provided all other federal, state, and local requirements are met. The following are examples of activities not considered development or "man-made changes to improved or unimproved real estate."

1. Routine maintenance of landscaping that does not involve grading, excavation, or filling;

2. Removal of noxious weeds and hazard trees and replacement of non-native vegetation with native vegetation;

3. Normal maintenance of structures, such as reroofing and replacing siding, provided such work does not qualify as a substantial improvement;

4. Normal maintenance of above ground utilities and facilities, such as replacing downed power lines and utility poles;

5. Normal street and road maintenance, including filling potholes, repaving, and installing signs and traffic signals, but not including expansion of paved areas.

6. Plowing and other normal farm practices (other than structures or filling) on farms.

C. Permit Extension. If construction has not started, a floodplain development permit shall expire one hundred eighty days after the date of issuance. Where the applicant documents a need for an extension beyond this period due to conditions beyond the applicant's control, the building official may authorize one or more extensions.

D. Certificate of Occupancy. A certification of use for the property or a certificate of occupancy for a new or substantially improved structure or an addition shall not be issued until:

1. The permit applicant provides a properly completed, signed and sealed elevation and/or floodproofing certificate showing finished construction data.
2. The permit applicant provides copies of all required federal, state, and local permits noted in the permit application.
3. All other provisions of this chapter have been met.

The building official may accept a performance bond or other security that will ensure that unfinished portions of the project will be completed after the certification of use or certificate of occupancy has been issued.

E. Variance Criteria. Upon written application of the applicant, the city council shall have the discretionary authority to grant a variance in relation to the applicability of certain provisions of this chapter.

1. In reviewing applications for a variance, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the following in relation to granting of the variance:

- a. The danger to life and property due to flooding or erosion damage;
- b. The danger that materials may be swept onto other lands to the injury of others;
- c. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- d. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;

e. The susceptibility of the proposed facility and its contents to flood or erosion damage and the effect of such damage on the individual owner;

f. The availability of alternative locations for the proposed use which are not subject to flooding;

g. The relationship of the proposed use to the comprehensive plan, growth management regulations, critical area regulations, the shoreline management program, and floodplain management program for that area;

h. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges;

i. The potential of the proposed development project to adversely affect federal, state or locally protected species or habitat; and

j. The minimum necessary to grant relief.

F. No variance shall be granted to the requirements of this chapter unless the applicant demonstrates that:

1. The development project cannot be located outside the SFHA;
2. An exceptional hardship would result if the variance were not granted;
3. The relief requested is the minimum necessary;
4. The applicant's circumstances are unique and do not represent a problem faced by other area properties;

5. If the project is within a designated floodway, no increase in flood levels during the base flood discharge would result;

6. The project will not adversely affect features or quality of habitat supporting local, state or federally protected fish or wildlife;

7. There will be no additional threat to public health, safety, beneficial stream or water uses and functions, or creation of a nuisance;

8. There will be no additional public expense for flood protection, lost environmental functions, rescue or relief operations, policing, or repairs to streambeds, shorelines, banks, roads, utilities, or other public facilities; and

9. All requirements of other permitting agencies will still be met.

G. Variances requested in connection with restoration of an historic site, building, or structure may be granted using criteria more permissive than the above requirements, provided:

1. The repair or rehabilitation is the minimum necessary to preserve the historic character and design of the site, building, or structure; and

2. The repair or rehabilitation will not result in the site, building, or structure losing its historic designation.

3. Variances to the provisions of Section 15.12.140 of this chapter may be issued for a structure on a small or irregularly shaped lot contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing the other variance criteria are met. The applicant for such a variance shall be notified, in writing, that the structure (a) will be subject to increased premium rates for flood insurance and (b) such construction increases risks to life and property. Such notification shall be maintained with a record of all variance actions.

4. Variances pertain to a physical piece of property. They are not personal in nature and are not based on the inhabitants or their health, economic, or financial circumstances.

H. Floodplain Development Permit Application.

Application for a floodplain development permit shall be made on forms furnished by the building official and shall include, but are not limited to,

1. One or more site plans, drawn to scale, showing:
 - a. The nature, location, dimensions, and elevations of the property in question;
 - b. Names and location of all lakes, water bodies, waterways and drainage facilities within three hundred feet of the site;
 - c. The elevations of the ten-, fifty-, one hundred-, and five hundred-year floods, where such data are available;
 - d. The boundaries of the SFHA, floodway, wetlands, shoreline buffer, critical areas, and fish and wildlife habitat conservation areas, as defined in this and other chapters of the city;
 - e. The proposed drainage system including, but not limited to storm sewers, overland flow paths, detention facilities and roads; and
 - f. Existing and proposed structures, fill, pavement and other impervious surfaces, and sites for storage of materials.

2. If the proposed project involves grading, excavation, or filling, the site plan shall include proposed post-development terrain at one foot contour intervals.

3. If the proposed project includes a new structure, substantial improvement, or repairs to a substantially damaged structure, the application shall include the base flood elevation in relation to mean sea level for the building site and the proposed elevations of the following, ~~in related to NAVD~~ to be recorded on a current elevation certificate with Section B completed by the Floodplain Administrator:
 - a. The top of bottom floor (including basement, crawlspace, or enclosure floor);

- b. The top of the next higher floor;
- c. The top of the slab of an attached garage;
- d. The lowest elevation of machinery or equipment servicing the structure;
- e. The lowest adjacent (finished) grade next to structure;
- f. The highest adjacent (finished) grade next to structure; and
- g. The lowest adjacent grade at the lowest elevation of a deck or stairs, including structural support.

4. If the proposed project includes a new structure, substantial improvement, or repairs to a substantially damaged nonresidential structure that will be dry floodproofed, the application shall include the base flood elevation for the building site, the elevation to which the structure will be dry floodproofed, and a certification by a registered professional engineer or licensed architect that the dry floodproofing methods meet the floodproofing criteria in Section 15.12.160B.

5. The application shall include a description of the extent to which a stream, lake, or other water body, including its shoreline, will be altered or relocated as a result of the proposed development.

6. The application shall include documentation that the applicant will apply for all necessary permits required by federal, state, or local law. The application shall include written acknowledgment that the applicant understands that the final certification of use or certificate of occupancy will be issued only if the applicant provides copies of the required federal, state, and local permits or letters stating that a permit is not required. A floodplain development permit is not valid if those other permits and approvals are not obtained prior to any ground disturbing work or structural improvements.

7. The application shall include acknowledgment by the applicant that representatives of any federal, state or local unit of government with regulatory authority over the project are authorized to enter upon the property to inspect the development.

8. Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation.

9. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

I. When base flood elevation data has not been provided in A zones in accordance with 15.12.020(A)(1), Basis for Establishing The Areas of Special Flood Hazard, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Sections VI, Standards for Protection of Structures, and section 15.12.070(A) 5.4 Floodways.

J. Where elevation data is not available, either through the FIS, FIRM, or from another authoritative source (as required by section 15.12.040(1), Use of Other Base Flood Data), applications for floodplain development shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

(Failure to elevate habitable buildings at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

ARTICLE IV - RECORDS

15.12.060 – Records

A. The building official shall maintain copies of all development permit applications, variances, permits, inspection records, and correspondence with applicants for a floodplain development permit. All records shall be made available for public inspection.

B. The building official shall obtain, record, and maintain the certification referenced in Section 15.12.050H.4.

C. The building official shall obtain, record, and maintain the actual "finished construction" elevations for all new construction and substantial improvements in the SFHA. This information shall be recorded on a current FEMA Elevation Certificate (FEMA Form 81-31), signed and sealed by a professional land surveyor, currently licensed in the State of Washington.

D. For all new or substantially improved dry floodproofed nonresidential structures, the building official shall obtain, record and maintain the elevation to which the structure was floodproofed. This information shall be recorded on a current FEMA Floodproofing Certificate (FEMA Form 81-65) by a professional engineer currently licensed in the State of Washington.

E. Certification required by Section 15.12.070(A)(1), No Rise Standard

F. Records of all variance actions, including justification for their issuance.

G. Improvement and damage calculations.

ARTICLE V - GENERAL DEVELOPMENT STANDARDS

15.12.070 - Floodplain obstructions.

(Section/Subsection Placeholder) AE and A1-30 Zones with Base Flood Elevations but No Floodways.

In areas with BFEs (when a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the

cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community.

A. Located within areas of special flood hazard established in Section 15.12.020(A)(1) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

1. Encroachments, including fill, new construction, substantial improvements, and other development, are prohibited unless certification by a registered professional engineer is provided that the proposed development and all other past or future similar developments would not cumulatively result in any increase of flood levels during the occurrence of the base flood discharge. The certification must be based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice that incorporate the equal degree of encroachment approach that accounts for similar development that could be anticipated in the future.

2. Construction, reconstruction, and improvements of residential structures are prohibited, except for:

a. Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and

b. Repairs, reconstruction or improvements to a structure, the cost of which does not exceed fifty percent of the market value of the structure either:

(1) Before the repair, reconstruction, or improvement is started; or

(2) If the structure has been damaged, and is being restored, before the

damage occurred. Any project for improvement of a structure to correct existing violations of a

state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or to structures identified as historic places shall not be included in the fifty percent.

3. All other Building Standards Apply in the Floodway. If Section 15.12.070(A)(1) is satisfied or construction is allowed pursuant to Section 15.12.070(A)(2), all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article IV, STANDARDS FOR PROTECTION OF STRUCTURES.

B. Within the Zone A, where no floodway has been designated, the permit applicant shall provide:

1. A certification by a registered professional engineer that the proposed development and all other past or future similar developments would not cumulatively result in an increase of flood levels during the occurrence of the base flood discharge by more than one foot. The certification must be based on hydrologic and hydraulic analyses performed in accordance with standard engineering practice that incorporate the equal degree of encroachment approach that accounts for similar development that could be anticipated in the future.

2. A map that shows the area impacted by any increase in the level of the base flood caused by the development.

3. Notarized statements from the owners of the impacted properties (other than the permit applicant) that they have no objections to the increase in flood heights on their properties.

C. The provisions of subsections A. and B. do not apply to the following:

1. Development projects in the designated flood fringe along Harris Creek;

2. Projects that do not require a development permit as listed in Section 15.12.050B.; or

3. Improvements or repairs to an existing structure that do not change the structure's external dimensions.

D. No filling or grading shall reduce the effective flood storage volume of the SFHA. A development proposal shall provide compensatory storage if filling or grading eliminates any effective flood storage volume. Compensatory storage shall:

1. Provide equivalent volume at equivalent elevations to that being displaced. For this purpose, "equivalent elevation" means having similar relationship to ordinary high water and to the best available ten-year, fifty-year and one hundred-year water surface profiles;

2. Be hydraulically connected to the source of flooding; and

3. Provide compensatory storage in the same construction season as when the displacement of flood storage volume occurs and before the flood season begins.

E. All newly created compensatory storage areas shall be graded and vegetated to allow fish access during flood events without creating fish stranding sites.

F. Livestock Sanctuary Areas. Elevated areas for the purpose of creating a flood sanctuary for livestock are allowed on farm units where livestock is allowed. Livestock flood sanctuaries shall be sized appropriately for the expected number of livestock and be elevated sufficiently to protect livestock. Proposals for livestock flood sanctuaries shall meet all procedural and substantive requirements of this chapter.

15.12.080 - Alteration of watercourses.

A. In addition to the other requirements in this section, an applicant for a project that will alter or relocate a watercourse shall also submit a request for a Conditional Letter of Map

Revision (CLOMR). The project will not be approved unless FEMA issues the CLOMR and the provisions of the letter are made part of the permit requirements.

B. The building official shall notify adjacent communities and the state department of ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.

C. Maintenance shall be provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished. If the maintenance program does not call for cutting of vegetation, the system shall be oversized at the time of construction to compensate for said vegetation growth or any other natural factor that may need future maintenance.

15.12.090 - Site design.

A. If a lot has a buildable site out of the SFHA, all new structures shall be located in that area, when possible.

B. If a lot does not have a buildable site out of the SFHA, all new structures, pavement, and other development must be sited as far from the water body as possible or on the highest land on the lot.

C. All new development shall be designed and located to minimize the impact on flood flows, flood storage, water quality, and habitat.

D. The site plan required in Section 15.12.050H.1. shall account for surface drainage to ensure that existing and new buildings on the site will be protected from stormwater runoff and the project will not divert or increase surface water runoff onto neighboring properties.

15.12.100 - Critical facilities.

A. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA.

B. Construction of new critical facilities in the SFHA shall be permissible if no feasible alternative site is available, provided:

1. Critical facilities shall have the lowest floor elevated to or above the base flood elevation plus three feet or to the height of the five hundred-year flood, whichever is higher.

2. Access to and from the critical facility shall be protected to the base flood elevation plus three feet or to the height of the five hundred-year flood.

15.12.110 - Hazardous materials.

No new development shall create a threat to public health, public safety, or water quality. Chemicals, explosives, gasoline, propane, buoyant materials, animal wastes, fertilizers, flammable liquids, pollutants, or other materials that are hazardous, toxic, or a threat to water quality are prohibited from the SFHA. This prohibition does not apply to small quantities of these materials kept for normal household use. This prohibition does not apply to the continued operations of existing facilities and structures or reuse of existing facilities and structures.

15.12.120 - Utilities.

A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

B. Water wells shall be located outside the floodway and shall be protected to the base flood elevation plus three feet.

C. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

D. Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

15.12.130 - Subdivisions.

A. This section applies to all subdivision proposals, short subdivisions, short plats, planned developments, and new and expansions to manufactured housing parks that are wholly or in part located in the SFHA.

B. All proposals shall be consistent with the need to minimize flood damage.

C. All new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than fifty lots or five acres, whichever is the lesser, shall include within such proposals base flood elevation data.

D. All subdivisions of land that is both in and outside the SFHA shall have all parcels platted with buildable sites on higher ground outside the SFHA. This provision does not apply to lots set aside from development and preserved as open space.

E. All proposals shall have utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.

F. All proposals shall ensure that all subdivisions have at least one access road connected to land outside the SFHA with the surface of the road at or above the base flood elevation wherever possible.

G. All proposals shall have adequate drainage provided to avoid exposure to water damage.

H. The final recorded subdivision plat shall include a notice that part of the property is in the SFHA.

ARTICLE VI – STANDARDS FOR PROTECTION OF STRUCTURES

In all areas of special flood hazards where base flood elevation data has been provided as set forth in Section 15.12.020(A)(1), or Section 15.12.050(I), Use of Other Base Flood Data. The following provisions are required.

15.12.140 - Applicability.

A. The protection requirements of this section apply to all new structures and substantial improvements in the SFHA, which include:

1. Construction or placement of a new structure;
2. Reconstruction, rehabilitation, or other improvement that will result in a substantially improved building;
3. Repairs to an existing building that has been substantially damaged;
4. Placing a manufactured home on a site; and
5. Placing a recreational vehicle or travel trailer on a site for more than one hundred eighty days.

B. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

C. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

D. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

E. Anchoring.

1. All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.

2. All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

15.12.150 - Residential structures.

A. In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated above the base flood elevation plus three feet.

B. The structure shall be aligned parallel with the direction of flood flows where practicable.

C. The structure shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

D. All materials below the base flood elevation plus three feet shall be resistant to flood damage and firmly anchored to prevent flotation.

E. Materials harmful to aquatic wildlife, such as creosote, are prohibited below the base flood elevation plus three feet.

F. Electrical, heating, ventilation, duct work, plumbing, and air conditioning equipment and other service facilities shall be elevated above the base flood elevation plus three feet. Water, sewage, electrical, and other utility lines below the base flood elevation plus three feet shall be

constructed so as to prevent water from entering or accumulating within them during conditions of flooding.

G. Fully enclosed areas below the lowest floor that are subject to flooding shall be used only for parking, storage, or building access and shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall either be certified by a registered professional engineer or licensed architect and/or meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
4. The interior grade of a crawlspace below the base flood elevation must not be more than two feet below the lowest adjacent exterior grade.
5. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four feet at any point.
6. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity or mechanical means.

7. The velocity of floodwaters at the site should not exceed five feet per second for any crawlspace. For velocities in excess of five feet per second, other foundation types should be used.

8. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

H. Upon completion of the construction and before issuance of the certificate of occupancy, the permit applicant shall provide a current "finished construction" FEMA Elevation Certificate (FEMA Form 81-31), signed and sealed by a professional land surveyor, currently licensed in the State of Washington.

I. Upon completion of the construction of an elevated building and before issuance of the certificate of occupancy, the applicant shall provide a signed agreement that acknowledges that the conversion of the area below the lowest floor to a use or dimension contrary to the building's originally approved design is prohibited.

1. The nonconversion agreement shall authorize the building official to conduct inspections of the enclosed area of the building upon reasonable notice.

2. The applicant shall provide a copy that documents the nonconversion agreement has been recorded in the appropriate county office in such a manner that it appears in the chain of title of the affected property.

3. A copy of the recorded nonconversion agreement shall be presented as a condition of issuance of the final certificate of occupancy.

4. The building official may waive this requirement where the enclosed area is less than four feet in height, measured from the floor of the enclosure to the underside of the floor system above.

J. New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in Appendix A.

K. New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

15.12.160 - Nonresidential construction.

A. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall be elevated in accordance with Section 15.12.150 and meet all the other requirements in that section.

B. As an alternative to elevation, a new or substantial improvement to a nonresidential structure and its attendant utility and sanitary facilities, may be dry floodproofed to the base flood elevation plus three feet. A dry floodproofed building must meet the following:

1. Below the base flood elevation plus three feet, the structure is watertight with walls substantially impermeable to the passage of water.

2. The structural components are capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

3. The plans are certified by a registered professional engineer or licensed architect that the design and methods of construction are in accordance with accepted standards of

practice for meeting provisions of subsection B. based on their development and/or review of the structural design, specifications and plans.

4. Upon completion of the construction and before issuance of the certificate of occupancy, the permit applicant shall provide an "as-built" FEMA Floodproofing Certificate (FEMA Form 81-65) signed by a professional engineer currently licensed in the State of Washington.

15.12.170 - Manufactured homes.

All manufactured homes to be placed or substantially improved on any site in the SFHA shall be:

- A. Elevated on a permanent foundation in accordance with Section 15.12.150.
- B. Securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to other applicable anchoring requirements for resisting wind forces.
- C. No manufactured home shall be located in the floodway designated on the Flood Insurance Rate Map.

15.12.180 - Recreational vehicles.

Recreational vehicles placed on sites shall:

- A. Be on the site for fewer than one hundred eighty consecutive days, or
- B. Be fully licensed and ready for highway use, on their wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
- C. Meet the requirements of Section 15.12.170 above.

15.12.190 - Appurtenant Structures

A. This section applies to accessory structures of five hundred square feet or less that are used only for parking or storage in relation to the principle structure on the property.

B. An appurtenant structure may be exempt from the elevation requirement of Section 15.12.150A., provided:

1. It meets the requirements of Sections 15.12.150B., C., D., and E.;
2. The walls of the structure meet the requirements of Section 15.12.150F.; and
3. The project meets all the other requirements of this chapter.

ARTICLE VII - PENALTY FOR VIOLATION BY NON-COMPLIANCE

15.12.200 - Penalty.

Violations of any provision of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with the provisions), shall constitute a misdemeanor. Upon conviction for a violation of a provision of this chapter, the person or entity may be fined not more than one thousand dollars for each violation, be subject to a jail sentence of up to ninety days, shall pay all costs and expenses involved in the case, and be subject to such other sanction, including correction of the violation, as may be allowed by law and ordered by the court.

Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation. Each violation or each day of continued unlawful activity shall constitute a separate violation.

ARTICLE VIII - GENERAL PROVISIONS

15.12.210 - Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements.
- B. Liberally construed in favor of the City of McCleary.
- C. Deemed neither to limit nor repeal any other powers granted under State statutes.

15.12.220 - Abrogation and greater restrictions.

Where this chapter and another code, chapter, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

15.12.230 - Warning and disclaimer of liability.

The degree of property protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on occasion. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the regulated areas, or development permitted within such areas, will be free from flood damage. This chapter shall not create liability on the part of the City of McCleary or any officer or employee thereof for any damage to property or habitat that result from reliance on this chapter or any administrative decision lawfully made hereunder.

APPENDIX A – STANDARDS FOR SHALLOW FLOODING AREAS (AO ZONES)

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In addition to other provisions in this code, following additional provisions also apply in AO zones.

A. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement and mechanical equipment) elevated above the highest adjacent grade to the structure, one foot or more above the depth number specified in feet on the community's FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified).

B. New construction and substantial improvements of nonresidential structures within AO zones shall either:

1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified);

2. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of

buoyancy. If this method is used, compliance shall be certified by a registered professional engineer, or architect as in section 15.12.160.

C. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

D. Recreational vehicles placed on sites within AO zones on the community's FIRM either:

1. Be on the site for fewer than 180 consecutive days, or

2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

Meet the requirements of subsections (1) and (3) above and the anchoring requirements for manufactured homes 15.12.170.

SECTION II: All other existing sections of MCC 15.12 not specifically amended by this Ordinance shall remain intact and in full force and affect. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections; subsections, sentences, clauses, or phrase had been declared invalid or unconstitutional, and if for any reason this Ordinance should be declared invalid or unconstitutional, then the original ordinance or ordinances shall be in full force and effect.

SECTION III: This ordinance shall take effect upon the fifth day following the date of publication.

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

PASSED THIS ____ DAY OF _____, 2023, by the City Council of the City of McCleary, and signed in approval therewith this ____, day of _____, 2023.

CITY OF McCLEARY:

CHRIS MILLER, Mayor

ATTEST:

ANN-MARIE ZUNIGA, Clerk-Treasurer

APPROVED AS TO FORM:

CHRISTOPHER JOHN COKER, City Attorney

STATE OF WASHINGTON)
 : ss.
GRAYS HARBOR COUNTY)

I, Ann-Marie Zuniga, being the duly appointed Clerk-Treasurer of the City of McCleary, do certify that I caused to have published in a newspaper of general circulation in the City of McCleary a true and correct summary of Ordinance number ___ and that said publication was done in the manner required by law. I further certify that a true and correct copy of the summary of Ordinance Number _____, as it was published, is on file in the appropriate records of the City of McCleary.

Ann-Marie Zuniga

SIGNED AND SWORN TO BEFORE ME THIS ___ DAY OF _____,
2023, by Ann-Marie Zuniga.

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