

## **COUNCILMEMBERS**

Position No.

1. Tod Gunther
2. Chris Moore
3. Don Tracy
4. John Williams
5. Gregg Bradshaw
6. Greg Hogan
7. Melodi Koenig



**ORTING CITY COUNCIL**  
Regular Business Meeting Agenda  
104 Bridge Street S, Orting, WA  
Zoom – Virtual  
October 25th, 2023  
7:00 p.m.

## **Mayor Joshua Penner, Chair**

### **1. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL.**

This meeting is being held in person and through the platform zoom. A link for virtual participation can be found on the agenda or on the City's website:

<https://us06web.zoom.us/j/82676538527?pwd=OoVQSs2LAvL3ybbaroL7W2nBvwt4Do.1>  
Telephone: 1-253-215-8782 - Meeting ID: 826 7653 8527 and the passcode 227577.

### **REQUEST FOR ADDITIONS OR MODIFICATIONS TO THE AGENDA.**

### **2. PUBLIC COMMENTS.**

Comments may be sent to the City Clerk at [clerk@cityoforting.org](mailto:clerk@cityoforting.org) by 3pm on October 25th, 2023 and will be read in to the record at the meeting. In person attendees may provide public comment at the meeting. In the case of a question, the chair will refer the matter to the appropriate administrative staff member or committee. Written comments that come in after the 3pm deadline will be read in to the record at the next Council meeting.

### **3. CLOSED RECORD HEARING.**

**A. AB23-112 - Rainier Meadows Division 2 Preliminary Plat/PUD (PP PUD-22-02).**

***Motion: To approve Ordinance No. 2023-1118, an ordinance of the City of Orting, Washington, approving, with conditions, the Preliminary Plat and Planned Unit Development (PUD) for Rainier Meadows, Division 2.***

### **4. CONSENT AGENDA.**

- A.** Payroll Claims and Warrants.
- B.** Meeting Minutes of October 11<sup>th</sup>, 2023.
- C.** **AB23-106** – Water System Plan.
- D.** **AB23-67** – Banners and Advertising.
- E.** **AB23-101** – South Sound 911 Dispatch Agreement.

***Motion: To approve the consent agenda as prepared.***

## **5. NEW BUSINESS.**

### **A. AB23-88 – 2024 Grants.**

***Motion: To adopt Resolution No. 2023-26, 2023-27, 2023-28, 2023-29, 2023-30, and 2023-31 resolutions of the City of Orting, Washington, declaring a public purpose and authorizing a City grant of funds to Orting Chamber of Commerce, Orting Food Bank, Orting Senior Center, Angel One Foundation, Orting Rock Festival Association and Recovery Café of Orting Valley.***

## **6. EXECUTIVE SESSION.**

## **7. ADJOURNMENT.**

***Motion: To Adjourn.***



**City Of Orting  
Council Agenda Summary Sheet**

	<b>Agenda Bill #</b>	<b>Committee</b>	<b>Study Session</b>	<b>Council</b>
<b>Subject:</b> Rainier Meadows Division 2 Preliminary Plat/PUD (PP PUD-22-02)	<b>AB23-112</b>	<b>N/A</b>	<b>N/A</b>	<b>10.25.2023</b>
	<b>Department:</b>	Planning		
	<b>Date Submitted:</b>	<b>10.18.2023</b>		
<b>Cost of Item:</b>		NA		
<b>Amount Budgeted:</b>		NA		
<b>Unexpended Balance:</b>		NA		
<b>Bars #:</b>				
<b>Timeline:</b>				
<b>Submitted By:</b>		<b>MillieAnne VanDevender, AICP (Planner)</b>		
<b>Fiscal Note:</b>				
<b>Attachments:</b> Staff Report and Exhibits, Ordinance				
<b>SUMMARY STATEMENT:</b>				
<p>The purpose of this Closed Record hearing is to review the record and take action on a proposal for a preliminary plat and planned unit development (PUD), Rainier Meadows, Division 2, to be located at 303 Meadow Lane, Orting, WA 98360 on parcel no. 0519321001. The applicant proposes to subdivide an approximately 10.8-acre parcel into 41 new lots, an approximately 206,430 square foot tract for open space and critical area protection (Tract A), and necessary site development improvements, such as grading, utilities, and roadway improvements. In addition to on-site improvements, the applicant will be grading and paving within Charter Park located on the adjacent parcel (Parcel 0519321017) to the west to provide a stormwater facility, a public parking lot, landscaping, and a sport court. The existing paved trail through the park will be rerouted and reconstructed as part of the work. City of Orting utilities will serve the site with sanitary sewer and water services.</p> <p>The Orting Planning Commission held an open record public hearing on October 2, 2023, and recommended conditional approval of the proposal and recommended names for the proposed roads in the plat. See attached Staff Report and Exhibits for full description and analysis of the proposal.</p>				
<b>RECOMMENDED MOTION: Motion:</b>				
<p>To adopt Ordinance No. 2023-1118, an Ordinance of the City of Orting, Washington, approving, with conditions, the preliminary plat and planned unit development (PUD) for Rainier Meadows Division 2.</p>				

**CITY OF ORTING**  
**WASHINGTON**  
**ORDINANCE NO. 2023-1118**

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**AN ORDINANCE OF THE CITY OF ORTING,  
WASHINGTON, APPROVING, WITH CONDITIONS, THE  
PRELIMINARY PLAT AND PLANNED UNIT  
DEVELOPMENT (PUD) FOR RAINIER MEADOWS,  
DIVISION 2.**

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**WHEREAS**, on December 8, 2022, applicant Craig Deaver, C.E.S. NW, Inc, submitted an application to the City for a preliminary plat and planned unit development (PUD), Rainier Meadows, Division 2, to be located at 303 Meadow Lane, Orting, County of Pierce, State of Washington; and

**WHEREAS** the applicant proposes to subdivide an approximately 10.8-acre parcel into 41 new lots, an approximately 206,430 square foot tract for open space and critical area protection (Tract A), and necessary site development improvements, such as grading, utilities, and roadway improvements; and

**WHEREAS** the applicant proposes to perform all of the necessary site preparation, infrastructure installation, and construction of off-site amenities within Charter Park located on the adjacent parcel (Parcel 0519321017) to the west to provide a stormwater facility, a public parking lot, landscaping, a sport court, and any necessary rerouting of the existing Foothills Trail through the park; and

**WHEREAS** the applicant submitted an Environmental Checklist, and the City issued a Determination of Nonsignificance (DNS) in fulfillment of environmental review requirements of the State Environmental Policy Act (SEPA) which includes five mitigation measures; and

**WHEREAS** the application was circulated among City staff for review and a Notice of Application was issued on December 15, 2022; and

**WHEREAS** the application for preliminary plat and PUD has been reviewed pursuant to the criteria for subdivision review in Orting Municipal Code (OMC) Title 12 and for PUD review in OMC Title 13, Chapter 6, Section 4, and staff have found the criteria of approval have been satisfied; and

**WHEREAS** the applicant/ Homeowner's Association (HOA) shall be responsible for ownership and maintenance of the proposed storm pond and all vegetation maintenance within the fence and/or boundaries of the storm pond and the City will mow the grass outside of the storm pond fence/boundary. All easements for maintenance and access must be recorded with the Pierce County Auditor prior to final plat; and



**WHEREAS** in accordance with OMC 15-4-1 the Orting Planning Commission held an open record public hearing on October 2, 2023, and recommended conditional approval of the preliminary plat and PUD based on the findings of fact and conclusions in the staff report, subject to the recommended conditions of approval as listed on pages 18-20 of the staff report, with the addition of a condition related to no parking signs for fire lanes; and

**WHEREAS** in accordance with OMC 8-12-1:C, the Orting Planning Commission held an open record public hearing on October 2, 2023, and recommended that Road A (as shown on the face of the plat) continue as Brown Way SE and Road B (as shown on the face of the plat) is named after the Stevenson family; and

**WHEREAS** Orting City Council held a closed record hearing at a regular meeting on October 25, 2023, and reviewed the application;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORTING, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Findings.** The City Council hereby finds that the preliminary plat and PUD of Rainier Meadows, Division 2, shall be approved subject to the following Findings, Conclusions, and Conditions:

**FINDINGS AND CONCLUSIONS:**

1. The preliminary plat, as conditioned, conforms to Chapter 8 and Title 15 of the Orting Municipal Code;
2. As conditioned, appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school;
3. Adequate provisions for water, sewer, and storm will be satisfied through the execution of an extension agreement to extend water and sewer mains as well as storm drainage facilities;
4. The public use and interest will be served by the platting of such subdivision and dedication;
5. A development agreement is not required;
6. The proposed development, as conditioned, is in substantial conformance with the comprehensive plan, the intent of the underlying zoning, and applicable City design standards;
7. Exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the proposed PUD development plan and program;
8. As conditioned, the proposal does not adversely impact the surrounding area or its potential future use;

9. The system of ownership and means of developing, preserving, and maintaining common open space is consistent with the size, design and scale of the project;
10. The conditional approval will result in a beneficial effect upon the area which could not be achieved under other zoning districts;
11. The proposed development or units thereof will be pursued and completed in a conscientious and diligent manner; and
12. As conditioned, the proposed development will not preclude the use of LID BMPs if LID BMPs are feasible for existing site conditions or existing site characteristics.

CONDITIONS:

1. The SEPA Determination of Nonsignificance mitigation measures shall be adhered with.
2. On-site facilities shall be designed in accordance with City of Orting Development Standards: Special provisions and Standard Details, Orting Municipal Code, Ecology's Stormwater Management Manual for Western Washington, and approved plans for this project.
3. The dedication of all streets and other areas to the public must be established by noting the dedication on the face of plat and the dedication must include a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said road to be dedicated (OMC 12-8-1: B).
4. The private roadway shall be designed in accordance with the City of Orting Development Standards: Special provisions and Standard Details.
5. An extension agreement shall be executed in compliance with OMC Title 9 - Chapter 4.
6. All applicable impact fees shall be paid at the time of application for a building permit.
7. Prior to any permit issuance, utility upgrades, proposed improvements, and stormwater design plans must be reviewed and approved by the City. The City allows improvements to be bonded.
8. Prior to recording the plat, the rear setback lines as shown on the preliminary plat for Lots 19 and 20 must be revised to be in compliance with OMC 13-5-1:C.10.
9. All landscaping provided for perimeter areas must be at least the depth of the required yard setback per OMC 13-5-2: E.1. In addition to the perimeter landscaping shown on the landscape plans, lawns and/or grasses may be used to meet this requirement.
10. Per OMC 13-5-2:E.5, root barriers are required for all trees to be planted adjacent to right-of-way, and as required by the Public Works Director.

11. Per OMC 13-5-2:H.1., landscaping required pursuant to an approved site plan shall be installed prior to the issuance of certificate of occupancy or final inspection, unless the applicant submits a performance assurance equal to not less than 110 percent of the construction cost and commits to complete the landscaping within one year.
12. Place a note on the plat stating that the Homeowner's Association (HOA) is responsible for the maintenance of each of the proposed street trees.
13. The applicant/HOA shall be responsible for ownership and maintenance of the proposed storm pond and all vegetation maintenance within the fence and/or boundaries of the storm pond. The City will mow the grass outside of the storm pond fence/boundary. All easements for maintenance and access must be recorded with the Pierce County Auditor prior to final plat.
14. Homeowner's association covenants shall be submitted for City review prior to final subdivision approval.
15. The final recorded subdivision plat must include a notice that part of the property is in the Special Flood Hazard Area (SFHA), riparian habitat zone and/or channel migration area, as appropriate.
16. No ground disturbing activities, no vegetation removal, and no development may occur within shoreline jurisdiction areas including wetlands and their (adjusted) buffers.
17. The Critical Areas Report must show updated information for Wetlands A and B for question D3.3 to indicate "yes" as well as updated Rating Summary scores and the respective section.
18. The applicant shall install permanent split rail fencing along the edge of the wetland buffer adjacent to the proposed development.
19. The applicant shall install permanent signs along the boundary of the wetland buffer.
20. The applicant shall post a performance bond to assure that the wetland buffer fence and signs are maintained.
21. Note the existing and relocated Foothills Trail, its width, tie-in points, and detour information on all plans.
22. The applicant shall provide mailboxes or receptacles as specified by the Orting branch of the U.S. Post Office prior to final plat approval.
23. Confirm and note on the plans that the storm line running from CB#20 to CB#21 to existing SDMH in Brown Street SE is intended to replace the existing storm line. Provide measure down information on the existing SD structure downstream from CB#20 to confirm the drainage path since it appears on the survey that the storm drainage easement may continue to the NE instead of turning E, out of existing Lot 18, located north of the development.

24. The Lift Station Pump Capacity Calculations must include a capacity analysis that defines the number of existing lots and proposed lots and provides any existing flow data to support the assumed flow rates of 220 gallon/day/unit.
25. An Emergency Vehicle Access Gate with Opticon technology is required to be placed at the west end of the parking lot and new bollards must be placed along the Foothills Trail, north and south of the entrance to the parking lot to limit vehicular access to the trail.
26. All dwelling units must be equipped throughout with an approved automatic sprinkler system, in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 (see D107.1 of the IFC) unless a secondary access point is provided and approved by Central Pierce Fire and Rescue.
27. A final development plan meeting all requirements of OMC 13-6-4 must be submitted to the City for approval within five years of the date of preliminary plat approval (OMC 13-6-4: L). Nothing contained in this section shall act to prevent the City from adopting by ordinance procedures which would allow extensions of time that may or may not contain additional or altered conditions and requirements. When deemed reasonable and appropriate, the Administrator may grant an extension of one year for such submittal. If at the date of expiration of the time period provided herein, a final development plan has not been filed for approval, the preliminary PUD approval shall expire, and the applicant shall be required to resubmit an application for preliminary approval to reinstate the project.
28. Due to the widths of Road A and B, Fire Lane (No Parking) signs shall be posted on one side of each road, as specified in D103.6.2 of the 2018 IFC and due to the width of Tract B, Fire Lane (No Parking) signs shall be posted on both sides of the shared access, as specified in D103.6.1 of the 2018 IFC.

**Section 2. Authorization.** The preliminary plat and PUD for Rainier Meadows, Division 2, is approved as conditioned.

**Section 3. Corrections.** The City Clerk is authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, Ordinance numbering, section/subsection numbers and any references thereto.

**Section 4. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 5. Effective Date.** This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 25th DAY OF OCTOBER 2023.**

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Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

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Kimberly Agfalvi, CMC, City Clerk

Approved as to form:

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Charlotte Archer  
Inslee, Best, Doezie & Ryder, P.S.  
City Attorney

Filed with the City Clerk:  
Passed by the City Council:  
Date of Publication:  
Effective Date:



## Staff Recommendation

**Project Name:** Rainier Meadows Division 2 Preliminary Plat/PUD (PP PUD-22-02)

**Applicant:** Craig Deaver,  
C.E.S. NW Inc.  
429 29<sup>th</sup> Street NE  
Suite D  
Puyallup, WA 98372

**Project Address:** 303 Meadow Lane SE  
Orting, WA 98360

**Parcel Number:** 0519321001

**Date of Application:** December 8, 2022

**Date of Notice of Complete Application:** December 15, 2022

**Date of Staff Report:** September 25, 2023

**Requested Approvals:** Preliminary Plat and PUD

**Staff Recommendation:** **Approval, Subject to Conditions**

**City Staff Contacts:** MillieAnne VanDevender, AICP *City Planner*      JC Hungerford, PE *City Engineer*

**Public Comment Period:** December 15 - December 29, following distribution of the Notice of Application to adjacent landowners.  
September 15 – September 29, following distribution of the Notice of Public Hearing and Availability of Environmental Documents (SEPA)

**Attachments:**  
1. Application Form  
2. Title Report



Figure 1-Aerial view of site

3. Plan Set
4. Landscape drawings
5. Preferred Plan - Charter Park (Appendix E of Main Parks Master Plan)
6. Critical Areas Report prepared by Wetland Resources, Inc, dated August 18, 2023

## Description of Proposal

The Rainier Meadows, Division 2 proposal is for a preliminary plat and planned unit development (PUD) to subdivide an approximately 10.8-acre parcel into 41 new lots, provide an approximately 206,430 square foot tract for open space and critical area protection (Tract A), and construct necessary site development improvements, such as grading, utilities, and roadway improvements. In addition to on-site improvements, the applicant will be providing public benefits within Charter Park, which is located on the adjacent parcel (Parcel 0519321017) to the west. The proposal includes the following work off-site:

- Grading and construction of a stormwater facility with capacity for the housing development and current park improvements as well as capacity for future park improvements;
- Grading, site work, and construction of a public parking lot;
- Grading, site work, and construction of a sport court;
- Landscaping throughout the area of the improvements; and
- Rerouting and reconstructing the existing paved trail through Charter Park.

City of Orting utilities will serve the site with sanitary sewer and water services. As part of the PUD process, the applicant is seeking a reduction in the minimum allowed lot size, a reduction of various yard setbacks, and wetland buffer averaging.

## Findings of Fact and Conclusions of Law

### Procedure for Approval – Planned Unit Development and Preliminary Plat

Per OMC 13-6-4, a PUD is a flexible zoning concept that results in as good or better use of land than that produced through the standards of the regular zone classifications. The uses within the PUD depend on the permitted uses in the underlying zone. The residential densities and bulk and scale of the development within the PUD may vary to provide more flexibility and creativity in addressing the site and project aesthetics, natural areas, and open space planning. An approved PUD is an overlay zone, enacted as part of the final plat approval .

The approval of a PUD shall be considered an amendment to the official zoning maps and shall be processed as is any other zoning amendment with respect to notice, hearings, and appeals. The two-step procedure for approval of a PUD is as follows:

1. The approval of a preliminary development plan after public notice and hearing.

2. The final PUD approval shall not become final and effective until the date the final development plan is approved and overlay zone is adopted. The final development plan may be approved and adopted by stages. The final development plan shall be approved when the City determines that the development conforms with the approved conditions established in the preliminary development approval. (OMC 13-6-4)

Pursuant to OMC 13-6-4:K, when it is the intention of an applicant to subdivide a property within a proposed PUD, a preliminary subdivision approval must be considered concurrently with an application for approval of a preliminary development plan.

According to OMC 15-4-1, Tables 15-4-1 and 15-4-2, Preliminary Plats and Preliminary PUDs are Type 4 land use decisions determined by the City Council following a public hearing by the Planning Commission as a recommending body. The final decision of the City Council may be appealed to Pierce County superior court within 21 days of the date the decision or action became final unless another time period is established by state law or local ordinance. (OMC 15-10-6).

**Public Notice**

- A notice of application was issued on December 15, 2022, per OMC 15-7-1.
- A Notice of Public Hearing and Availability of Environmental Documents was issued under OMC 15-7-3 on September 15, 2023. The notice was published in the newspaper; mailed to properties within 500 feet; and posted on-site, on the City’s website, and at City Hall.
- Per OMC 15-7-5 a written notice for all final decisions shall be sent to the applicant and all parties of record.

**SEPA Environmental Review**

The City issued a Determination of Nonsignificance (DNS) on September 15, 2023. The Notice of DNS was published in the newspaper of record; mailed to properties within 500 feet; and posted on-site on the City’s website, and at City Hall, per OMC 15-14-5-3: B.2. The comment period for the DNS concluded on September 29, 2023, and the City had not received any comments at the time of this report. Anyone may file an application to appeal the City of Orting’s environmental determination within 10 days of the end of the final SEPA comment period pursuant to OMC 15-14-7-5. The DNS, Annotated SEPA Checklist and various reports and studies may be accessed on the Department of Ecology SEPA Register at the following link: [202304410 - Orting City of \(wa.gov\)](https://www.ecy.wa.gov/Information/SEPA/202304410-Orting-City-of).

**Review Criteria – Zoning Regulations**

The development standards for the RU zone are set forth in OMC 13-5-1, OMC 13-5-2, and OMC 13-5-3 and the following table is an analysis of how the proposed development meets the regulations and where it differs.

**OMC 13-5-1**

Required	Proposed
<i>Minimum required lot size: 7,260 SF</i>	Smallest proposed lot: 3,697 SF



<i>Minimum required setbacks:</i> <i>Front: 25'</i> <i>Rear: 25'</i> <i>Side: 8'</i>	Proposed Front: 25' (except corner lots) Proposed Rear: 10' (except perimeter lots) Proposed Side: 5' (except perimeter lots)
<i>Maximum height: 35'</i>	35' or less
<i>Maximum building coverage: 40%:</i>	20% proposed
<i>Maximum hard surface coverage: 65%</i>	45% proposed
<i>Maximum density: 6 DU/Acre</i>	4.29 Units/Net Acre proposed

**OMC 13-5-1: C. 2**

A front yard setback is required abutting each right-of-way on corner lots. There are two corner lots proposed (Lots 1 and 16) to be located on dedicated rights-of-way, and they each provide one front setback of 25 feet. The other street-adjacent setback is proposed to be 10 feet for Lot 1 and 15 feet for Lot 16.

**OMC 13-5-1: C.10**

*Rear Yards, Exception: In the case of triangular or otherwise irregularly shaped lots, a line ten feet (10') in length entirely within the lot, parallel to and at a maximum distance from the front lot line may be considered the "rear lot line" at the owner's discretion. If the owner does not select such a line, the city may do so.*

This applies to Lots 19 and 20 as shown in red on *Figure 3-Rear setbacks sketch*. Although the size and shape of these lots will allow ample room for the required setbacks, the rear setback lines for Lots 19 and 20 must be revised prior to recording the plat.

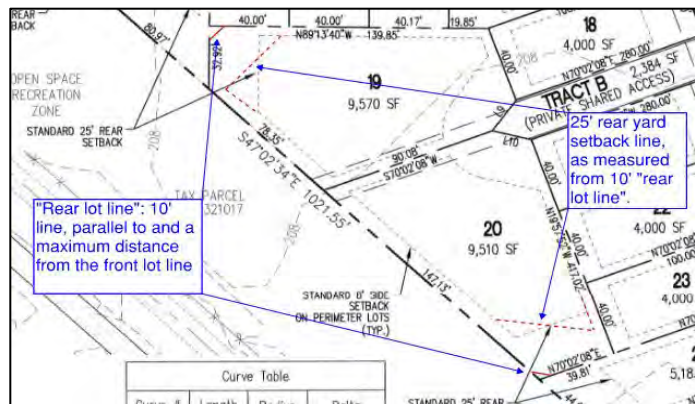


Figure 2- Rear setbacks sketch

**OMC 13-5-2** provides requirements for landscaping. The applicant provided a “Tree inventory and retention plan” and landscape plans as part of the preliminary plat drawings (Attachment 4). The plans contain the required landscaping information including the location of existing tree canopy areas, areas to be preserved, new landscaping, and identification of tree protection techniques. According to OMC 13-5-2:D, all significant trees in required perimeter buffers shall be retained however, the applicant states there are no existing significant trees in required perimeter buffers.

**OMC 13-5-2: E**

*Perimeter areas not covered with buildings, driveways and parking and loading areas shall be landscaped. The required width of perimeter areas to be landscaped shall be at least the depth of the required yard or setback area. Areas to be landscaped shall be covered with live plant materials which will ultimately cover seventy five percent (75%) of the ground area within three (3) years. One deciduous tree a minimum of two-inch (2") caliper or one 6-foot evergreen or three*

*(3) shrubs which should attain a height of three and one-half feet (3<sup>1</sup>/<sub>2</sub>') within three (3) years shall be provided for every five hundred (500) square feet of the area to be landscaped.*

The landscape plans show proposed landscaping along the perimeter areas of the plat. The plans show landscaping for the full depth of the setback on the proposed lots with side yards adjacent to the perimeter. The plans also show an area of landscaping in required rear yard setbacks that covers approximately 10 feet of the setback however, the landscaping must be at least the depth of the required rear yard setback. The landscaping that is shown meets or exceeds the requirements for ground area coverage, minimum number of deciduous trees, and minimum number of shrubs. A condition of approval has been added to require the perimeter landscaping to be at least the depth of the required yard setback. As conditioned, the proposal will meet the requirements of OMC 13-5-2: E.1.

Buffer areas are required by OMC 13-5-2: E.2 to be located along the perimeter of the plat and may consist of fencing, landscaping, or a combination of the two. The landscape plans indicate this requirement is met with a proposed 6-foot-tall solid wood fence and landscaping to be provided along portions of the north, west, and southern property lines where lots are proposed to be located. No fencing or buffering is necessary or proposed where Tract A is adjacent to Rainier Meadows Park to the north and contiguous undeveloped land to the southeast.

According to OMC 13-5-2: E.3., screening is required when a new subdivision or planned development abuts arterial streets or nonresidential uses. The proposed development is surrounded by residential uses to the north, the Carbon River to the east, a parcel with Pierce County Rural 10, residential zoning to the south, and parcels with Open Space and Recreation zoning designations to the west. A 25-foot buffer is not required for the site.

The applicant proposes to plant street trees along the area of each lot that is adjacent to the street. Per OMC 13-5-2: E.5, root barriers are required for all trees to be planted adjacent to right-of-way, and as required by the Public Works Director. A landscape detail is included on Sheet L-6 of the landscape plans that shows a planting detail for trees with root barriers when adjacent to curbs and paved surfaces therefore it appears this requirement will be met.

It appears some of the street trees are proposed to be planted within the lot lines of several lots and some are proposed within a planting strip in the right-of-way. There must be documentation of who is responsible for maintenance of the street trees. A condition of approval has been added to require a note to be placed on the plat to document the responsibility.

### **OMC 13-5-2:H**

*Performance Assurance:*

*1. Landscaping required pursuant to an approved site plan shall be installed prior to the issuance of certificate of occupancy or final inspection unless the applicant submits a performance assurance equal to not less than one hundred ten percent (110%) of the construction cost and commits to complete the landscaping within one year.*

A condition of approval has been added to ensure this requirement will be met.

A vegetation management plan is required to be submitted per OMC 13-5-2: H.6 and must meet the minimum requirements specified in OMC 13-5-2: H.7. Information is included in the landscape plan set and on Sheet P5 of the preliminary plat set that demonstrates the proposal meets all the requirements for a vegetation management plan. The information provided includes confirmation that a licensed landscape architect prepared the plans; provisions are included for tree conservation and protection on the site; a narrative description and graphic detail of tree protection and tree maintenance measures required for the trees to be preserved; a tree density calculation; and an irrigation/watering plan for the establishment phase of new plantings and adequate watering of the newly installed trees for a minimum of three years.

### Review Criteria – Planned Unit Developments

OMC 13-6-4 governs the review criteria for approval of PUDs and establishes that a PUD may be either residential or nonresidential in character, must meet the density permitted by the underlying zone (six dwelling units) per acre, and must be located on a parcel one acre or larger in size if residential. The proposal will be for residential purposes, is proposing a density of 4.29 dwelling units per acre, and is located on a 10.8 acre parcel.

The specific PUD review criteria provided in OMC 13-6-4 are quoted below in *italics* and applied through the corresponding conclusions of law.

OMC 13-6-4: Decision Criteria:

The action by the City to approve a preliminary development plan for a proposed PUD with or without modifications shall be in writing based upon the following findings:

*1. The proposed development is in substantial conformance with the comprehensive plan, the intent of the underlying zoning, and applicable City design standards.*

*a. The Comprehensive Plan*

The Comprehensive Plan encourages the use of PUDs to promote creativity and avoid cookie-cutter subdivisions that do not fit within the character of the landscape, but may include flexible lot sizes, common green spaces, community gardens, and active recreation areas that could be set aside for the benefit of the residents of the development. The residential lots created by the proposed PUD will be situated on the western portion of the site to avoid disrupting the critical areas located on the eastern portion of the site. There will be a variety of lot sizes provided, one passive open space, and one active recreation area with a picnic table devoted to the benefit of the residents of the development. The developer will also be providing amenities within Charter Park for the residents of the development as well as the public and will provide connections from the site to the park.

The proposed PUD is in substantial conformance with the comprehensive plan.

*b. The Intent of the Underlying Zoning*

The PUD will be located on a parcel that is partially within the Residential Urban (RU) zoning district, with a very small portion on the east of the site zoned as Residential Conservation (RC). OMC 13-3-2 describes the intentions for each of the zoning districts.

**OMC 13-3-2**

The Residential Urban Zone is intended to provide for high density urban single-family, townhouse, cottage, and duplex residential uses which benefit from the full array of services and amenities available in the Town core. The proposed single-family residential use of the area of the site that is situated within the RU zoning district is within the intent of the zone and includes urban, single family residential uses in close proximity to City parks and amenities, and at a density that is well under that which is allowed in the zoning district.

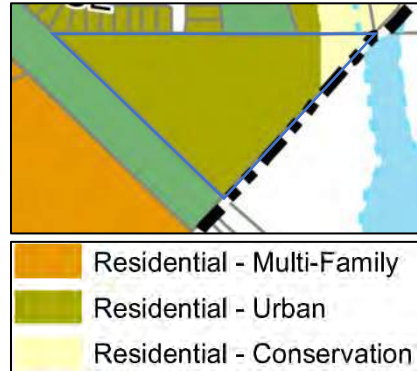


Figure 3-Zoning Designations

The Residential Conservation Zone is intended to provide for low density single-family residential and duplex uses along the Puyallup and Carbon Rivers where there are critical areas such as frequently flooded areas, wetlands, and fish and wildlife habitat. There will be no development located within the area of the site that is zoned RC.

The proposed PUD is in substantial conformance with the intent of the underlying zoning.

*c. Applicable City design standards*

The architectural design review standards do not apply to uses within the RU or RC zoning districts therefore the proposal is not subject to the standards in OMC 13-6-7.

*2. Exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program.*

**Exceptions:**

To protect the critical areas on site, and without increasing the density of housing, the applicant is proposing to group the lots on the portion of the site outside the critical areas. The developable area of the site is reduced therefore the applicant is proposing reduced lot sizes. The proposal includes requests for exceptions from the minimum lot size and setback standards of the underlying district.

The minimum required lot area in the RU zone is 7,260 square feet and the proposed lot areas range in size from 3,697 square feet to 9,570 square feet. The applicant is proposing a reduced lot size for 34 of the 41 lots. The proposed exceptions from the required setbacks include a reduction of one of the required front setbacks on each of the two corner lots (from 25 feet to 10 feet on one lot and from 25 feet to 14 feet on the other corner lot), a proposed reduction of rear setbacks on 20 of the lots from 25 feet to 10 feet, and proposed reduced side setbacks from eight feet to five feet for at least one side of every lot.

OMC 13-6-4: J. provides guidelines for allowing variation from the standard requirements of the underlying zoning district and are not inclusive of every allowable scenario. The guidelines are provided below in italics with the conclusions following each guideline.

*1. Off Street Parking and Loading: The total required off street parking facilities should not be less than the sum of the required parking facilities for the various uses computed separately.*

The applicant is not requesting a deviation from this standard.

*2. Common Walls: In projects receiving final approval where units intended for individual ownership will have common walls, the City may issue building permits for construction of those units prior to approval of a final PUD, although occupancy of said units will not be allowed until the final approval.*

The purpose of the proposed preliminary plat is to create individual lots for single family homes. There will not be any units that share common walls therefore this guideline does not apply.

*3. Height of Buildings: The height of buildings and structures within a PUD should be limited to the height permitted by the underlying zone, or as required as a special limitation. The height of buildings and structures may be increased in relationship to provisions for greater open space and separation between buildings on the same or adjoining property and when adequate provision is made for light, air, and safety.*

The applicant is not seeking a variation from the height standards of the underlying zone.

*4. Lot Area Coverage: The maximum lot coverage within a PUD or any portion thereof shall be determined at the time of consideration of a preliminary development plan.*

The preliminary plat documents state that the proposal will not exceed the maximum allowed lot area coverage in the RU zone. Therefore, the minimum lot area coverage shall comply with RU zoning district standards.

*5. Yards: The requirement for yards in a PUD should be the same as required by the underlying zone for those yards abutting the exterior boundary of the PUD. Yard requirements for any yard not abutting or adjoining the exterior boundary of the PUD shall be as authorized in the preliminary development plan.*

The application materials show that all required yard setbacks along the exterior boundary of the plat will be provided. The applicant is proposing to reduce many of the setbacks that are not adjacent to the exterior boundary of the plat. Through the PUD, the applicant is proposing to reduce the setbacks as explained in the Exceptions section above. It appears the intent of the design of the development is to provide much-needed housing within the city while protecting the critical areas located on the site. The critical areas are contained within Tract A which will remain a large open area while the lots are arranged on the remaining portion of the site. In addition to being within close proximity to the large open space, the lots will be close to the

active recreation amenities within Charter Park. The residents of the proposed lots will benefit from smaller lots that require less maintenance and from having direct access to open space that they do not have to personally maintain.

**Amenities:**

The overall design of the subdivision includes added amenities beyond what is required per code. The proposed on-site amenities include the approximately 206,430 square foot tract for open space and critical area protection (Tract A) and a designated common open space area for more active recreation that is approximately 1,500 square feet in size and will include a picnic table. There are no requirements for the project to provide open space in the RU zoning district.

In addition to on-site improvements, the applicant is proposing to provide amenities off-site to benefit the development as well as the whole community. The applicants worked with City staff to generate potential off-site improvement ideas. As a result of these discussions, the applicant is proposing to construct public benefits within Charter Park that align with the City’s vision for the park. The City adopted a Main Parks Master Plan on May 31, 2023. This park plan included a vision for Charter Park to be developed in areas with sport courts, landscaping, and a parking lot to serve the park and trail. The vision acknowledges that the existing Foothills Trail would need to be repositioned to accommodate these amenities. The vision for Charter Park is included as Appendix E of the Main Parks Master Plan and, for a visual reference, the Master Parks Plan for this area of Charter Park is included as Figure 4 and as Attachment 5.



Figure 4- Master Parks Plan

The applicant has proposed to perform all of the necessary site preparation, infrastructure installation, and construction of the Charter Park envisioned public parking lot and public sport court. There will be a pedestrian and vehicular connection to the park from the plat via Road B as well as a pedestrian connection from the plat to the Foothills Trail located in the cul-de-sac in the southern portion of the site. There will be removable bollards on the west side of the parking lot to allow emergency vehicle access from Meadow Lane SE. The applicant is also proposing to construct a stormwater facility within Charter Park and to the east of the Foothills Trail. The stormwater facility has been designed to initially provide capacity for the stormwater that will be collected from the new parking lot, the sport court, and

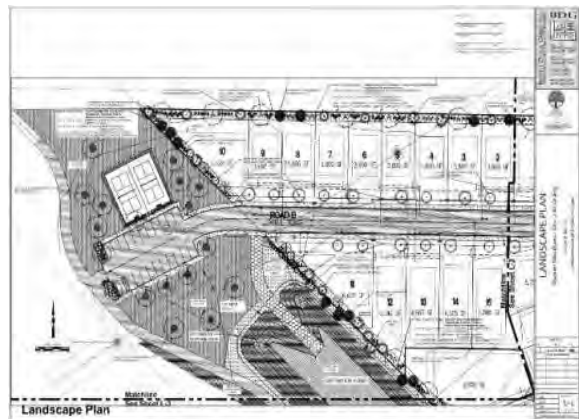


Figure 5-Landscape plan for part of the site



the impervious surfaces within the plat and has also been designed to provide capacity for another sport court to be completed with future park improvements. This essentially means the infrastructure will already be in place when the City constructs additional park amenities in the future, which will provide a cost-savings to the City.

The stormwater facility, or detention pond, will be landscaped rather than covered in gravel to provide visual interest for those using the existing Foothills Trail and sport courts. The existing trail will be rerouted and reconstructed as part of the work. Finally, the applicant will install landscaping and trees around the parking lot and sport court as well as the area between the existing trail and the plat, and some picnic tables. The applicant will be responsible for ownership and maintenance of the proposed storm pond and all vegetation maintenance within the fence. The City will mow the grass outside of the storm pond fence.

The proposed exceptions from the minimum lot size and setback standards of the underlying district are warranted by the intention of the design to protect the critical areas and the proposed amenities on and off-site that have been incorporated in the development plan and program.

*3. The proposal does not adversely impact the surrounding area or its potential future use.*

The area surrounding the proposed project includes an existing single-family residential neighborhood located to the north with the same RU zoning designation as the subject site; the Carbon River and levee to the east; a vacant parcel within unincorporated Pierce County to the south with the zoning designation of Rural 10 (residential zoning); Charter Park to the west which is zoned Open Space and Recreation; and another existing neighborhood to the west of Charter Park that is in the Residential – Multi-Family zoning district. The proposed use of single family residential and open space will blend with the variety of existing uses. The proposal is providing all required yard setbacks along the exterior boundary of the plat as required per OMC 13-6-4: J. The proposed designated open space on the east side of the site will be located south of and adjacent to Rainier Meadows Park, a similar open space located to the north. The placement will result in a combined large open space area that can provide interesting scenery and passive recreation for humans as well as a larger contiguous habitat for existing wildlife. Therefore, the proposal is not anticipated to adversely impact the surrounding area or its potential future use.

*4. The system of ownership and means of developing, preserving, and maintaining common open space is consistent with the size, design and scale of the project.*

The developer proposes to form a Homeowner’s Association (HOA). The HOA will be responsible for maintaining all common open spaces, private roads, street trees, and the off-site stormwater retention swale. The applicant will be responsible for ownership and maintenance of the proposed storm pond and all vegetation maintenance within the fence. The HOA and required agreements are sufficient means in developing, preserving ,and maintaining common open space.

*5. The approval will result in a beneficial effect upon the area which could not be achieved under other zoning districts.*

The development of the proposal will provide additional housing opportunities above those that would be allowed in the underlying zoning district. The proposal also includes construction and maintenance of off-site improvements in Charter Park that will be beneficial to the area. The City developed a Master Parks Plan with public input and the applicant worked with the City on the design of a public parking lot and a sport court that aligns with the City's adopted Master Parks Plan. These improvements will offset expenses the City would otherwise have to incur which provides a benefit to the whole community.

*6. The proposed development or units thereof will be pursued and completed in a conscientious and diligent manner.*

The applicant expressed a desire to begin work in Summer 2024. A final development plan meeting all requirements of OMC 13-6-4 must be submitted to the City for approval within five years of the date of preliminary plat approval (OMC 13-6-4: L).

*7. The proposed development will not preclude the use of LID BMPs if LID BMPs are feasible for existing site conditions or existing site characteristics.*

The proposal does not preclude the use of LID BMPs.

### Review Criteria – Preliminary Plat

Staff reviewed the proposed preliminary plat concurrently with the review of the PUD per the requirements of OMC 13-6-4: K. The following section provides the analysis, findings, and conclusions of the review of the preliminary plat.

OMC 12-5-3 governs the review criteria for planning commission approval of preliminary plats and OMC 12-5-4 provides the basis for the City Council to approve or deny the request. The criteria from OMC 12-5-3 are repeated in OMC 12-5-4 so those listed below are a combination of the sections and are provided in blue italic font and applied through the corresponding findings and conclusions of law.

*1. The preliminary plat conforms to chapter 8 of title 12, and title 15 of this code.*

Title 15 contains the regulations for development code administration and Chapter 8 provides general requirements for subdivision approval.

#### *a. Title 15*

Staff has followed the review and public noticing process for Type 4 land use decisions for the Preliminary Plat and Preliminary PUD as established by Title 15.

#### *b. Title 12, Chapter 8*



**OMC 12-8-1: A.**

*Land Use Controls: No subdivision may be approved unless written findings of fact are made that the proposed subdivision or short subdivision is in conformity with any applicable zoning ordinance, comprehensive plan or other existing land use controls.*

The proposal is consistent with all the development standards required for the RU zoning district except as requested through the PUD application. Further, the parcel is large enough to be subdivided into the proposed 41 residential lots within the Residential Urban zone. The application materials state the gross site area is 470,628 square feet or 10.8 acres and the proposed density is 4.29 dwelling units per net acre which will be less than the maximum allowed density of 6 dwelling units per acre.

The Comprehensive Plan includes the following policy: *Ensure that the City's development regulations require new development to be in the best interest of the surrounding property, the neighborhood, or the City as a whole, and generally in harmony with the surrounding area. (LU 5.5).*

The proposed use of single family residential and open space will harmoniously blend with the existing uses on surrounding properties. The proposed Tract A will provide open space on the east side of the site that will be located adjacent to a similar open space located to the north. The combined areas will result in a large, protected open space area that will provide a beneficial balance of built and non-built environments. The surrounding properties and the City as a whole will benefit from the protection of the wetlands and flood prone areas. Additionally, the whole city will benefit from the off-site improvements in Charter Park.

**OMC 12-8-1: B.**

Section B of OMC 12-8-1 provides general information and regulations for any dedications proposed or required as part of the preliminary plat. The proposed plat includes the development of two roads that will be dedicated as public right-of-way and one private shared access road, Tract B which will serve two lots.

*1. An offer of dedication may include a waiver of right of direct access to any street from any property, and if the dedication is accepted, any such waiver is effective. The city may require such waiver as a condition of approval.*

No waiver is required.

*2. Roads not dedicated to the public must be clearly marked "private" on the face of the plat.*

Tract B is labeled on the face of the preliminary plat as "Private Shared Access".

*3. Any dedication, donation or grant as shown on the face of the plat shall be considered to all intents and purposes, as a quitclaim deed to the said donee(s) or grantee(s) for his/her/their use for the purpose intended by the donor(s) or grantor(s).*

Roads A and B will be dedicated to the City of Orting.

4. *If the plat or short plat is subject to a dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, and individual(s), religious society(ies) or to any corporation, public or private, as shown on the plat or short plat, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having any ownership interest in the lands subdivided and recorded as part of the final plat.*

Roads A and B will be dedicated to the City of Orting. A condition of approval has been added to ensure a waiver will be included with the dedication.

5. *Every plat and short plat containing a dedication filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication.*

The applicants submitted a title report with the application materials (Attachment 2) .

6. *Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under Revised Code of Washington 82.02.050 through 82.02.090 shall be required as a condition of subdivision approval. No dedication, provision of public improvements or impact fees imposed under Revised Code of Washington 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property.*

No dedication, provision of public improvements to serve the subdivision, and impact fees required will constitute an unconstitutional taking of private property.

**OMC 12-8-1: C.**

*Dedication Of Public Park: The planning commission shall recommend naming of streets and parks within proposed subdivisions. If preliminary plats include dedication of land for public parks with areas greater than required for subdivision approval and the proponents request commemorative names, the planning commission shall consider such requests. The city council shall adopt the names as part of final plat approval.*

Streets are given names with cardinal directions based on where they are located within the city relative to Calistoga Street, for east and west directions, and State Route 162, for south and north. Staff will assist the applicants with the assignment of a proper numbering system for the proposed development that will be based on Washington Avenue and Calistoga Street as the center of the city with the numbering system flowing outward from that point.

**OMC 12-8-1: D.**

*Release From Damages: The city shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.*

The City is not requiring as a condition of approval of the subdivision a release from damages from other property owners.

**OMC 12-8-1: E.**

*Flood, Inundation or Swamp Conditions: A proposed subdivision may be disapproved because of flood, inundation, or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved covering any land situated in a floodway as provided in Revised Code of Washington chapter 86.16 without the prior written approval of the state department of ecology.*

Floodplains

FEMA FIRM panel 53053C0604E (eff. 3/7/2017) shows regulated floodplain and regulated floodway on the site, as shown in Figure 6. The floodplain is located east of the proposed development and the floodway is located at or near the Ordinary High Water Mark (OHWM) which is located in the far east corner of the site along an existing levee. The proposed development does not encroach into the regulated floodplain or the floodway.

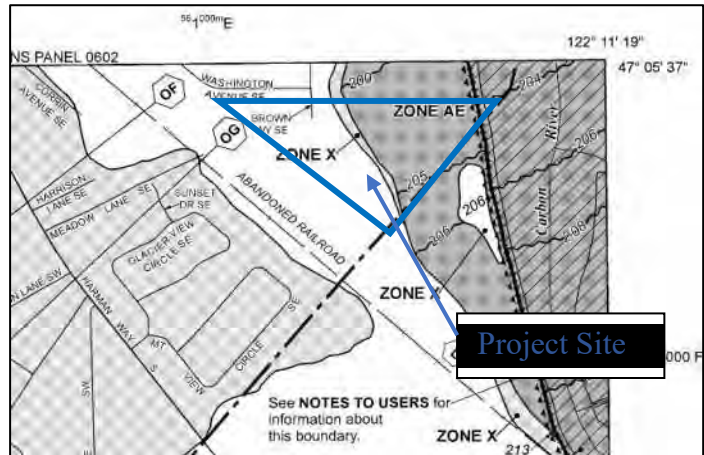


Figure 6-FEMA FIRM Panel

The development proposal will not have an impact on any portion of this floodway fringe, as such a flood hazard permit is not required. However, in all areas of special flood hazards, certain standards are required. OMC 14-1-9:A.4. provides regulations for subdivisions with designated floodplains. Specifically, the final recorded subdivision plat must include a notice that part of the property is in the Special Flood Hazard Area (SFHA), riparian habitat zone and/or channel migration area, as appropriate. A condition of approval has been added to ensure this requirement is met.

Shoreline Jurisdiction

In addition to regulated floodways and floodplain, the site includes an area designated as shoreline jurisdiction per the City’s Shoreline Master Plan (SMP). The shoreline OHWM and the 200-foot shoreline jurisdiction are noted on the plat documents submitted by the applicant (Attachment 3).

The SMP defines the shoreline jurisdiction in Section 1.3 as the following,

*“Within the City of Orting, the shorelands (i.e., shoreline jurisdiction) extend two hundred (200) feet from the ordinary high water mark (OHWM) and floodways associated with the Carbon and Puyallup Rivers, and include any wetlands associated with these two rivers, and land necessary for buffers for critical areas in accordance with RCW 90.58.030(2)(f)(ii).”*

According to the Critical Areas Report submitted by the applicant (Attachment 6), Wetland A is a depressional wetland that does not discharge directly to a stream or the river. Further, due to the existing levee structure, Wetland A is not hydraulically connected to the Carbon River. Therefore, Wetland A is not considered as part of the shoreline jurisdiction.

Further, Policy S-UC 2 of the SMP establishes that the shoreline of the Carbon River within the city limits of Orting is designated as the Urban Conservancy shoreline environment. Although there is no development proposed within the shoreline jurisdiction and the area is provided as open space, staff reviewed the SMP for any regulations that may apply to the proposal and found the proposal is in compliance with the SMP. Applicable policies in the SMP include 6.7.3.(6.), 6.7.3.(7.), and 7.5.3.(3.).

### Wetlands

There are two mapped wetlands on the eastern portion of the site. Wetland A is a Category III wetland and therefore a 150-foot buffer is required, and Wetland B is a Category II which is required to have 150-foot buffers per OMC 11-4-1.C.1. The applicant does not propose any development within Wetland B or its buffers and buffer averaging is proposed for the required buffers of Wetland A.

**OMC 11-4-1.C.3.** *Buffer Averaging: The city administrator may allow modification of the standard wetland buffer width in accordance with an approved critical area report and the best available science on a case-by-case basis by averaging buffer widths. Averaging of buffer widths may only be allowed where a qualified wetlands professional demonstrates that:*

*a. It will not reduce wetland functions or values;*

The Critical Areas Report prepared by Wetland Resources, Inc, dated August 18, 2023, says on page 10, “No impacts are proposed to Wetlands A and B as a result of this project. Wetland functions and values will be maintained through buffer averaging.”

*b. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;*

The Critical Areas Report explains on page 10 that the functions of the identified wetlands and buffer areas will be improved through the proposed buffer width averaging. The proposed buffer reduction areas consist generally of land that was previously used as pasture and therefore does not support species diversity, whereas the areas of the site proposed to be used for buffer averaging remain as “[...]native forest with moderate to dense understory and high species diversity.” The report goes on to say that this redistribution of wetland buffer areas essentially reduces low-functioning buffer areas and increases the amount of higher functioning areas which will benefit water quality, habitat, erosion protection, and hydrologic flow reduction over time.

*c. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and*

The proposed area of reduction is 13,251 square feet and the proposed area of compensatory mitigation is 13,522 square feet therefore the total area contained in the buffer after averaging is larger than that which would be contained within the standard buffer.

*d. The buffer width is not reduced to less than seventy five percent (75%) of the standard width.*

The minimum buffer width proposed is 112.5 feet which is at least 75 percent of the standard width.

*2. Specific Provisions: Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*

*a. Public Health, Safety, and Welfare*

There are adequate fire and emergency services to serve the development as conditioned. The development must meet all applicable requirements of the 2018 International Fire Code (IFC).

The Central Pierce Fire and Rescue Department was consulted for comments on the application and emphasized the IFC requirements for fire apparatus access roads and Fire Lane signage. The applicant shows bollards separating the west end of the proposed parking lot from the Foothills Trail; however, the Fire Department prefers an emergency gate with Opticom technology to ensure rapid emergency response times. Also, all dwelling units must be equipped throughout with an approved automatic sprinkler system, in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 (see D107.1 of the IFC) unless a secondary access point is provided and approved by Central Pierce Fire and Rescue. Conditions of approval have been added to ensure all applicable requirements regarding fire safety are met.

*b. Drainage*

As proposed, the project will be required to provide adequate storm drainage facilities in compliance with Department of Ecology Stormwater Management Manual for Western Washington, Volumes I-V.

*c. Streets, Roads, Alleys, or other public ways*

The proposed preliminary plat is accessed via Brown Way SE which provides a fully improved roadway connection to the north boundary of the site. There will be a limited access point to Meadow Lane SE for emergency vehicles and pedestrians from the west side of the proposed

parking lot to be located within Charter Park. Removable bollards will block full access to the parking lot from Meadow Lane SE.

The proposal makes adequate provisions for streets and other public ways through the construction of two public roads and one private access road. All driveways will be internal to the project.

The applicant submitted a traffic impact analysis dated September 2022 prepared by Heath & Associates. The report calculates that the average weekday daily trips generated would be approximately 514 per the ITE Trip Generation Manual 11th Edition. Transportation Impact Fees are required and assessed based on criteria in OMC 15-6.

*d. Transit*

There are no transit services available in the City of Orting. None are proposed by the development. Given the lack of transit services, no provisions for transit access are required.

*e. Water & Sewer Service*

The City of Orting will provide water and sewer services. City of Orting Public Works staff indicated there are adequate facilities to serve the proposed development. The proposal has been designed in accordance with the City of Orting Development Standards: Special Provisions and Standard Details (Revised July 2013).

The applicant will offset impacts to the City's water and sewer system through payment of General Facility Charges and Facility Enhancement Fees. These fees are due at the time of building permit issuance.

*f. Open Space/ Parks and Recreation and playgrounds*

Provisions for open space, parks, recreation, and playgrounds for the 41 lots proposed are adequately provided through the payment of park impact fees pursuant to OMC 15-6-7-B. Additionally, the applicant will provide Tract A as a passive open space that will help balance the built environment of the site. The applicant is also providing the construction of improvements within Charter Park to benefit the whole community.

OMC Table 15-6-3 establishes the formula for determining park impact fees in lieu of land dedication. Per OMC 15-6-10, the City will determine the total impact fee at the time of application for building permits.

*g. Schools and School Grounds*

Adequate provisions for schools are provided through the payment of school impact fees pursuant to OMC 15-6-7-A. Per OMC 15-6-10, the City will determine the total impact fee at the time of application for building permits.

*h. Sidewalks*

The applicant submitted plans that show sidewalks are provided throughout the proposed development to be located along the dedicated streets.

*3. A developer extension agreement, in accordance with title 9, chapter 4 of this code, has been executed.*

Adequate provisions for water, sewer, and storm will be satisfied through the execution of an extension agreement to extend water and sewer mains as well as storm drainage facilities.

*4. The public use and interest will be served by the platting of such subdivision and dedication.*

The public interest will be served by subdividing an underutilized lot in a residential neighborhood to allow for more future housing options for residents. The use of infill development will aid in preventing sprawl and encroachment into protected land, while still allowing the city to grow.

*5. As part of the approval, the city and the applicant may enter into a development agreement in accordance with title 15, chapter 15 of this code.*

A development agreement is not required.

## Recommendation

Based on the Findings of Fact and Conclusions of Law stated above, the Administrator recommends approval of the proposed preliminary plat and PUD, including wetland buffer averaging and subject to the following conditions:

### Conditions:

1. The SEPA Determination of Nonsignificance mitigation measures shall be adhered with.
2. On-site facilities shall be designed in accordance with City of Orting Development Standards: Special provisions and Standard Details, Orting Municipal Code, Ecology's Stormwater Management Manual for Western Washington, and approved plans for this project.
3. The dedication of all streets and other areas to the public must be established by noting the dedication on the face of plat and the dedication must include a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said road to be dedicated (OMC 12-8-1:B).
4. The private roadway shall be designed in accordance with the City of Orting Development Standards: Special provisions and Standard Details.
5. An extension agreement shall be executed in compliance with OMC Title 9 - Chapter 4.
6. All applicable impact fees shall be paid at the time of application for a building permit.

7. Prior to any permit issuance, utility upgrades, proposed improvements, and stormwater design plans must be reviewed and approved by the City. The City allows improvements to be bonded.
8. Prior to recording the plat, the rear setback lines as shown on the preliminary plat for Lots 19 and 20 must be revised to be in compliance with OMC 13-5-1:C.10.
9. All landscaping provided for perimeter areas must be at least the depth of the required yard setback per OMC 13-5-2: E.1. In addition to the perimeter landscaping shown on the landscape plans, lawns and/or grasses may be used to meet this requirement.
10. Per OMC 13-5-2:E.5, root barriers are required for all trees to be planted adjacent to right-of-way, and as required by the Public Works Director.
11. Per OMC 13-5-2:H.1., landscaping required pursuant to an approved site plan shall be installed prior to the issuance of certificate of occupancy or final inspection, unless the applicant submits a performance assurance equal to not less than 110 percent of the construction cost and commits to complete the landscaping within one year.
12. Place a note on the plat stating that the Homeowner's Association (HOA) is responsible for the maintenance of each of the proposed street trees.
13. The applicant/HOA shall be responsible for ownership and maintenance of the proposed storm pond and all vegetation maintenance within the fence and/or boundaries of the storm pond. The City will mow the grass outside of the storm pond fence/boundary. All easements for maintenance and access must be recorded with the Pierce County Auditor prior to final plat.
14. Homeowner's association covenants shall be submitted for City review prior to final subdivision approval.
15. The final recorded subdivision plat must include a notice that part of the property is in the Special Flood Hazard Area (SFHA), riparian habitat zone and/or channel migration area, as appropriate.
16. No ground disturbing activities, no vegetation removal, and no development may occur within shoreline jurisdiction areas including wetlands and their (adjusted) buffers.
17. The Critical Areas Report must show updated information for Wetlands A and B for question D3.3 to indicate "yes" as well as updated Rating Summary scores and the respective section.
18. The applicant shall install permanent split rail fencing along the edge of the wetland buffer adjacent to the proposed development.
19. The applicant shall install permanent signs along the boundary of the wetland buffer.
20. The applicant shall post a performance bond to assure that the wetland buffer fence and signs are maintained.
21. Note the existing and relocated Foothills Trail, its width, tie-in points, and detour information on all plans.
22. The applicant shall provide mailboxes or receptacles as specified by the Orting branch of the U.S. Post Office prior to final plat approval.
23. Confirm and note on the plans that the storm line running from CB#20 to CB#21 to existing SDMH in Brown Street SE is intended to replace the existing storm line. Provide measure down information on the existing SD structure downstream from CB#20 to confirm the



drainage path since it appears on the survey that the storm drainage easement may continue to the NE instead of turning E, out of existing Lot 18, located north of the development.

24. The Lift Station Pump Capacity Calculations must include a capacity analysis that defines the number of existing lots and proposed lots and provides any existing flow data to support the assumed flow rates of 220 gallon/day/unit.
25. An Emergency Vehicle Access Gate with Opticon technology is required to be placed at the west end of the parking lot and new bollards must be placed along the Foothills Trail, north and south of the entrance to the parking lot to limit vehicular access to the trail.
26. All dwelling units must be equipped throughout with an approved automatic sprinkler system, in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 (see D107.1 of the IFC) unless a secondary access point is provided and approved by Central Pierce Fire and Rescue.
27. A final development plan meeting all requirements of OMC 13-6-4 must be submitted to the City for approval within **five years** of the date of preliminary plat approval (OMC 13-6-4: L). Nothing contained in this section shall act to prevent the City from adopting by ordinance procedures which would allow extensions of time that may or may not contain additional or altered conditions and requirements. When deemed reasonable and appropriate, the Administrator may grant an extension of one year for such submittal. If at the date of expiration of the time period provided herein, a final development plan has not been filed for approval, the preliminary PUD approval shall expire, and the applicant shall be required to resubmit an application for preliminary approval to reinstate the project.

## Reconsideration

Any party with standing may seek reconsideration of a final decision by filing a written request for reconsideration with the City Administrator within five days of the announcement of the final decision.

## Appeal

Appeals from the final decision of the city council involving titles 12, 13, or 15 of the municipal code and for which all other appeals specifically authorized have been timely exhausted, shall be made to Pierce County superior court within 21 days of the date the decision or action became final.

This table lists all comments the City received regarding the proposal and includes several comments received after the Planning Commission packet was distributed. At the public hearing, Planning Commission was given a copy of this updated table as well as the comments submitted.

### Rainier Meadows Response Matrix

Date of Comment	Contact Info	Comment summary	Date and staff member that responded
<b><u>Rainier Meadows Division 2 Preliminary Plat/PUD</u></b> <b>Responses to Notice of Application</b>			
12.27.2022	Beau Harer <a href="mailto:beau@detentemgmt.com">beau@detentemgmt.com</a> 206.465.2364	Question whether Meadow Lane SE will be widened or improved and about the storm water plan. Also asked to see application materials.	12.28.2022 Danielle Charchenko
12.29.2022	Gerald Wilcox Gpagnw1@yahoo.com	Concern that more building will cause flooding and more traffic.	01.06.2023 MillieAnne V.
12.29.2022	Lindsay Murphy LindsayMurphys@outlook.com	Concern for wildlife and the swamp, lack of infrastructure in the city to support more residents, and public safety.	01.06.2023 MillieAnne VanDevender
01.04.2023	Angelica Relente arelente@thenewstribune.com	A reporter seeking information	01.05.2023-MAV forwarded to SL
01.15.2023	Jennifer Jasmer-Jacobson <a href="mailto:Jen_coug@yahoo.com">Jen_coug@yahoo.com</a>	Concern about increases in flooding events and traffic and sees a negative impact in the community affecting flooding, traffic flow, police, fire department and the school district. They asked how more houses being built in the community affects the staffing for the police and fire department, affects the schools, and whether the city is able to handle this growth in the community.	01.17.2023- MillieAnne V.
09.26.2023	Stephanie Jolivette, DAHP Stephanie.jolivette@dahp.wa.gov	DAHP recommends a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.	No response needed.
09.28.2023	Pierce County	Pierce County conducted a feasibility study of the Carbon River Levee Setback in 2021 and they recommend the City of Orting modify the development proposal to avoid encroachment into the conceptual levee setback area.	09.28.2023- MillieAnne VanDevender
09.28.2023	Joe Thomas, ERTS & SEPA Coordinator, SW Region – Dept. of Ecology swrosepacoordinator@ECY.WA.GOV	All grading and filling of land must utilize only clean fill. If contamination is suspected, discovered, or occurs during site preparation or residential subdivision construction, testing of the potentially contaminated media must be conducted.	09.28.2023- MillieAnne VanDevender
09.29.2023	Brenda Bresnahan <a href="mailto:Curious2know1@aol.com">Curious2know1@aol.com</a>	Posed a question about the height of future houses, specifically if they will be 2-story.	09.29.2023- Anisa Thaci let them know the allowed height is 35'



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

September 26, 2023

MillieAnne VanDevender  
Consulting City Planner  
City Of Orting  
Orting City Hall, 104 Bridge St S  
Orting, WA 98360

In future correspondence please refer to:

Project Tracking Code: 2023-04-02599

Property: Rainier Meadows Division 2 Preliminary Plat/PUD, File No. PP PUD-22-02

Re: Archaeology - Concur with Survey; Follow Inadvertent Discovery Plan

Dear MillieAnne VanDevender:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. In response, we concur with the results and recommendations made in the survey report entitled "Cultural Resource Assessment for Rainier Meadows 2, 303 Meadow Lane SE, Orting, Pierce County, WA." Specifically, as no cultural resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette  
Local Governments Archaeologist  
(360) 628-2755  
Stephanie.Jolivette@dahp.wa.gov



**From:** Planner <Planner@cityoforting.org>  
**Sent:** Thursday, September 28, 2023 9:10 AM  
**To:** MillieAnne VanDevender  
**Subject:** [EXTERNAL] Fw: SEPA DNS for Rainier Meadows 2

---

**From:** Elizabeth Weldin <[elizabeth.weldin@piercecountywa.gov](mailto:elizabeth.weldin@piercecountywa.gov)>  
**Sent:** Thursday, September 28, 2023 7:04 AM  
**To:** Planner; Scott Larson  
**Cc:** Kevin Dragon; Angela Angove; Erick Thompson; Todd Essman; Randy Brake; Josh Benton; Dennis Dixon; Helmut Schmidt  
**Subject:** RE: SEPA DNS for Rainier Meadows 2

Dear MillieAnne VanDevender and Scott Larson:

We are submitting comments for the **SEPA DNS for Rainier Meadows 2 (SEPA #202304410)** preliminary plat and planned unit development (PUD).

**Please confirm receipt of these comments.**

**We would like to become a Party of Record for this project.**

Please notify us of all future hearings and decisions for this project.

In September 2021, Pierce County completed the [Carbon River Near Bridge Street Levee Setback Feasibly Study](#). This Feasibility Study identified potential alternatives to improve flood protection, reduce levee damages and repair costs, reduce flooding impacts, and improve fish habitat and water quality. Erosion to the left bank side of the Carbon River (within the proposed setback levee project reach) has been an ongoing problem and issue, according to the [2013 Rivers Flood Hazard Management Plan, 2018 Rivers Flood Hazard Management Plan Progress Report](#), and [2023 Comprehensive Flood Hazard Management Plan \(expected adoption October 2023\)](#).

During the development of the Feasibility Study, the project team met with various stakeholders from 2019 to 2021, including the City of Orting (Mark Bethune, J.C. Hungerford, Greg Reed Public Works Director, the City Council, Mayor Josh Penner), and a community meeting in June 2019 and a public outreach online virtual Open House in October 2021. The meetings' purpose was informational and to solicit input and comments.

The proposed development will reduce Pierce County's future ability to implement a conceptual alternative(s) identified in the Feasibility Study. The eastern lots of Rainier Meadows 2 Plat/PUD are currently proposed in the conceptual levee setback area. Please see pages 74 – 76 of 363 (Adobe page count) and figures found on pages 116 – 119 of 363 (Adobe page count).

**Pierce County recommends that the City of Orting modify this development proposal to avoid encroachment into the conceptual levee setback area.**

Please see the project's [website](#) for more information about the Carbon River Setback Levee Feasibility Study.

If you have questions about the Carbon River Setback Levee Feasibility Study, please contact Randy Brake ([randy.brake@piercecounitywa.gov](mailto:randy.brake@piercecounitywa.gov)).

We appreciate your consideration of our comments.

Thank you.

### Elizabeth Weldin

#### Senior Planner

Planning & Public Works | Surface Water Management  
(253) 798-2492

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**From:** Planner <[Planner@cityoforting.org](mailto:Planner@cityoforting.org)>

**Sent:** Thursday, September 14, 2023 1:51 PM

**To:** [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov); [sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov); [R6SSplanning@dfw.wa.gov](mailto:R6SSplanning@dfw.wa.gov); [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov); [SEPA.reviewteam@doh.wa.gov](mailto:SEPA.reviewteam@doh.wa.gov); [sandy.leek@pse.com](mailto:sandy.leek@pse.com); [Glen@muckleshoot.nsn.us](mailto:Glen@muckleshoot.nsn.us); [laura.murphy@muckleshoot.nsn.us](mailto:laura.murphy@muckleshoot.nsn.us); [SEPA@psccleanair.org](mailto:SEPA@psccleanair.org); [Andrew.Larson@wsdot.wa.gov](mailto:Andrew.Larson@wsdot.wa.gov); [Jeff.Loesch@wsdot.wa.gov](mailto:Jeff.Loesch@wsdot.wa.gov); [hubenbj@dshs.wa.gov](mailto:hubenbj@dshs.wa.gov); [tvaset@piercetransit.org](mailto:tvaset@piercetransit.org); [ejaszewski@piercetransit.org](mailto:ejaszewski@piercetransit.org); [SEPA@TPCHD.org](mailto:SEPA@TPCHD.org); [OR-SEPA-REVIEW@wsdot.wa.gov](mailto:OR-SEPA-REVIEW@wsdot.wa.gov); [johnstoner@cobl.us](mailto:johnstoner@cobl.us); [Planning@PuyallupTribe-nsn.gov](mailto:Planning@PuyallupTribe-nsn.gov); Elizabeth Weldin <[elizabeth.weldin@piercecounitywa.gov](mailto:elizabeth.weldin@piercecounitywa.gov)>; Angela Angove <[angela.angove@piercecounitywa.gov](mailto:angela.angove@piercecounitywa.gov)>; Sean Gaffney <[sean.gaffney@piercecounitywa.gov](mailto:sean.gaffney@piercecounitywa.gov)>; Adonais Clark <[adonais.clark@piercecounitywa.gov](mailto:adonais.clark@piercecounitywa.gov)>

**Cc:** Evan Mann <[evan@soundbuilthomes.com](mailto:evan@soundbuilthomes.com)>; [cdeaver@cesnwinc.com](mailto:cdeaver@cesnwinc.com); SLarson <[SLarson@cityoforting.org](mailto:SLarson@cityoforting.org)>; JC Hungerford <[JHungerford@parametrix.com](mailto:JHungerford@parametrix.com)>

**Subject:** SEPA DNS for Rainier Meadows 2

Some people who received this message don't often get email from [planner@cityoforting.org](mailto:planner@cityoforting.org). [Learn why this is important](#)

Hello,

The City of Orting is issuing a SEPA Determination of Nonsignificance (DNS) for the Rainier Meadows, Division 2 proposal for a preliminary plat and planned unit development (PUD) to be located at 303 Meadow Lane SE in Orting. The issue date is September 15, 2023, and the comment period will close on September 29, 2023.

A link is provided below for accessing the SEPA DNS, the checklist, and various studies conducted on the site.

<https://apps.ecology.wa.gov/separ/Main/SEPA/Record.aspx?SEPANumber=202304410>

Thanks,

MillieAnne VanDevender, Contract City Planner  
509.380.5883

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STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Southwest Region Office  
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

September 28, 2023

MillieAnne VanDevender, Consulting City Planner  
City of Orting  
104 Bridge St S  
Orting, WA 98360

Dear MillieAnne VanDevender:

Thank you for the opportunity to comment on the determination of nonsignificance for the Rainier Meadows, Division 2 Project located at 303 Meadow Lane Southeast as proposed by Craig Deaver - CES NW, Inc. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176**

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

**TOXICS CLEANUP: Sandy Smith (360) 999-9588**

If contamination is suspected, discovered, or occurs during site preparation or residential subdivision construction, testing of the potentially contaminated media must be conducted. If soil or groundwater contamination is readily apparent, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

MillieAnne VanDevender  
September 28, 2023  
Page 2

(JKT:202304410)

cc: Derek Rockett, SWM  
Sandy Smith, TCP



**From:** Planner <Planner@cityoforting.org>  
**Sent:** Monday, October 02, 2023 8:00 AM  
**To:** MillieAnne VanDevender  
**Subject:** [EXTERNAL] Fw: Copper ridge 303 meadow lane

MillieAnne,

The email below can be included as a public comment for Rainier Meadows.

---

**From:** Jeff Jensen <[curious2know1@aol.com](mailto:curious2know1@aol.com)>  
**Sent:** Friday, September 29, 2023 5:41 PM  
**To:** Planner  
**Subject:** Re: Copper ridge 303 meadow lane

Anisa,

Thank you for responding so quickly.  
I appreciate the clarification.

I'm fine with my comments being public record since maybe there are others that may like to know.

I am hoping to come to the public hearing.

Thank you again,

Brenda Bresnahan

[Sent from AOL on Android](#)

On Fri, Sep 29, 2023 at 3:15 PM, Planner  
<[Planner@cityoforting.org](mailto:Planner@cityoforting.org)> wrote:

Good afternoon Brenda,

Building permits have not been received for this project yet, therefore the height of the houses can't be determined at this time. However, the site is in the Residential-Urban (RU) zone with a small portion in the Residential - Conservation zone (RC), which both have a maximum building height of 35 feet. Additionally, the project will be required to follow applicable setback regulations, helping to maintain privacy on adjacent properties.

This project is currently in a comment period phase for the Public Hearing. I would like to clarify whether you want your comments to be a part of the public record or are you just inquiring

about information?

Please let me know if you have any further questions.

Thank you,  
Anisa Thaci

---

**From:** Jeff Jensen <[curious2know1@aol.com](mailto:curious2know1@aol.com)>

**Sent:** Friday, September 29, 2023 1:12 PM

**To:** Planner

**Subject:** Copper ridge 303 meadow lane

I live directly behind this property at 705 Washington avenue Southeast.

I was wondering if the houses are going to be 2 story. I am concerned about the houses towering over my backyard and it affecting my privacy.

If two story houses would effect my resale value.

Brenda Bresnahan

253 227 5296

[Sent from AOL on Android](#)

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# CITY OF ORTING

## Land Use Permit Information

### DEVELOPMENT PERMIT APPLICATIONS

The City issues permits for a number of development-related applications. This packet contains information and forms for the following permits:

- Subdivisions (Preliminary and Final)
- Subdivision Vacations and Alterations
- Short Plats
- Boundary Line Adjustments
- Planned Unit Developments (Preliminary and Final)
- Master Plans
- Conditional Use Permits
- Special Use Permit
- Zoning Variances
- Site Plan Review
- Rezones
- Architectural Design Review
- Flood Damage Prevention Permits\*
- Critical Area Exceptions
- Clearing and Grading Permits
- Shoreline Permits

\*Permit application materials for building permits are not included in this package. In addition, Flood Damage Prevention Permits may be combined with building permits depending upon the type or work to be done.

Applicants should be aware that many projects may require several permits. The City will make every effort to consolidate the review and approval processes when this occurs, but since there are different approval requirements, this may not always be possible. In order to be as efficient as possible, applicants are encouraged to do the following:

1. Become familiar with the zoning and other regulations that affect your project.
2. Obtain information about your site from the City Hall.
3. Schedule a pre-application meeting with City Staff to go over your project before you have prepared extensive plans. This will help you and the City decide the best way for you to get through the permit process.

This packet is organized into the following sections:

1. Application Cover Sheet – Required information for all applications.
2. Permit Procedures – How the City processes applications.
3. Specific Permit Application Forms.

Further detailed information regarding permit approval procedures can be found in Title 15 OMC.

## REQUIRED APPLICATION INFORMATION (All Permits)

**If it is necessary to submit applications for more than one permit, just fill out this page once.**

Property Owners' Name	Copper Ridge LLC	
Affidavit of Ownership (Attached)		
Address	PO Box 73790, Puyallup, WA 98373	
Phone/Fax	253- 820-7835	
Email	evan@soundbuilthomes.com	
Applicant/Agent's Name	Craig Deaver	
Address	429 29th Street NE Suite D Puyallup, WA 98372	
Phone/Fax	253-848-4282	
Email	cdeaver@cesnwinc.com	
Project Site Address	303 Meadow Lane SE Orting, WA	
Tax Parcel Number(s)	0519321001	
Legal Description (May be on a separate sheet)	See attached	
Project Name (If Applicable)	Rainier Meadows Division 2	
Permits Needed (Check All that Apply)	<input type="checkbox"/> Short Plat <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> Clearing & Grading <input type="checkbox"/> Shoreline Variance <input checked="" type="checkbox"/> Planned Development <input type="checkbox"/> Master Plan	<input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Final Plat <input type="checkbox"/> Rezone <input type="checkbox"/> Critical Area Exception <input type="checkbox"/> Shoreline Development <input type="checkbox"/> Shoreline Conditional Use <input type="checkbox"/> Architectural Design Review <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Special Use Permit

APPLICATION CONSENT  
AFFIDAVIT

Project Name: Rainier Meadows Division 2

Property Owner Information:

Project Contact

Name: Copper Ridge LLC Phone: 253- 820-7835

Address: PO Box 73790

City/State: Puyallup, WA Zip: 98373

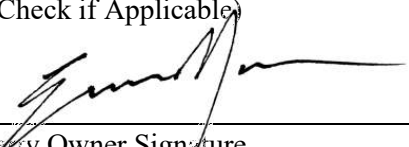
E-mail: evan@soundbuilthomes.com

Property Owner Signature: (required)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work ONLY after I have received all necessary permits.

I hereby grant to the City of Orting or its agents to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress, or completed work. I agree to start work only after all necessary permits and approvals have been received.

X I hereby authorize the Applicant and / or Agent to act on my behalf in matters related to this application.  
(Check if Applicable)

  
\_\_\_\_\_  
Property Owner Signature

11/16/2022  
\_\_\_\_\_  
Date

Applicant Information (if not the property owner):

Project Contact

Name: Evan Mann Phone: 253-820-7835

Address: PO Box 73790

City/State: Puyallup, WA Zip: 98373

E-mail: evan@soundbuilthomes.com

\*\*Please send all correspondence to the applicant and the agent.

Agent Information:

Project Contact

Name: Craig Deaver Phone: 253-848-4282

Address: 429 29th Street NE Suite D

City/State: Puyallup, WA Zip: 98373

E-mail: cdeaver@cesnwinc.com

**Authorized Applicant / Agent Signatures: (required if the Applicant/Agent is not the property owner)**

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work ONLY after I have received all necessary permits.

Applicant is land owner.

Authorized Applicant Signature

Date

Authorized Agent Signature

Date



11/22/22

Please identify additional parties that you want to receive email regarding this project.

Don Babineau  
Name

dbabineau@cesnwinc.com  
Email

Jennifer Caldwell  
Name

jcaldwell@cesnwinc.com  
Email

**ORTING PERMIT PROCEDURES**

	<b>TYPE 1</b>	<b>TYPE 2</b>	<b>TYPE 2a</b>	<b>TYPE 3</b>	<b>TYPE 3a</b>	<b>TYPE 4</b>	<b>TYPE 5</b>
Recommendation by:	N/A	N/A	Administrator	N/A	N/A	Planning Commission	Planning Commission
Final Decision by:	Administrator	Administrator	Planning Commission	Hearing Examiner	Planning Commission	City Council	City Council
Notice of Application	No	No	No	Yes	Yes	Yes	No
Open record public hearing or open record appeal of final decision	No	Only if appealed. Open record hearing @ Hearing Examiner	Only if appealed. Open record hearing with Hearing Examiner; recommendation made by Hearing Examiner to the City Council	Yes, before Hearing Examiner	Yes, before Planning Commission	Yes, before Planning Commission	Yes, before Planning Commission
Closed record appeal/final decision	No	No, unless appealed to Council	City Council	No, unless appealed to Council	No, unless appealed to Council	Yes, before Council	Yes, or Council may hold another open public hearing
Judicial Appeal	Yes	Yes	Yes	Yes	Yes	Yes	Yes

**PERMIT DECISION AUTHORITIES**

<b>TYPE 1 (Administrator)</b>	<b>TYPE 2 (Administrator)</b>	<b>Type 2 a (Planning Commission)</b>	<b>TYPE 3 (Examiner)</b>	<b>TYPE 3a (Planning Commission)</b>	<b>TYPE 4 (Council)</b>	<b>TYPE 5 (Council)</b>
Permitted Uses; Boundary Line Adjustments; Minor Amendments to subdivisions and PUD; Special Use Permits*; Temporary Construction Trailer	Short Plats; Land Clearing & Grading; Shoreline Permits; Administrative Variances; Administrative Interpretations; Home Occupations; Landscape Plan Modifications;	Architectural Design Review; Sign Permits	Conditional Use Permits; General Variances; Sign Permit Variances; Certain appeals	Sign Code Hardship Variances; Plat Vacations & Alterations; Site Plans & Major Amendments thereto; Major amendments to PUDs;	Preliminary Plats; Preliminary PUDs; Final Plats; Final PUDs; Certain appeals; Mobile/Manufactured Home Parks or Subdivisions;	Rezone Comprehensive Plan Amendments; Development Regulations; Shoreline Master Program; Zoning Text Amendments; Zoning Map Amendments; Annexations; Development Agreements;

*\* Note that the Department of Ecology shall approve, approve with conditions, or deny all Shoreline Conditional Use Permits and Variances approved by the City.*

**General Process Sequence**

The specific sequence of permit approvals varies somewhat. However, in most cases the following steps leading up to public hearings or administrative decisions are typical:

1. The City makes a determination that each application is complete and notifies the applicant by letter;
2. Public notice is made that the application has been made and accepted by the City. This includes advertising in the official newspaper and posting of the subject property.

**City of Orting – Land Use Permits**

3. A technical staff review of the proposal is initiated;
4. An environmental determination (SEPA) is made and advertised;
5. A staff report is prepared, including a record of the process and findings of the technical and environmental reviews;
6. The pending public hearing or decision procedure and schedule is advertised;
7. An open public hearing is conducted (with decision or recommendation, or an administrative decision is made; and
8. A closed record hearing or appeal hearing is conducted and a final decision is made.



# Affidavit/Statement of Ownership

Parcel Information: 0519321001

Parcel Owner of Record: Copper Ridge LLC

Address of Owner of Record: PO Box 73790, Puyallup, WA 98373

## **Address or legal description of the land**

Commencing at the Southeast corner of the Northeast quarter of Section 32, Township 19 North, Range 5 East, W.M., in Pierce County, Washington;

Thence North 80 rods;

Thence West 136 rods to the Cascade Division of the Northern Pacific Railway;

Thence Southeasterly along the line of said Railway, to the South boundary line of the Northeast quarter of said Section 32;

Thence East on said line, to the place of beginning;

EXCEPT that tract conveyed to Norman B. Banister by deed recorded in Book 53 of Deeds at Page 402, under Recording No 28444, records of said County;

EXCEPT that portion lying outside the corporate limits of the Town of Orting;

AND EXCEPT that portion lying within 100 feet of the center line of the Northern Pacific Railway Company's right of way;

Situate in the County of Pierce, State of Washington.

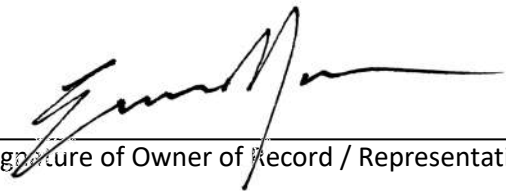
If Applicable:

Representative of Company: **Evan Mann - Manager of Copper Ridge, LLC**

Second Representative of Company (not required):

Agent Information: CES NW Inc., 310 – 29<sup>th</sup> Street NE, Suite 101, Puyallup, WA 98372

By signing below, I/We verify that I/We are the sole owners of the above listed property and no other parties have rights to the property.

  
\_\_\_\_\_  
Signature of Owner of Record / Representative

**11/16/2022**  
\_\_\_\_\_  
Date Signed

This statement is invalid if any of the required information is not supplied or is inaccurate.

**SUBDIVISION**

Issued By:

Guarantee/Certificate Number:

**0248964-16**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

**GUARANTEES**

SoundBuilt Homes

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

**LIABILITY EXCLUSIONS AND LIMITATIONS**

- 1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
- 2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
701 5th Avenue, Suite 2700  
Seattle, WA 98104

Countersigned By:



Kathleen J Hall  
Authorized Officer or Agent

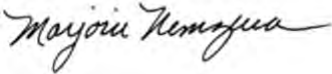
**Chicago Title Insurance Company**

By:



Michael J. Nolan, President

Attest:



Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Seattle Builder / Unit 16 Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: (206)628-5623 Main Phone: (206)628-5623 Email: CTISeattleBuilderUnit@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: November 14, 2022 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

Copper Ridge, LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE W.M.;  
THENCE NORTH 80 RODS;  
THENCE WEST 136 RODS TO THE CASCADE DIVISION OF THE NORTHERN PACIFIC RAILWAY;  
THENCE SOUTHEASTERLY ALONG THE LINE OF SAID RAILWAY TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32;  
THENCE EAST ON SAID LINE TO THE PLACE OF BEGINNING;

EXCEPT THAT TRACT CONVEYED TO NORMAN B. BANISTER BY DEED RECORDED IN BOOK 53 OF DEEDS AT PAGE 402, UNDER AUDITOR'S FEE NO. 28444, RECORDS OF SAID COUNTY;

EXCEPT THAT PORTION LYING OUTSIDE THE CORPORATE LIMITS OF THE TOWN OF ORTING; AND EXCEPT THAT PORTION LYING WITHIN 100 FEET OF THE CENTER LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**SCHEDULE B**

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

**SCHEDULE B**  
(continued)

## SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington  
 Purpose: Construction, maintenance and operation of drainage main  
 Recording Date: December 14, 1951  
[Recording No.: 1612618](#)

2. Easement and the terms and conditions thereof:

In favor of: Pierce County  
 Purpose: delivering rock or other materials or equipment to the river bank for river bank protection work only. Also for channel clearing or debris and gravel accumulation  
 Recorded: February 3, 1955  
[Recording No.: 1709195](#)

3. Any question that may arise due to shifting and changing in the course or boundaries of the Carbon River.
4. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of the Carbon River.
5. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
6. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022  
 Tax Account Number: 051932-1001  
 Levy Code: 084  
 Assessed Value-Land: \$378,300.00  
 Assessed Value-Improvements: \$205,400.00

General and Special Taxes: Billed: \$5,613.21  
 Paid: \$5,613.21  
 Unpaid: \$0.00

Affects: Includes other property

The description in the tax rolls appears to include a portion of a gap property to the north

**SCHEDULE B**  
(continued)

8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$600,000.00  
Dated: July 13, 2022  
Trustor/Grantor: Copper Ridge, LLC, a Washington limited liability company  
Trustee: Rainier Title, LLC, a Washington limited liability company  
Beneficiary: Patricia Schoenbachler  
Recording Date: July 14, 2022  
Recording No.: [202207140692](#)

9. Notwithstanding the insuring clauses of the policy, the company does not insure against loss or damage by reason of a lack of a right of access to and from the land.

**END OF SCHEDULE B**



E. O. E. 12-17-51

1612617 - con 1 -

6. If the sp shall at any ti cease to maintain and operate the ad pipe li or shall fail faithfully to perform every part of this inst, the fp may forthwith terminate this permit and may forthwith expel the sp fr its prems; and at the end of the permit the sp will restore the prems of the fp to their former state.

7. The sp shall comply with the fns specificatns dtd 1-14-51 a transcript of wch, identified as Exhibit "A" is attached heto and md a part hereof.

8. All work in install: ad pipe li shall be done under the supervision of sd divn superintendent.

9. The parties have e old these presents this P-20-51.

Northern Pacific Railway Company  
By J. T. Moore  
Industrial Agent

State of Washington  
Dept of Highways  
By Wm. Dugan  
Director of Highways

Approved as to form  
by Harold Doble  
Asst Atty General

Northern Pacific Railway Company  
Exhibit "A"  
Specifications for Sewer, Irrigation and Drain Line  
Crossings under Railway Tracks.\*\*\*

to State Wash Dept Highways

1612618

Benjamin Eche and  
Marie E. Eche, his wif  
to  
State of Washington

Exempt \$1.00 notave  
P-26-51  
12-16-51 9:10 A M  
1005 D 709  
no stk - no irx - no Tr Stamp

Witnesseth: That  
That the undersigned Stors are the ours of prems hiaf  
above, over wgh descd area the stee desires an easent for the  
constructn, maintenance and operatn of a drainage main,  
To fly from to the stee, its sfa an easent over, across  
and upon the sdre sit in the C of P, 3 of W:

A strip of ld 30 ft wide, be 15 ft wide on ea side of a  
entr li as surveyed over and across a trt of ld to be hiaf  
descd, the sd entr li be def:  
Bear on the entr li of Secondary State Hlway 5-E, City of  
Orting, Drainage, as shown on sheet 1 of 1 sheets of sd hlway,  
the specific details concern: all of wch are to be found on  
that ctn map of definite locatu now of recd and on file in the  
ofc of the Director of Highways at Olympia and by: date of approval  
of P-26-51, sd nt be Hlway Engrs Station 47+83.5 P. O. C.  
Back station 0+09.3 ahead on the/entr li br hain descd; th N  
of 03' E 262.7 ft, ml to the true nob of this descriptn; and  
the NEly R/W li of the W P Ry Co th continue N 68° 03' E 300 ft,  
ml to the N li of the hiaf descd lds and the end of this entr li  
descriptn.

1612617 - 1612618 - con

339

1612618 - con 1 -

The herein mentioned tract of land is defined: Beginning on the Ely  
11 of the City Limits of the Town of Ortting and the NE 1/4 of  
of the S 1/2 of the NE 1/4 of Sec 32, Twp 19 N, R 5 E, M 1 N, 1/4  
50' W along the Ely City Limits of Ortting, to the Ely r/w 11  
of Northern Pacific Railroad Co's r/w; thence W 1/4 along the Ely  
r/w 11 to the Ely 11 of the S 1/2 of the NE 1/4 of sd Sec; thence Ely  
along the Ely 11 of the S 1/2 of NE 1/4 of sd Sec to c&g.

for the purpose of lay, maintain and operate a drainage main  
upon sd prms and the rgt to enter sd prms as way to inspect  
and to lay addtl pipe or to repair the drainage main and to  
maintain the same, and that the ptors agree that the ptee shall  
not be interfered with in the operatn of sd drainage main, or  
free access to all parts of the drainage main; and that the  
drainage main shall be buried in the soil to a depth of not  
less than 2 ft; and the ptee shall leave the prms in as good  
conditn as the same are now in.

Reservy to the ptors the rgt to use the prms land in  
this easent for farm purposes, provide such use does not  
interfere with the drainage main or the repair and maintenance  
thof.

Benjamin Eche  
Marie E. Eche

pcw 8-24-51 by Benjamin Eche and Marie E. Eche Deba his et  
of Leslie A. Stone and for Wash resid; at Ortting. No 1-1-51.  
M1 to

1612619

John R. Kotechkoe and  
Esther Kotechkoe, his wf  
to  
State of Washington

Percent 51.00 amount  
8-24-51  
12-14-51 9:10 A M  
1005 D 713  
no stx - no inv - no r Stone

Witnesseth: That

These, the undersynd ptors are the heirs of prms here  
deced, over wch deacd area the ptee desires an easent for  
constructn, maintenance and operatn of a drainage main.

Do hereby grant to the ptee, its et's an easent over, across,  
and upon the fdr sit in the C of P, S of W:

A strip of ld 30 ft wide, by 15 ft wide or on side of  
the entr 11, as surveyed over and across a trt of ld to be  
herein deacd, the sd entr 11 by def: Begin on the entr 11 of  
Secondary State Hiway No. 5-8, City of Ortting, Washington, as  
shown on Sheet 1 of 1 Sheets of sd hiway, the specific  
details concerning all of wch are to be found on that sd  
map of definite locatn now of recd and on file in the off of  
the Director of Hiways of Olympia and bearing date of approval  
of 6-26-51, sd rd b: Hiway Engineer's Station 1743.7 P. O. 1.  
Back- Station 0809.3 ahead on the entr 11 by main deacd; thence  
S 27° 44' E 755.7 ft, w1 to the S 1/4 r/w 11 of the Northern  
Pacific Railroad Co r/w and the end of this entr 11 deacd; thence  
Exce thfr any portn thof lya within the r/w 11 of Secondary  
State Hiway No. 5-8.

The herein mentioned tract of ld is def: Begin 28' ft. to  
31' E of a stone monument in the entr of the Co rd at the  
cor of the Hugin's Sub-41-2 in Sec 32, Twp 19 N, R 5 E, M 1 N,  
thence S 27° 44' E plc the entr 11 of sd rd 138 ft; thence S 27° 44'

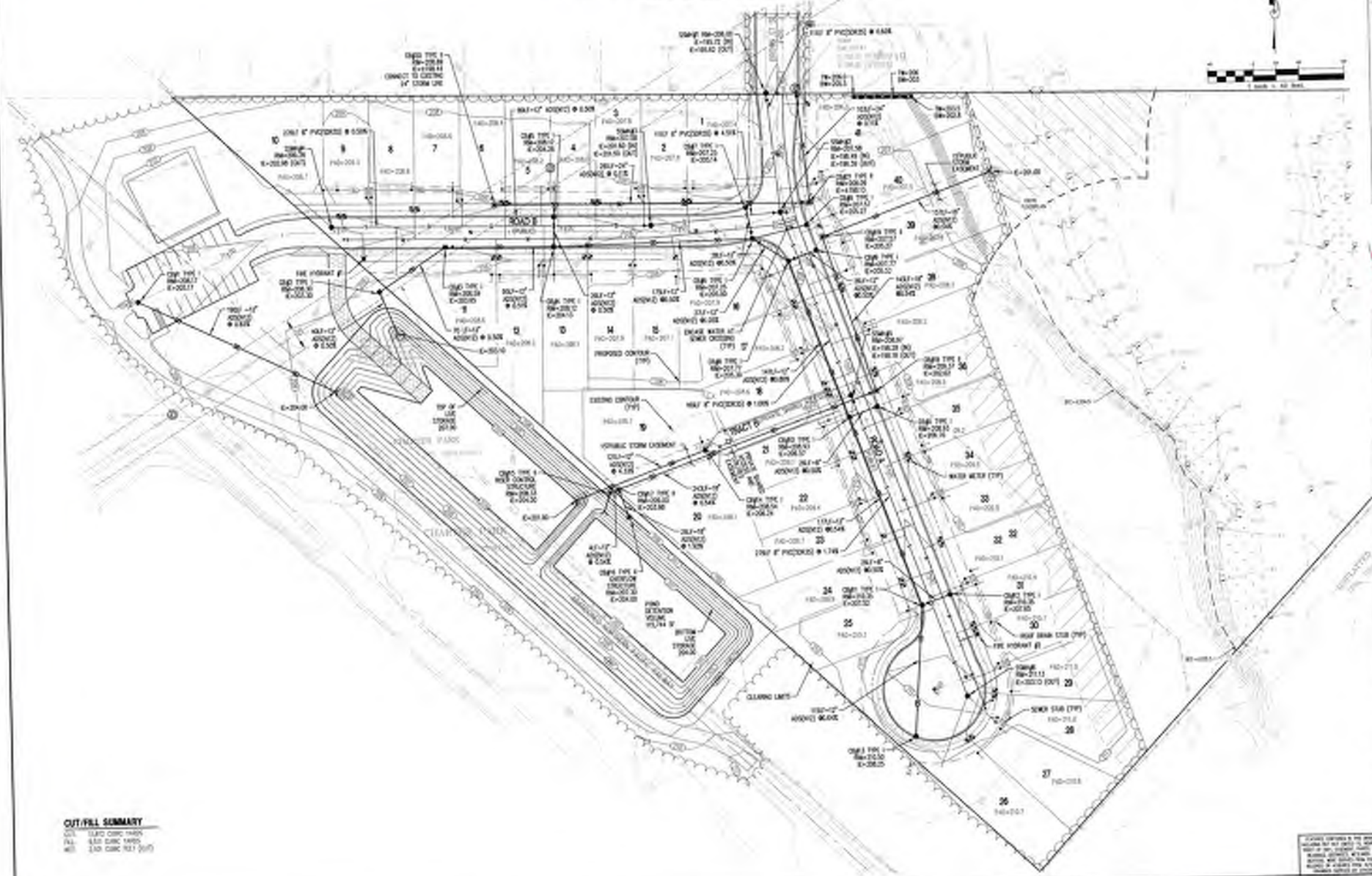








**RAINIER MEADOWS DIV. 2 - PUD**  
 A PORTION OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SEC. 21, T10N, R10E SE, WA.  
 CITY OF OLYMPIA, PIERCE COUNTY, WASHINGTON



**CUT/FILL SUMMARY**  
 CUT: 1,540 CIRC 1440  
 FILL: 6,520 CIRC 1440  
 NET: 4,980 CIRC 1440



**C.E.S. NW INC.**  
 CIVIL ENGINEERING & SURVEYING  
 1000 1ST AVE. STE 100  
 OLYMPIA, WA 98501  
 TEL: 360-339-1100  
 FAX: 360-339-1101

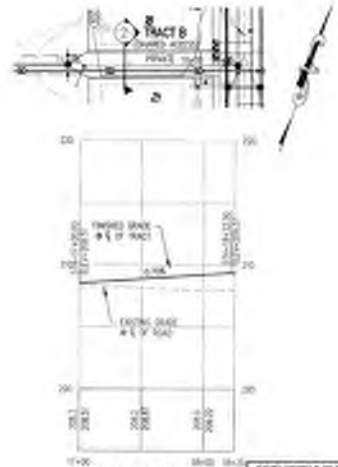
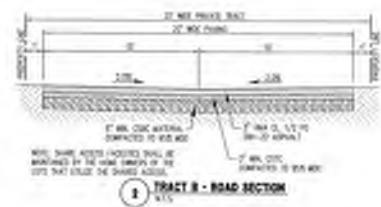
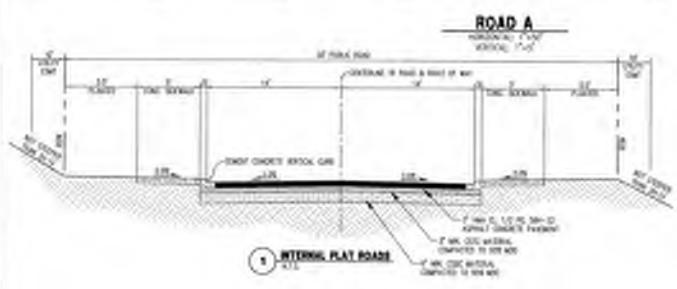
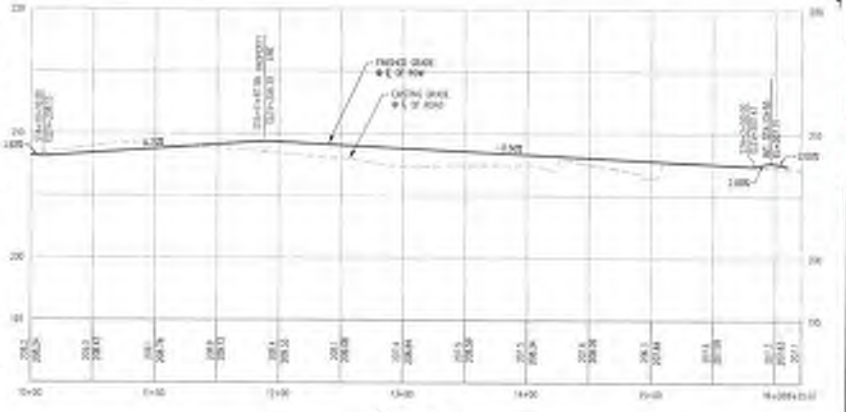
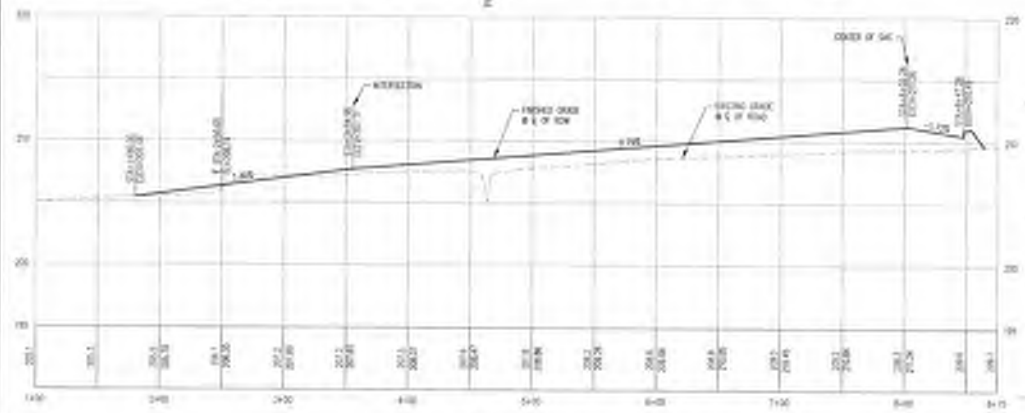
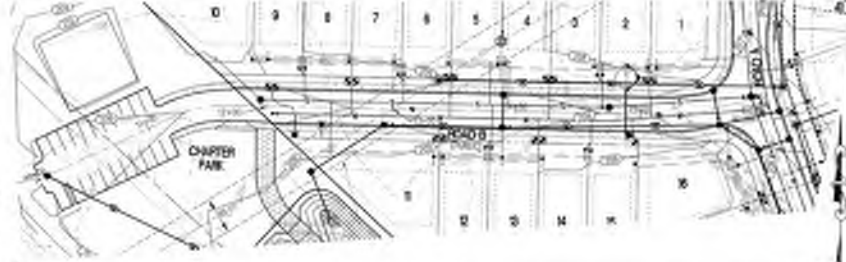
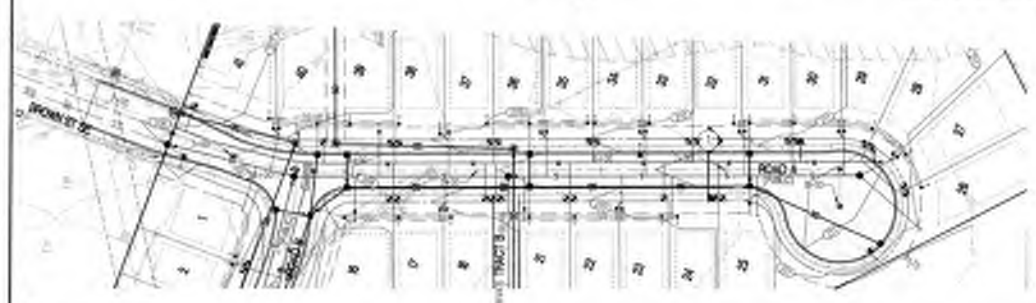
**RAINIER MEADOWS DIV. 2 - PUD**  
 PRELIMINARY PLAN  
 COMPOSITE UTILITY & GRADING PLAN  
 SHEET NO. 01  
 COPER HEDGE LLC  
 P.O. BOX 18780 OLYMPIA, WA 98501

Designed: MCO  
 Checked: MCO  
 Drawn: PLP  
 Date: 8/19/2013  
 Job No: 201301

Sheet No. **P3**  
 of 6 Sheets

CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS ON THE GROUND. THE CITY OF OLYMPIA AND PIERCE COUNTY MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS ON THE GROUND.

**RAINIER MEADOWS DIV. 2 - PUD**  
 A PORTION OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SEC. 35, T19N, R10D SE, W.M.  
 CITY OF ORING, PIERCE COUNTY, WASHINGTON



**C.E.S. NW INC.**  
 CIVIL ENGINEERING & ARCHITECTURE  
 201 S. 10TH ST. SUITE 100  
 PULLMAN, WA 99163  
 PHONE: 509-338-1111  
 FAX: 509-338-1112

**RAINIER MEADOWS DIV. 2 - PUD**  
 PRELIMINARY PLAN  
 PLAN & PROFILES  
 COFFER RIDGE LLC

DATE: 10/13/2011  
 SHEET NO.: 0014

DESIGNED BY: MTC  
 CHECKED BY: MTC  
 DRAWN BY: C.A.D.  
 DATE: 10/13/2011  
 SHEET NO.: 4-103/2011-0014

DATE: 10/13/2011  
 SHEET NO.: 0014

**P4**



**RAINIER MEADOWS DIV. 2 - PUD**  
 A PORTION OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SEC. 32, T19N, R10W S1, W.M.  
 CITY OF ORING, PIERCE COUNTY, WASHINGTON



**TREE RETENTION NARRATIVE**  
 EXISTING TREE CANOPY LOCATION ESTIMATED USING AERIAL PHOTOGRAPHY. THE PROJECT SITE IS COMPOSED OF CLAYED FACTURE AREA IN THE WEST PORTION OF THE SITE WHERE SITE DEVELOPMENT IS PROPOSED. SCATTERED INDIVIDUAL TREES AND STANDS DOMINATED BY COTTONGRASS ARE LOCATED WITHIN THE WETLAND AND CRITICAL AREAS TRACT C/D AND WILL BE PROTECTED IN ACCORDANCE WITH CITY OF ORING MUNICIPAL CODE 13.5-21. THERE ARE NO SIGNIFICANT TREES WITHIN DEVELOPING PORTIONS OF THE WETLAND BUFFER AND NO TREES WHICH MAY BECOME DAMAGED DURING CONSTRUCTION OR USE. POTENTIALLY DAMAGED TREES WILL BE CHALLENGED FOR REMOVAL BY A QUALIFIED PROFESSIONAL.

**LEGEND**

TREE CANOPY	
WETLAND AND BUFFER	
CLEARING LIMITS	

<p><b>C.E.S. NW INC.</b>                  CIVIL ENGINEERING &amp; ARCHITECTURE                  1000 10TH AVENUE, SUITE 100                  SEASIDE, WASHINGTON 98148                  PHONE: (206) 881-1888                  FAX: (206) 881-1889                  WWW.CESNW.COM</p>	<p><b>RAINIER MEADOWS DIV. 2 - PUD</b>                  PRELIMINARY PLAT                  TREE INVENTORY AND RETENTION PLAN</p> <p>DATE: 8/23/2022                  SHEET NO.: 0202</p>
<p><b>P5</b></p>	<p>DATE: 8/23/2022                  SHEET NO.: 0202</p>

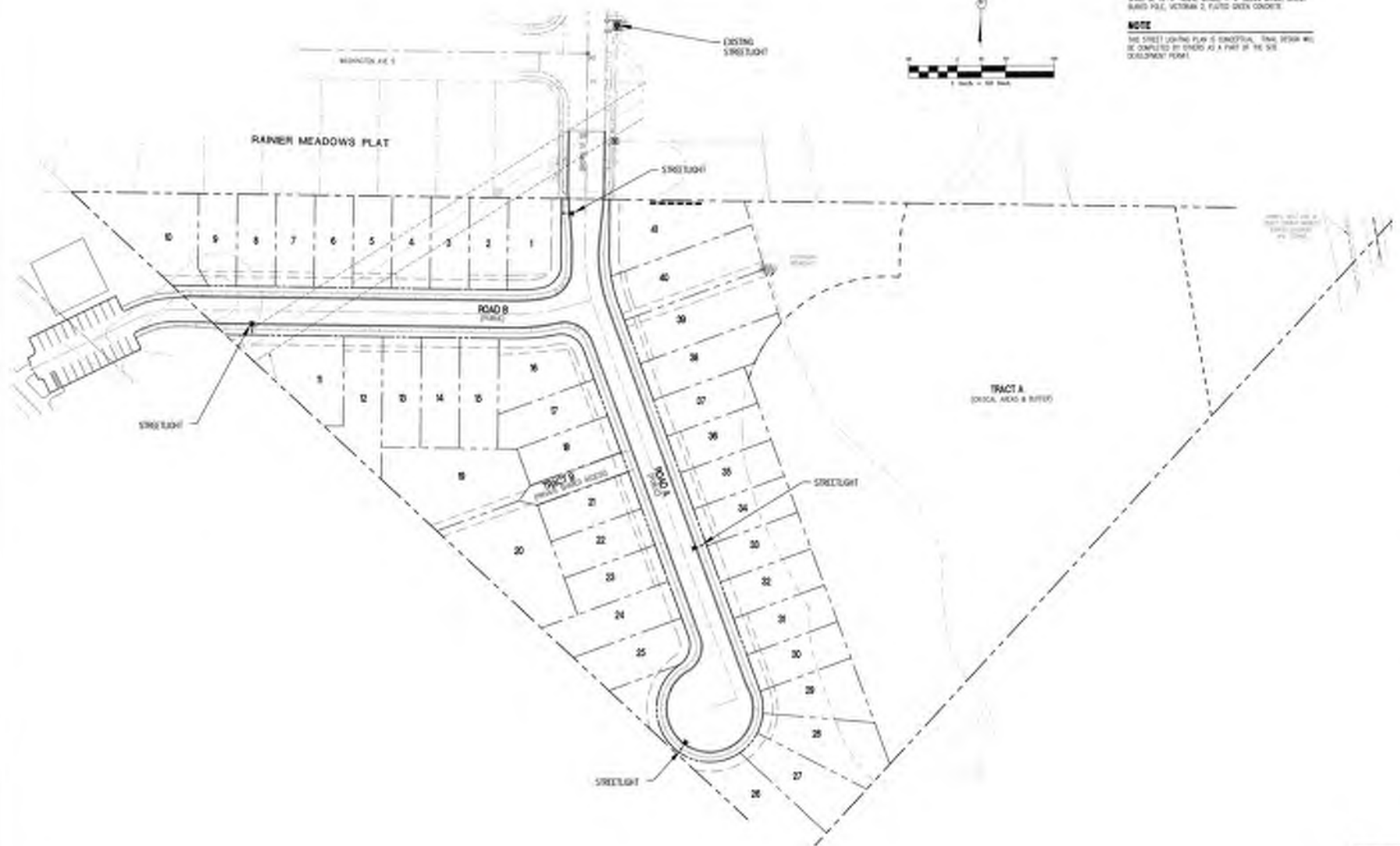
ALL RIGHTS RESERVED BY THE ORIGINAL DESIGNER. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL DESIGNER IS STRICTLY PROHIBITED.



**RAINIER MEADOWS DIV. 2 - PUD**  
 A PORTION OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SEC. 32, T19N, R10W NE, W.M.  
 CITY OF ORING, PIERCE COUNTY, WASHINGTON

**STREETLIGHT SPECIFICATIONS**  
 STREET LIGHTING POLE: PROVEE STANDARD - KAC (SQUARE  
 HEAD) (ALUMINUM)  
 Poles - HIGH - 10'-0" (20'-0" - 40'-0" - 45'-0" - 50'-0" - 60'-0")  
 50' MAX. CONC. WITH 10% 3' MINIMUM PROJECTION, WORK IN  
 LOTS, 30" MIN. OPEN, WITH 10% MINIMUM LIGHT POLE  
 SHALL BE 10" OF ADJ. CONC. 4" OF BEAM CONC. STREET  
 LIGHT POLE, VICTORIAN 2, FLUO. GREEN COLORED.

**NOTE**  
 THE STREET LIGHTING PLAN IS CONCEPTUAL. FINAL DESIGN WILL  
 BE COMPLETED BY OWNER AS A PART OF THE SITE  
 DEVELOPMENT PERMITS.



**C.E.S. NW, INC.**  
 CIVIL ENGINEERING & SURVEYING  
 1000 1st St. NW  
 Everett, WA 98201  
 Phone: 425.336.1111  
 Fax: 425.336.1112  
 Website: www.cesnw.com

**RAINIER MEADOWS DIV. 2 - PUD**  
 CONCEPTUAL STREET LIGHTING PLAN  
 Client: PUD 2004 - 2005 PROJECT, W.M. 2004  
 Designer: CAC  
 Checker: CAC  
 Date: 7-20-05  
 Date: 8/22/2005  
 Job No.: 2200


Drawn by: CAC  
 Checked by: CAC  
 Date: 7-20-05  
 Date: 8/22/2005  
 Job No.: 2200

**P6**

CONCEPTUAL DESIGN IS NOT GUARANTEED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Approved by: \_\_\_\_\_  
 City Administrator Date \_\_\_\_\_  
 City Engineer Date \_\_\_\_\_  
 Fire Chief Date \_\_\_\_\_  
 OIFR's review limited to providing input on operational issues only.  
 OIFR has not reviewed the plans for Code compliance.

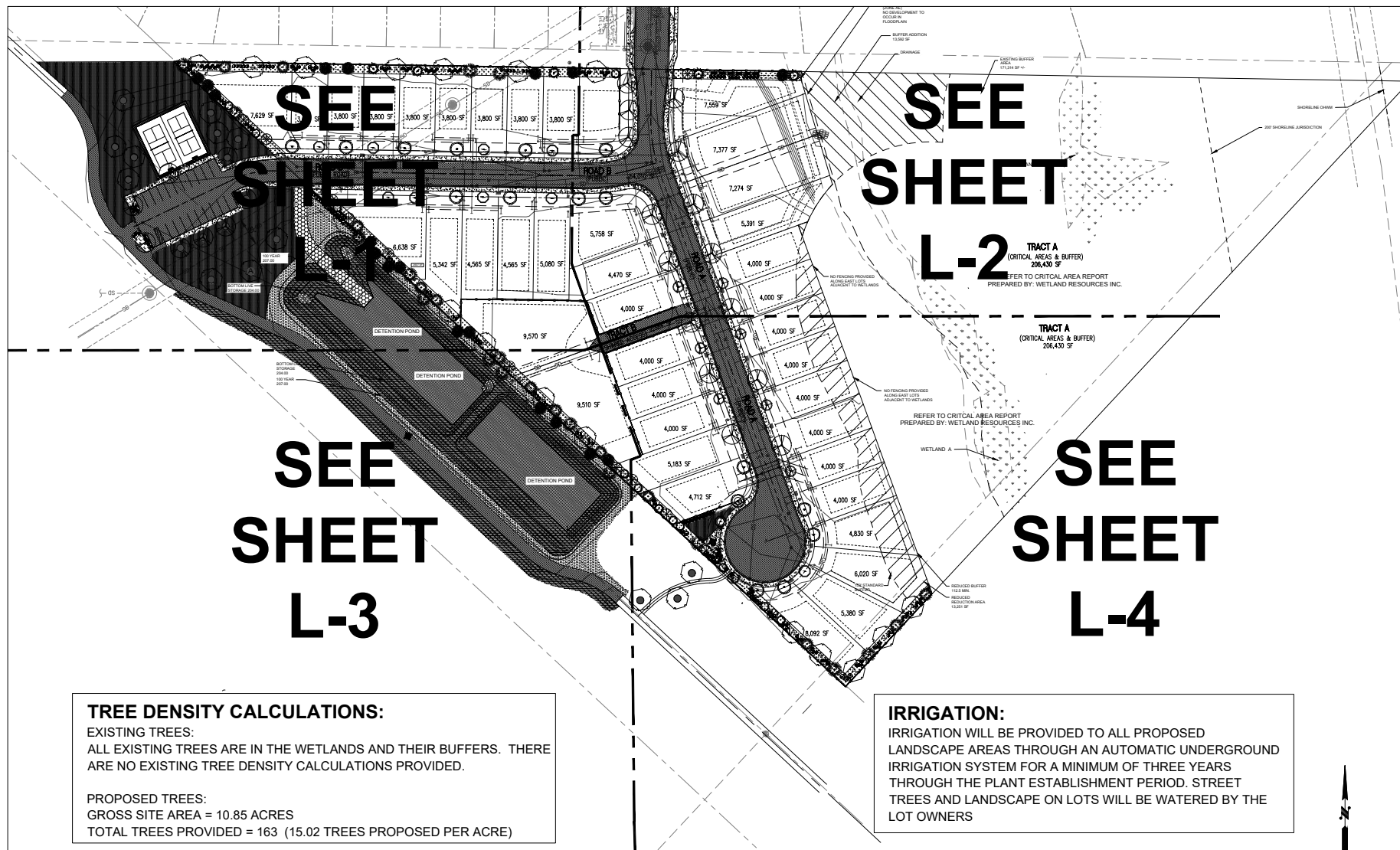
**BRADLEY DESIGN GROUP, INC.**  
 LANDSCAPE ARCHITECTURE & SITE PLANNING



7401  
 4330 N 1st Avenue St  
 Tacoma, WA 98407  
 253.272.4848  
 253.276.0117  
 www.bradtree.com  
 info@bradtree.com



WSP  
 LANDSCAPE ARCHITECT



**SEE SHEET L-1**

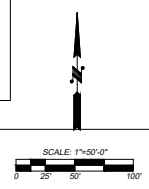
**SEE SHEET L-2**

**SEE SHEET L-3**

**SEE SHEET L-4**

**TREE DENSITY CALCULATIONS:**  
 EXISTING TREES:  
 ALL EXISTING TREES ARE IN THE WETLANDS AND THEIR BUFFERS. THERE ARE NO EXISTING TREE DENSITY CALCULATIONS PROVIDED.  
 PROPOSED TREES:  
 GROSS SITE AREA = 10.85 ACRES  
 TOTAL TREES PROVIDED = 163 (15.02 TREES PROPOSED PER ACRE)

**IRRIGATION:**  
 IRRIGATION WILL BE PROVIDED TO ALL PROPOSED LANDSCAPE AREAS THROUGH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR A MINIMUM OF THREE YEARS THROUGH THE PLANT ESTABLISHMENT PERIOD. STREET TREES AND LANDSCAPE ON LOTS WILL BE WATERED BY THE LOT OWNERS



**OVERALL SITE PLAN**  
 Rainer Meadows - Div. 2 At Orting  
 Copper Ridge, LLC  
 303 MEADOW LANE SE ORTING, WA 98560

REVISION		
No.	Date	By
1	August 2023	MIK
City Comments		

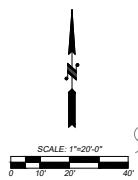
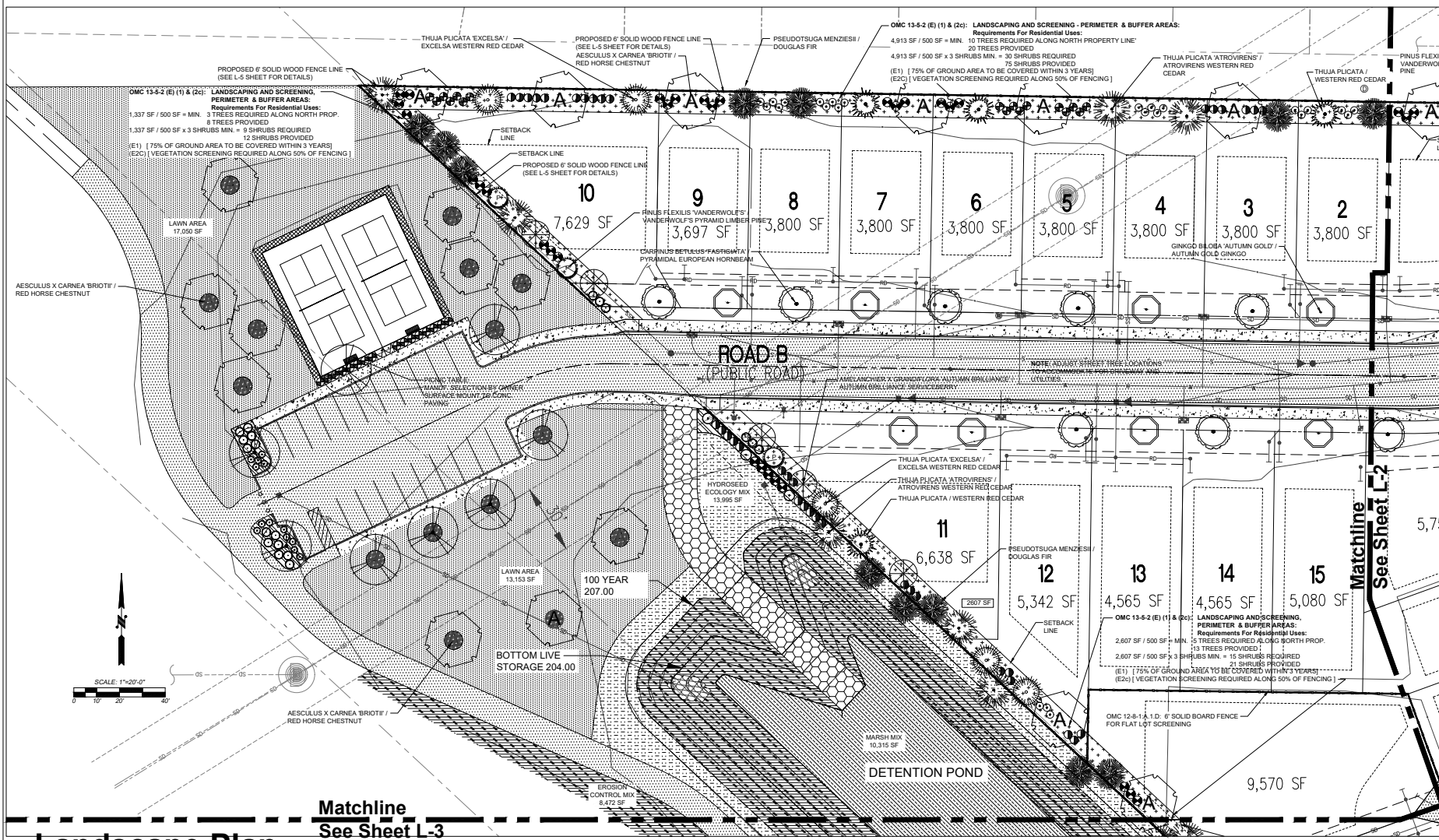
  

Scale: 1" = 50'-0"	Sheet No.
Prepared: JJB & MIK	L-0
Checked: KBR	of 7 Sheets
Date: 12 MAY 2023	PRELIM PLAT SUBMITTAL #3
2023	

**Overall Site Plan**

Approved by: \_\_\_\_\_ Date \_\_\_\_\_  
 City Administrator \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Fire Chief \_\_\_\_\_ Date \_\_\_\_\_  
*OFPR's review limited to providing input on operational issues only.  
 OFPR has not reviewed the plans for Code compliance.*

**BDG**  
**BRADLEY DESIGN GROUP, INC.**  
 LANDSCAPE ARCHITECTURE • SITE PLANNING  
 4330 N. Lexington St  
 Tacoma, WA 98407  
 433B St Helens Ave  
 Tacoma, WA 98402  
 253.272.4848  
 253.276.0117  
 www.bradtree.com  
 info@bradtree.com



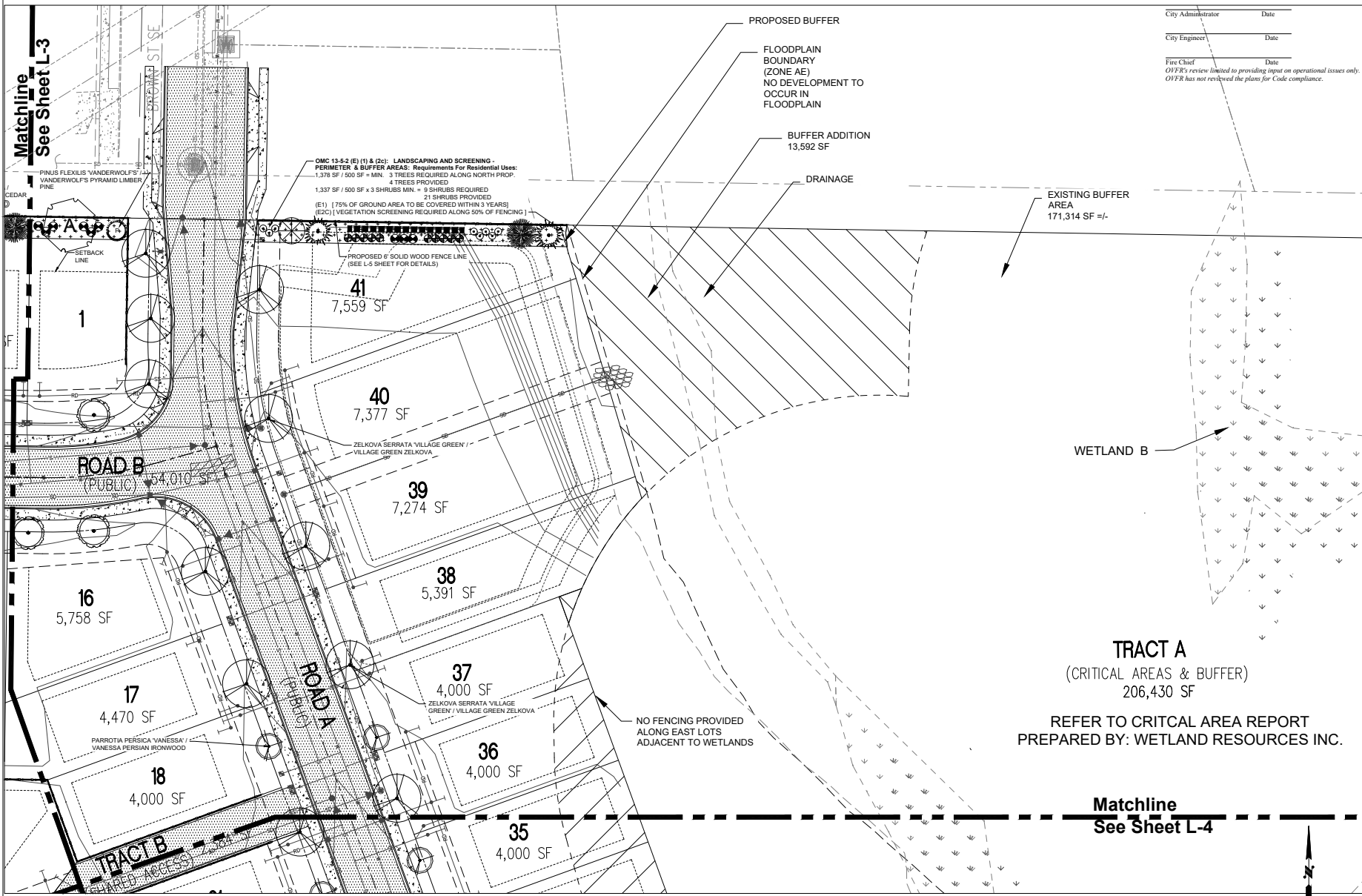
**Landscape Plan**

Matchline  
See Sheet L-3

**LANDSCAPE PLAN**  
 Rainer Meadows - Div. 2 At Orting  
 Copper Ridge, LLC  
 305 MEADOW LANE SE ORTING, WA 98360

No.	REVISION	Date	By
1	August 2023	MIK	City Comments

Sheet No. **L-1**  
 of 7 Sheets  
 12 MAY 2023  
 PRELIM PLAT SUBMITTAL #3  
 2023



Approved by:

City Administrator \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

Fire Chief \_\_\_\_\_ Date \_\_\_\_\_

*OIFR's review limited to providing input on operational issues only. OIFR has not reviewed the plans for Code compliance.*

**BRADLEY DESIGN GROUP, INC.**  
 LANDSCAPE ARCHITECTURE & SITE PLANNING

1251 272-4848  
 1251 276-0117  
 www.bradleydesign.com  
 info@bradleydesign.com

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 1251 276-0117  
 www.bradleydesign.com  
 info@bradleydesign.com

4330 N. Lexington St  
 Tacoma, WA 98407

4538 St Helens Ave  
 Tacoma, WA 98402



**LANDSCAPE PLAN**

Rainier Meadows - Div. 2 At Orting

Copper Ridge, LLC

393 MEADOW LANE SE ORTING, WA 98560

REVISION		
No.	Date	By
1	August 2023	MIK City Comments

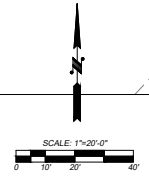
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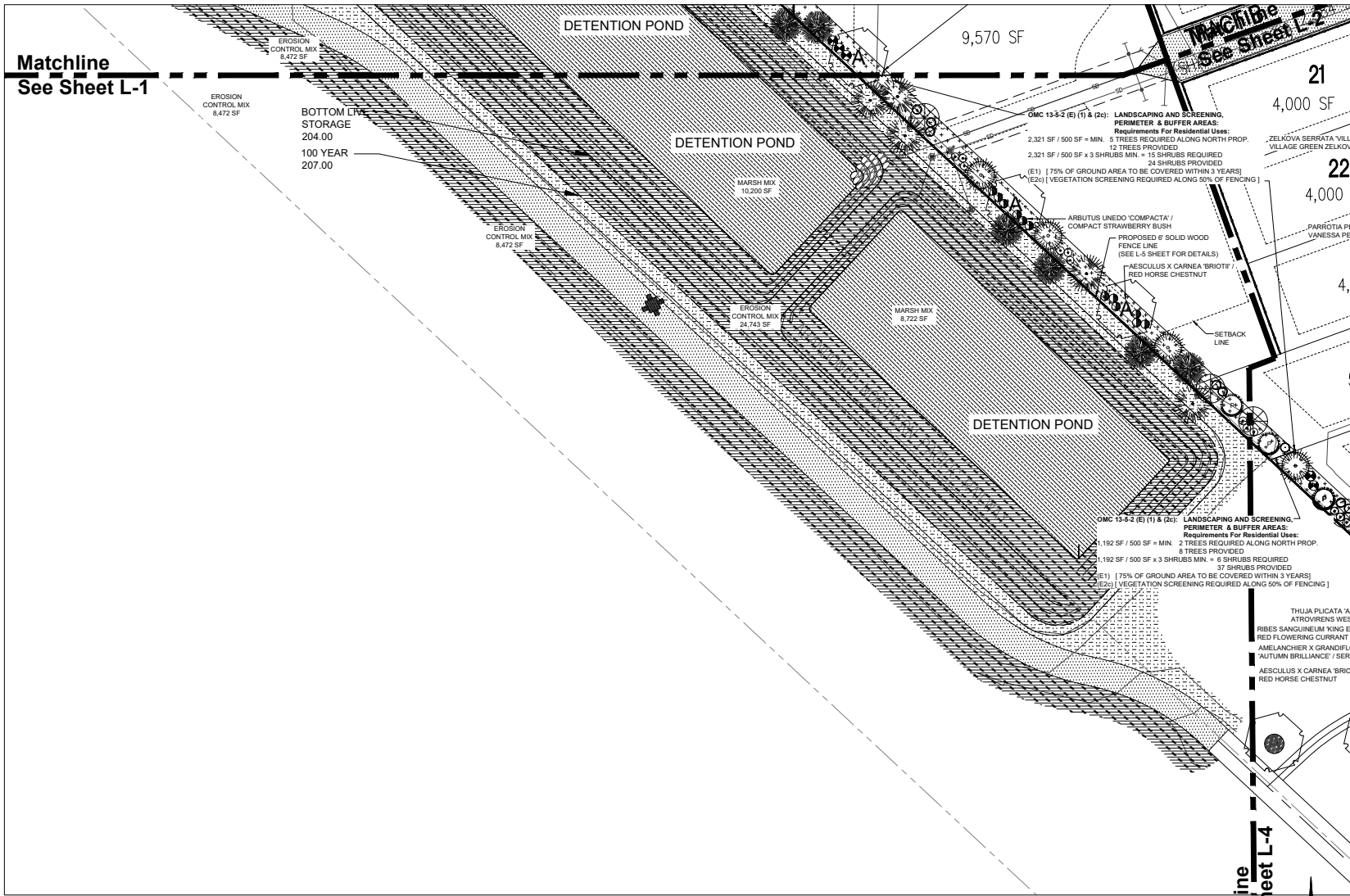
Sheet No. **L-2** of 7 Sheets

12 MAY 2023

PRELIM PLAT SUBMITTAL #3

**Landscape Plan**





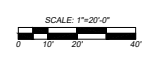
Matchline  
See Sheet L-1

Matchline  
See Sheet L-2

Matchline  
See Sheet L-4

Approved by:  
City Administrator \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

Fire Chief \_\_\_\_\_ Date \_\_\_\_\_  
*OIFR's review limited to providing input on operational issues only.  
OIFR has not reviewed the plans for Code compliance.*



**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE • SITE PLANNING

1251.272.4848  
1.251.276.0112  
www.bradtree.com  
info@bradtree.com

4330 N. Lexington St  
Tacoma, WA 98407  
4538 St Helens Ave  
Tacoma, WA 98402

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

**LANDSCAPE PLAN**  
Rainier Meadows - Div. 2 At Orting  
Copper Ridge, LLC.  
393 MEADOW LAKE ORTING, WA 98360

REVISION			
No.	Date	By	
1	August 2023	MIK	City Comments

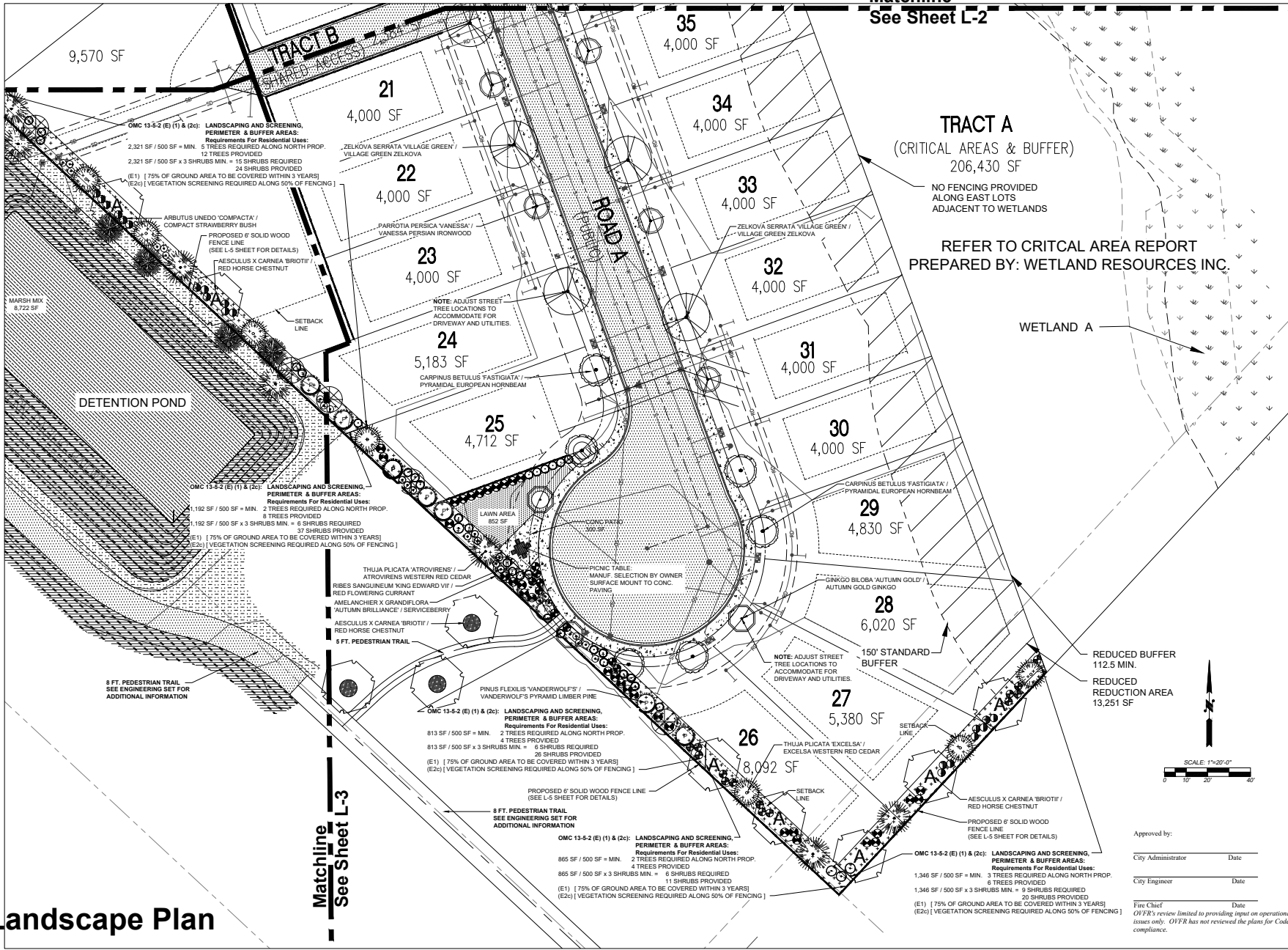
  

Scale: 1"=20'-0"	Sheet No.
Drawn: JJB & MIK	L-3
Checked: MFW	of 7 Sheets
Reviewed: KBR	
Date: 12 MAY 2023	
Project: PRELIM PLAT SUBMITTAL #3	

# Landscape Plan



**Matchline**  
See Sheet L-2



**Landscape Plan**

**Matchline**  
See Sheet L-3

**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE • SITE PLANNING

BDG

7041  
4330 N. Lexington St  
Tacoma, WA 98407

7253.272.4848  
7251.276.0117

www.bradsite.com  
info@bradsite.com

**WETLAND RESOURCES, INC.**  
WETLAND RESOURCES, INC.  
WETLAND RESOURCES, INC.

**LANDSCAPE PLAN**  
Rainier Meadows - Div. 2 At Orting  
Copper Ridge, LLC.  
393 MEADOW LANE SE ORTING, WA 98560

REVISION	No.	Date	By
1	August 2023	MJK	City Comments

Approved by:

City Administrator Date

City Engineer Date

Fire Chief Date  
OVER's review limited to providing input on operational issues only. OVER has not reviewed the plans for Code compliance.

Scale: 1"=20'-0"

Sheet No.: JTB & MJK  
MFW  
KBR  
12 MAY 2023

Sheet 7  
PRELIM PLAT SUBMITTAL #3  
2023

**PLANTING REQUIREMENTS:**

**GENERAL NOTES:**

- Plant material list submitted within 30 calendar days after receipt of the notice to proceed, landscape contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, address and telephone numbers of all plant material suppliers and growers.
- Documentation shall also include suppliers name, contact person, address, telephone number, botanical and common name, plant size and size of container or ball.
- Contractor shall provide a signed statement from the plant suppliers who have furnished the plant materials identifying the plant materials being supplied by botanical and common names, plant size and stating that all of the plants supplied by them are in healthy growing conditions meeting the asns.
- Submit a project installation schedule, coordinated with the proposed soil amending and planting schedule to the landscape architect or owner for approval at least 30 calendar days prior to start of work under this section.
- Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect or owner. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size and/or variety. Such proof shall be substantiated and submitted in writing to the landscape architect or owner at least 30 days prior to start of work under this section. These provisions shall not relieve contractor of the responsibility of obtaining specified materials in advance of special growing conditions or other arrangements must be made in order to supply specified materials.
- Plants shall be subject to inspection and approval by landscape architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not impair the subsequent right of inspection and rejection during progress of the work. Contractor shall give landscape architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall take place within 24 hours of delivery to the site.
- Coordinate work with other trades as required.
- Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or danger.

**PLANTING NOTES:**

- Verify bedlines and plant layout with landscape architect prior to commencing work.
- Verify that site conditions are acceptable prior to beginning work. Do not install any site elements or plant material until unsatisfactory conditions are corrected. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
- Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
- Install protective fencing for on site existing trees and vegetation to remain, and plant material located on adjacent property prior to commencing work. The critical root protection area of all trees to remain has been established as a 7' radius of protection area for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is greater. Locate tree protection fencing as indicated on plan. Fencing is to be installed with stakes driven into the ground, not mounted on corner blocks. Signage shall be affixed to the fencing that reads: "No Entry, Tree Root Protection Area". See existing tree and vegetation protection detail for additional information.
- All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
  - General Soil Requirements: The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for turf areas and 35-40% compost for planting areas). The soil portion must be 75-80% sandy loam for turf areas, and 60-65% sandy loam for planting areas. Soil pH should be 5.5-6.5 for turf areas, 5.5-7.0 for planting areas and 4.5-5.5 for areas planted with acid-tolerant or native plantings.
  - Requirements for Amending Existing Soil in Place:
    - Turf Areas - Place and rotolli 1.75 inches of composted material into 7.75 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 6 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil.
    - Planting Beds - Place and rotolli 3 inches of composted material into 6.5 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 6 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil. Do not scarify within drip lines of existing trees to be retained.

- Requirements for Applying Imported Topsoil:
  - Turf Areas and Planting Areas - Scarify or till subgrade in two directions to 6 inches depth. Entire surface should be disintegrated by scarification. Do not scarify within drip lines of existing trees to be retained. Place 4 inches of imported topsoil mix on surface and till into 2 inches of soil. Place second lift of 4 inches topsoil mix on surface.
- Requirements for Reapplying Stockpiled Topsoil:
  - Turf Areas - Reapply stockpiled soil and rotolli in 1.75 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
  - Planting Beds - Reapply stockpiled soil and rotolli in 3 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
- Within Stormwater Systems - On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all soil amendments uniformly throughout the rain garden soil system. Amended soil shall be placed in horizontal layers in no greater than 12" lifts. Allow soils to compact and settle naturally. Areas can be watered after each lift is placed to speed settling, but should not be wetted to saturation. Until the upstream catchment area is thoroughly stabilized, flow diversion and erosion control measures must be installed to protect the bioretention area from sedimentation.
  - Rake beds to smooth, clean and remove all rocks, roots and debris over 1 inch in diameter. Water or roll turf areas to compact soil to 85 percent of maximum. Finish grade shall be at least 3 inches below adjacent hard surfaces for planting areas to allow for application of mulch. Finished grade for turf areas shall be at least 2 inches below adjacent hard surfaces. All planting areas must be mulched with 2 inches of organic material.
  - Plants shall be pH planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
  - Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.
  - Mulch all planted areas with a minimum 3 inch (3") depth of medium fine bark mulch. Finish grade of mulch shall be one inch (1") below top of adjacent hard surface.
  - All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.
  - Plant trees, shrubs and groundcover as shown in the planting details. Roughly scarify sides of the planting pits. Install plant material at finish grade and heather bark mulch away from base of plant. Water plant pits thoroughly midway through backfilling and add fertilizer tablets. Balled and burlapped material that cannot be installed immediately shall be heeled in, mulched and watered regularly to keep root balls moist.
- Provide landscape maintenance immediately after planting and continue until final acceptance. Work shall include watering, spraying, fertilizing, pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy plant growth.
- Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.
- Replacement of plantings: remove any plant from site that is either dead, or in unsatisfactory condition as determined by the owner or landscape architect. Replace with a new planting of equal size and species as soon as conditions permit within the normal planting season. All replacement plantings are then to be under re-installed guarantee period as specified. Identify those replacements and take whatever measures necessary to prevent similar demise of additional plant material.
- Provide root barrier in a surround or linear pattern for tree plantings when trunk is located within five(5) (four(4) in King Co.) linear feet of any paved surface. Deeproot universal barrier 48" (18" or approved equal). Install per manufacturer's recommendations.

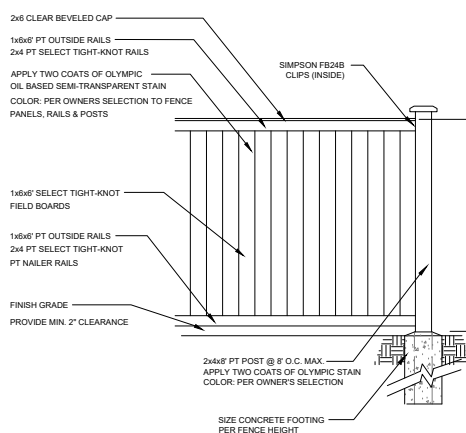
**Warranty:**

The warranty shall include replacing and planting the same size and species of plant material, as shown on the landscape plan and that has been designated, by the landscape architect, to be replaced. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect or abuse by the owners or others. All plants replaced shall be re-installed under these plant guaranty conditions.

**PLANT SCHEDULE:**

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING, CONDITION & REMARKS
A	29	AEOLUS X CARNEA 'BROTIE' / RED HORSE CHESTNUT	2' CAL.	B&B BRANCHED @ 9" HT. (STREET TREE QUALITY)
	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY	6" FT.	NURSERY GROWN, BALL/1" TRUNK, 2" BRANCHED
	16	CARPINUS BETULUS FASTIGIATA / PYRAMIDAL EUROPEAN HORNBEAM	2" CAL.	B&B BRANCHED @ 9" HT. (STREET TREE QUALITY)
	12	GINKGO BLOBA 'AUTUMN GOLD' / JAPANESE GINKGO	2" CAL.	B&B BRANCHED @ 9" HT. (STREET TREE QUALITY)
	7	PARROTIA PERGICA 'VANESSA' / VANESSA PARSONS IRONWOOD	2" CAL.	B&B C&W, NURSERY GROWN
	23	ZEALANDIA SEROTINA 'VILLAGE GREEN' / VILLAGE GREEN ZEALANDIA	2" CAL.	B&B BRANCHED @ 9" HT. (STREET TREE QUALITY)
<b>TREES - CONIFER</b>				
P	14	PNUS FLEXILIS 'VANDEWYNDERS' / VANDEWYNDERS PYRAMID LAMBER PINE	6'-7" HT.	B&B, NURSERY GROWN
	75	THUJA PLICATA 'ATROVIRENS' / ATROVIRENS WESTERN RED CEDAR	6'-7" HT.	B&B, NURSERY GROWN
	12	THUJA PLICATA 'EXCELSA' / EXCELSA WESTERN RED CEDAR	6'-7" HT.	B&B, NURSERY GROWN
	6	THUJA PLICATA / WESTERN RED CEDAR	6'-7" HT.	B&B, NURSERY GROWN
<b>SHRUBS</b>				
R	56	ARBUUS UNICOD 'COMPACTA' / COMPACT STRAWBERRY BUSH	5 GAL. CONTAINER	FULL FOLIAGE, 4" D.C.
	75	OSTEU X HYBRIDUS 'BENNETTS WHITE' / BENNETTS WHITE ROCK ROSE	5 GAL. CONTAINER	FULL FOLIAGE, 4" D.C.
	8	COTYNEA COOGYRARA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE	5 GAL. CONTAINER	FULL FOLIAGE, AS SHOWN
	91	MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL. CONTAINER	FULL FOLIAGE, 4" D.C.
	13	PHYTOSPORUM TOBERA 'SHIMU' / CREAM DE SNOW™ DWARF PITTOSPORUM	2 GAL. CONTAINER	FULL FOLIAGE, 2" D.C.
	47	RIBES GARGANEUM 'VAN EDWARDS' / RED-DWINDING CURRANT	2 GAL. CONTAINER	FULL FOLIAGE, 3" D.C.
	96	ROSA RUSSOJA 'HANSA' / DOUBLE PINK RUSSOJA ROSE	5 GAL. CONTAINER	FULL FOLIAGE, 4" D.C.
<b>GROUND COVER</b>				
56B	56	EREX X DAKLEYNSIS 'SHOOT HILLS' / HEATHER 'SHOOT HILLS'	1 GAL. CONTAINER	FULL FOLIAGE, 3" D.C.
219	56	VINCA MINOR 'BONALES' / BONALES DWARF PERIWINKLE	4" POTS	2" D.C.
22.4E	56	ERX MID. EROSION CONTROL SEED MIX	Supplier: Summit Seeds 1-888-214-7333	
17.05D	56	LAWN - SEED OR SOO	Seed or Sod per Owner's request	
15.21E	56	MANURE (BY PRODUCT) FROM KING COUNTY Storm Water Design Manual (Sec. 8.3)	Hydrobiore per Manufacturer	
13.06E	56	SUMMARY SEEDS SOO/DONOR (or Proven Equivalent) 25% CAREX OENOPETA / SLOUGH SEDGE 25% CAREX BRISSETIANA / SMALL WIND SEDGE 25% CAREX STREPTATA / LAWL SEDGE 15% SCIRPUS PALMETUM / CHEERFUL SWAMP RUSH 5% SCIRPUS MICROCAPSUS / SMALL FRUITED BULRUSH 5% ANACHARS TENUIS / SILVERGRASS BUSH	Hydrobiore per Manufacturer	
		1% ALBERGIA MARSUTIAL / DWARF WHITE ALLYSOUM 1% ANACHARS TENUIS / SILVERGRASS BUSH 2% ARHERIA MARIETIMI / SEA PINK 1% BELLIS PERENNIS / DWARF ENGLISH DAISY 2% ANEMONE FLORIDA / FRENCH WINDMILL 2% ANEMONE FLORIDA / FRENCH WINDMILL 2% FRAGRARIA CHILOIDENSIS / SAND STRAWBERRY 1% ANEMONE FLORIDA / FRENCH WINDMILL (Requirements for Residential Lots)	Hydrobiore per Manufacturer	
10.17Z	56	ARCUTICULARIS QUADRIS / PERENNIAL RYEBRAND MAHONIA REPENS / CHEERFUL MAHONIA FOX PITCHER PLANT / WESTERN ENGISH FERN FRAGRARIA CHILOIDENSIS / SAND STRAWBERRY	1 GAL. CONTAINER	2" D.C., TR. SPACING
4.12J	56	3" LAYER - MEDIUM FINE BARK MULCH (APPROX.)		

- 2.28J LF 6" HT. PERIMETER WOOD FENCE - SEE DETAIL ON THIS SHEET
- 222 LF 6" HT. BLACK CLAD FENCE WITH (2) 4" WIDE GATES - SEE DETAIL ON THIS SHEET
- ROOT BARRIER: DEEP ROOT UP AN INCH OR EQUIVALENT. PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR A MINIMUM OF 3 FEET PROTECTION, 4 FEET MIN. ON EACH SIDE OF TRUNK. PER MANUFACTURER'S SPECIFICATIONS
- BENCH: MANUF. SELECTION BY OWNER. SURFACE MOUNT TO PNOLE BALL SURFACE
- PNOLE TABLE: MANUF. SELECTION BY OWNER. SURFACE MOUNT TO CONC. PAVING



**Solid Board Fencing Detail**

(Not To Scale)

**Approved by:**

City Administrator	Date
City Engineer	Date

Fire Chief \_\_\_\_\_ Date \_\_\_\_\_  
 OPR's review limited to providing input on operational issues only.  
 OPR has not reviewed the plans for Code compliance.

**BADLEY DESIGN GROUP, INC.**  
 LANDSCAPE ARCHITECTURE • SITE PLANNING

3150 N. 14th Street, Ste. 200  
 Tacoma, WA 98407  
 Phone: 252.272.4548  
 Fax: 252.276.0117  
 www.bradtree.com  
 info@bradtree.com



**LANDSCAPE SCHEDULE, NOTES & DETAILS**

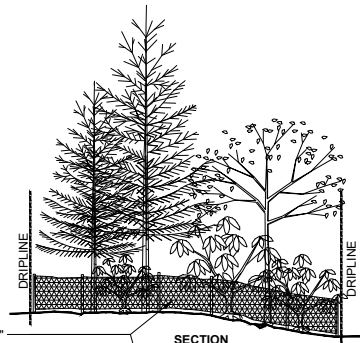
Rainier Meadows - Div. 2 At Orting  
 Copper Ridge, LLC.  
 393 MEADOW LANE SE ORTING, WA 98560

No.	REVISION	Date	By
1	August 2023	MIK	City Comments

As Indicated	Sheet No.
JJB & MIK	
MFW	
KBR	
12 MAY 2023	of 7 Sheets
PRELIM PLAT SUBMITTAL #3	
2020	

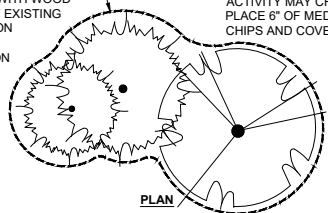
**PLANTING DETAILS:**

Approved by:  
 City Administrator \_\_\_\_\_ Date \_\_\_\_\_  
 City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Fire Chief \_\_\_\_\_ Date \_\_\_\_\_  
*OJFF's review limited to providing input on operational issues only. OJFF has not reviewed the plans for Code compliance.*

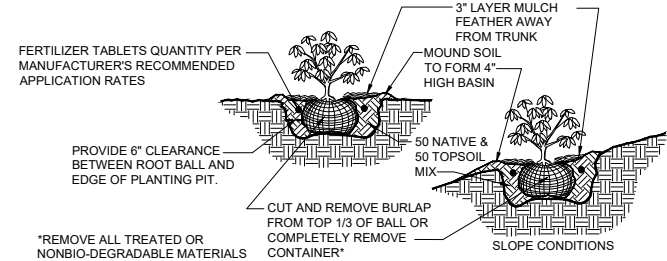


PROVIDE MIN. 4'-0" HIGH PROTECTIVE MESH FENCE AND SUPPORT WITH WOOD POSTS AT DRIPLINE OF EXISTING TREES AND VEGETATION TO BE PROTECTED DURING CONSTRUCTION

IN AREAS WHERE CONSTRUCTION ACTIVITY MAY CROSS INTO DRIPLINE, PLACE 6" OF MEDIUM SIZE WOOD CHIPS AND COVER WITH A METAL PLATE



**Existing Tree & Vegetation Protection Detail**  
(NOT TO SCALE)

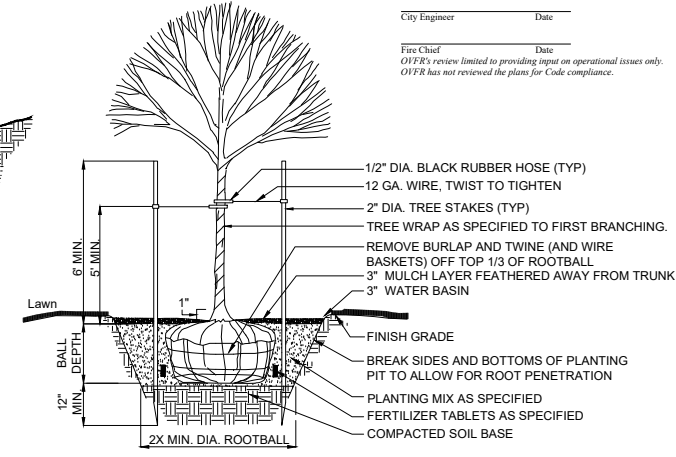


FERTILIZER TABLETS QUANTITY PER MANUFACTURER'S RECOMMENDED APPLICATION RATES

PROVIDE 6" CLEARANCE BETWEEN ROOT BALL AND EDGE OF PLANTING PIT.

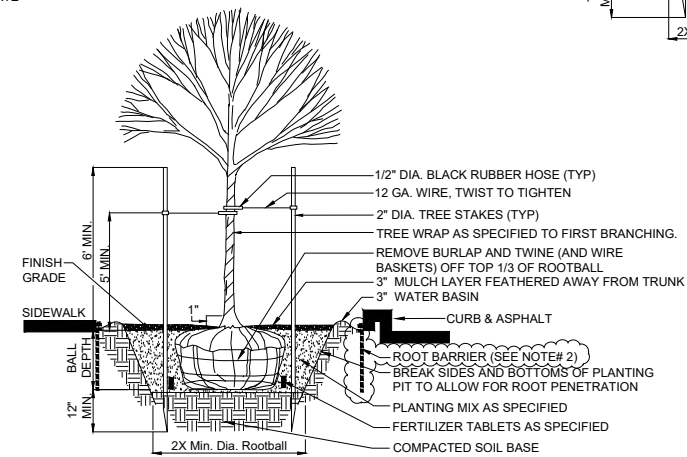
\*REMOVE ALL TREATED OR NONBIO-DEGRADABLE MATERIALS

**Shrub Planting Detail**  
(NOT TO SCALE)



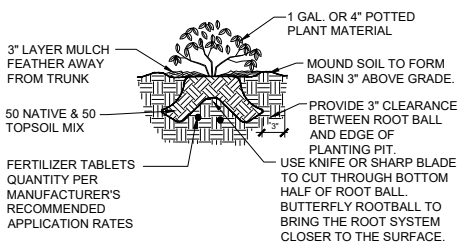
**NOTES:**  
 1. PLANT TREE 1 INCH HIGHER THAN DEPTH GROWN IN NURSERY. TREE PIT SHALL NOT BE LESS THAN (2) TIMES DIAMETER OF ROOTBALL.  
 2. ROOTBARRIER SHALL BE 12 IN. DEEP AND 8 L.F. ON EACH SIDE OF ROOTBALL ADJACENT TO CURBS AND PAVED SURFACES.  
 3. THERE SHALL BE A MINIMUM ROOTBALL DIAMETER OF 10 IN. PER TRUNK CALIPER INCH AS MEASURED 6 IN. ABOVE ROOTBALL.

**Tree in Lawn Planting Detail**  
(NOT TO SCALE)

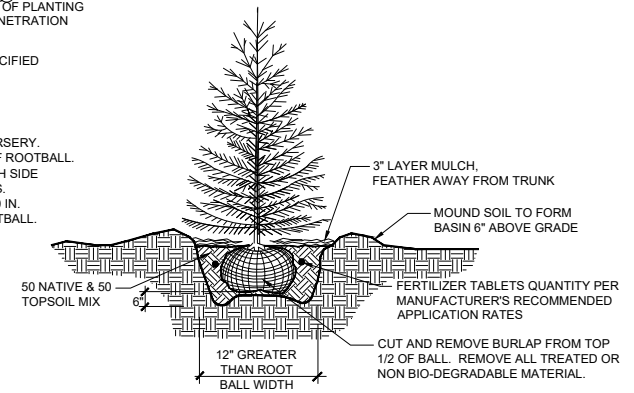


**NOTES:**  
 1. PLANT TREE 1 INCH HIGHER THAN DEPTH GROWN IN NURSERY. TREE PIT SHALL NOT BE LESS THAN (2) TIMES DIAMETER OF ROOTBALL.  
 2. ROOT BARRIER SHALL BE 12 IN. DEEP AND 8 L.F. ON EACH SIDE OF ROOTBALL ADJACENT TO CURBS AND PAVED SURFACES.  
 3. THERE SHALL BE A MINIMUM ROOTBALL DIAMETER OF 10 IN. PER TRUNK CALIPER INCH AS MEASURED 6 IN. ABOVE ROOTBALL.

**Tree w/ Root Barrier Planting Detail**  
(NOT TO SCALE)



**Groundcover Planting Detail**  
(NOT TO SCALE)



**Conifer Tree Planting Detail**  
(NOT TO SCALE)

**BRADLEY DESIGN GROUP, INC.**  
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**PLANTING NOTES & DETAILS**

Rainier Meadows - Div. 2 At Orting

Copper Ridge, LLC  
 393 MEADOW LANE SE ORTING, WA 98360

No.	REVISION	Date	By
1	August 2023	MIK	City Comments

As Indicated

JJB & MIK	Sheet No.
MFW	L-6
KBR	of 7 Sheets
12 MAY 2023	
PRELIM. PLAT SUBMITTAL #3	





**Proposed**

- 15 Parking Lot Expansion
- 16 Stormwater Facility Modification and Expansion
- 17 Restrooms
- 18 Foothills Trail Realignment
- 19 Pump Track Expansion
- 20 Multi-Purpose Playfield Expansion
- 21 Tennis Courts
- 22 Pickleball Courts
- 23 Parking Lot
- 24 Neighborhood Park

**Existing**

- 10 Foothills Trail
- 11 Skate Park
- 12 Picnic Shelter
- 13 Open Space



## **CRITICAL AREA REPORT**

**FOR**

### ***RAINER MEADOWS DIV. 2*** ***ORTING, WA***

*Wetland Resources, Inc.* Project #22253

Prepared By  
Wetland Resources, Inc.  
9505 19th Avenue SE, Suite 106  
Everett, WA 98208  
(425) 337-3174

Prepared For  
SoundBuilt Homes  
Attn: Evan Mann  
PO Box 73790  
Puyallup, WA 98737

Original: November 29, 2022

**Revision 2: August 18, 2023**

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- APPENDIX B: CRITICAL AREA REPORT MAPS

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## 1.0 INTRODUCTION

*Wetland Resources, Inc. (WRI)* completed a site investigation on October 27, 2022, to verify and evaluate jurisdictional wetlands and streams on and in the vicinity of the subject property located at 303 Meadow Lane SE in the city of Orting, Pierce County, Washington. The 11.63-acre site consists of one Pierce County tax parcel (parcel #: 0519321001) and is further located by the Public Land Survey System as a portion of Section 32, Township 19N, Range 5E, W.M. The intent of this document is to characterize all identified critical areas and buffers on and in the vicinity of the subject property. The property is located within the Lower Carbon River sub-basin of the Puyallup – White watershed (WRIA 10).



Aerial view of the subject site. Not to scale.

## 1.1 SITE DESCRIPTION

The subject property was previously developed with single family residence, and livestock farming operations. Recently, the site was cleared of all structures. Large, maintained pastures are present on the western half of the property, with sparse forested areas on the eastern half. Past property owners allowed cows and horses to freely graze within the forested portions of the property. Topography of the site is relatively flat with a significant drop in elevation on the eastern portion of the site and undulations throughout.



Land use surrounding the subject property consists of high-density residential development to the north and west. The area to the south consists of maintained agricultural fields and the Foothills Trail which borders the property on its western side. The Carbon River lies off-site to the east, with a levee boarding its left bank.

## **2.0 PROJECT DESCRIPTION**

The applicant proposes to construct a 38-lot residential development on the subject property, with access from the west via Brown Way SE. The development will include residential buildings, access roads, and utilities. To accommodate this proposal, the applicant proposes buffer width averaging pursuant to City Code of Orting (CCO) 11-14-1.3.3.

A total of 13,251 square feet of buffer reductions are required to accommodate the proposed development. As compensatory mitigation, 13,522 square feet of buffer addition area will be created north of Wetland A. Pursuant to CCO 11-14-1.3.3, buffer averaging is only allowed within the outer 25 percent of wetland buffers. The proposed averaging plan meets this standard by reducing buffer areas to no less than 112.5 feet.

## **3.0 WETLAND DETERMINATION**

### **3.1 STATEMENT OF QUALIFICATIONS**

The work for this report was conducted by Jeff Mallahan (Senior Ecologist) at Wetland Resources Inc., a *Qualified Professional* pursuant to CCO 11-1-2.

Wetland Resources, Inc. (WRI) is a full-service, environmental consulting firm located in Everett, Washington. Since 1989, Wetland Resources has established itself as a quality, comprehensive consulting firm that is known for providing honest, timely advice for projects that involve critical areas, fish, and wildlife throughout Washington.

*Jeff Mallahan* holds a Bachelor of Science degree in Environmental Science (Terrestrial Ecology Focus) from Western Washington University's College of the Environment. Continued education includes an advanced certificate in Wetland Delineation from the Wetland Training Institute, and additional trainings in Forage Fish Survey Techniques, Eelgrass Delineation, and Applied Electrofishing Methods. Additionally, Jeff has completed the Washington State Department of Ecology's "Using the Revised Washington State Wetland Rating System (2014) in Western Washington," "Using the Revised Washington State Wetland Rating System (2014) in Eastern Washington," and "How to Determine the Ordinary High Water Mark" training programs. Jeff has worked as an biologist on projects across the country for over 14 years, including the scientific study of wetlands and streams, environmental restoration and monitoring, endangered species monitoring, as well as salmonid and groundfish population research. He has 8 years of experience as a wetland ecologist, with primary responsibilities including project management, wetland reconnaissance/feasibility, permit coordination, delineation, construction supervision, mitigation

planning, wetland creation and construction design, ecological and aquatic resource monitoring, wildlife analysis, and technical report writing.

#### **4.0 REVIEW OF EXISTING INFORMATION**

Prior to conducting the on-site investigation, public resource information was reviewed to identify the presence of wetlands, streams, and other critical areas within and near the project area. These sources include: USDA/NRCS Web Soil Survey; the USFWS National Wetlands Inventory (NWI); WDFW Priority Habitat and Species (PHS) Interactive Map; WDFW SalmonScape Interactive Mapping System; StreamNet Online Mapping Application; and Pierce County PublicGIS Interactive Map.

- *USDA Natural Resources Conservation Service (NRCS) Web Soil Survey:* The Web Soil Survey identifies on-site soils as Aquic Xerofluvents and Orting Loam. Aquic Xerofluvents is a hydric soil.
- *Pierce County PublicGIS:* The Pierce County PublicGIS depicts a large wetland complex in on the eastern boundary of the site associated with the Carbon River. There are no features depicted on-site.
- *US Fish and Wildlife Service National Wetlands Inventory (NWI):* The National Wetland Inventory (NWI) maps a large wetland complex throughout the eastern portion of the site and extending away from the site to the north and south along the river.
- *WDFW Priority Habitats and Species Maps:* The PHS maps depicts one wetland complex on the eastern portion of the property, this wetland complex is associated with the Carbon River adjacent to the site. The greater extent of the area is mapped as priority habitat for little brown bat (*Myotis lucifugus*). The nearest feature depicted is the Carbon River to the east, which is identified as property habitat for Chum, Pink, Cutthroat, steelhead, Coho, Bull trout and chinook.
- *SalmonScape:* The SalmonScape interactive map does not depict any features are on subject property. The Carbon River immediately east of the subject site is documented for presence of Pink, Steelhead, Coho, Chinook, Dolly Varden/Bull trout, Chum and Cutthroat.
- *StreamNet Online Mapping Application:* No features are depicted on the subject property by this resource. The Carbon River immediately to the east is identified to have Chinook and Steelhead.



## 5.0 WETLAND DETERMINATION

### 5.1.1 Cowardin System Classifications

According to the Cowardin System, as described in *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin 1979), the classifications for the on-site wetlands and streams are as follows:

**Wetland A:** Palustrine, Forested, Broad-Leaved Deciduous, Seasonally Flooded

**Wetland B:** Palustrine, Forested, Broad-Leaved Deciduous, Seasonally Flooded

### 5.1.2 City of Orting Classifications

Pursuant to CCO 11-3-2; Wetlands shall be rated (classified) as either category I, category II, category III, or category IV according to the criteria found in the "Washington State Wetland Rating System For Western Washington" (ecology publication #14-06-029, or as revised). Buffer widths have been determined according to CCO 11-4-1.C.1. Wetland buffer widths vary depending upon the land use, and wetland conditions. The classification and buffer width for the on-site wetlands are as follows:

**Wetland A - Category III:** Wetland A is hydrogeomorphically classified as a Depressional wetland. Wetland A received a total score for functions of 17 with a habitat score of 6 on the Wetland Rating System for Western Washington: 2014 Update, (Hruby, T., October 2014, or latest edition, Department of Ecology Publication #14-06-029). Wetlands with scores ranging from 16 to 19 points for all functions are classified as Category III wetlands. In the City of Orting, Category III wetlands with moderate habitat scores (5-7 points) adjacent to high intensity land use (as defined in OCC) typically receive 150-foot buffers from their delineated edges, pursuant to CCO 11-4-1.C.1.

**Wetland B - Category II:** Wetland B is hydrogeomorphically classified as a Depressional wetland. Wetland B received a total score for functions of 20 with a habitat score of 7 on the Wetland Rating System for Western Washington: 2014 Update, (Hruby, T., October 2014, or latest edition, Department of Ecology Publication #14-06-029). Wetlands with scores ranging from 20 to 22 points for all functions are classified as Category II wetlands. In the City of Orting, Category II wetlands with moderate habitat scores (5-7 points) adjacent to high intensity land use (as defined in OCC) typically receive 150-foot buffers from their delineated edges, pursuant to CCO 11-4-1.C.1.

## **5.2 WETLAND & STREAM DETERMINATION METHODOLOGY**

Wetland Resources' staff conducted a site visit on October 27, 2022 to locate wetlands and streams occurring within and near the project site.

The ordinary high-water mark (OHWM) of streams and waterbodies when present were identified using the methodology described in the Washington State Department of Ecology document *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al. 2016). The entire left bank of the Carbon River adjacent to the subject property is contained by a levee. Therefore, the OHWM of the Carbon River adjacent to the subject property (off-site) was identified as the eastern edge of the levee.

Wetland conditions were evaluated using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual (Final Report; January 1987)*, except where superseded by the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0, referred to as 2010 Regional Supplement)*. Our findings are consistent with these manuals. The following criteria descriptions were used in the boundary determination:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

### **5.2.1 Hydrophytic Vegetation Criteria**

The manuals define hydrophytic vegetation as the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. One of the most common indicators for hydrophytic vegetation is when more than 50 percent of a plant community consists of species rated “Facultative” and wetter on lists of plant species that occur in wetlands.

### **5.2.2 Soils Criteria and Mapped Description**

The manuals define hydric soils as those that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Field indicators are used for determining whether a given soil meets the definition for hydric soils.

### **5.2.3 Hydrology Criteria**

The 2010 Regional Supplement defines wetland hydrology as “areas that are inundated (flooded or ponded) or the water table is less than or equal to 12 inches below the soil surface for 14 or more consecutive days during the growing season at a minimum frequency of 5 years in 10.” During the early growing season, wetland hydrology determinations are made based on physical observation of surface water, a high water table, or saturation in the upper 12 inches. Outside of the early growing season, wetland hydrology determinations are made based on physical evidence of recent inundation or saturation (i.e. water marks, surface soil cracks, water-stained leaves).

## 5.3 BOUNDARY DETERMINATION & CLASSIFICATION FINDINGS

### 5.3.1 Wetland A

Hydrogeomorphic Classification: Depressional

Department of Ecology Rating: Category III (6 habitat points)

City of Orting Standard Buffer Width (high land use intensity): 150-feet



Wetland A is a large depressional wetland that is located on the southeastern portion of the property and continues off-site to the southeast. Vegetation within Wetland A is primarily dominated by red alder (*Alnus rubra*; FAC), cottonwood (*Populus balsamifera*; FAC), Himalayan blackberry (*Rubus armeniacus*; FAC), field horsetail (*Equisetum arvense*; FAC), common lady fern (*Athyrium filix-femina*; FAC), piggy-back plant (*Tolmiea menziesii*; FAC), slough sedge (*Carex obnupta*; OBL), reed canary grass (*Phalaris arundinacea*; FACW), and soft rush (*Juncus effusus*; FACW).

Soils within this wetland are generally a very dark brown (10YR 2/2) silt loam from 0 to at least 18 inches, with brown (7.5YR 4/4) redoximorphic concentrations present in the matrix. At the time of the November 2022 site investigation, there was saturation within 10 inches of the surface, and some shallow surface water. Given these findings, soils meet the indicator for redox dark surface (F6). Hydrologic findings meet the indicators for surface water (A1), saturation (A3), and geomorphic position (D2).



### 5.3.2 Wetland B

Hydrogeomorphic Classification: Depressional

Department of Ecology Rating: Category II (7 habitat points)

City of Orting Standard Buffer Width (high land use intensity): 150-feet



Wetland B is a small depressional wetland that is located on the eastern portion of the property and continues off-site to the north. Vegetation within Wetland B is primarily dominated by red alder (*Alnus rubra*; FAC), cottonwood (*Populus balsamifera*; FAC), Himalayan blackberry (*Rubus armeniacus*; FAC), field horsetail (*equisetum arvense*; FAC), common lady fern (*Athyrium filix-femina*; FAC), slough sedge (*Carex obnupta*; OBL), reed canary grass (*Phalaris arundinacea*; FACW), and soft rush (*Juncus effusus*; FACW).

Soils within this wetland are generally a very dark brown (10YR 2/2) silt loam from 0 to 7 inches, with brown (7.5YR 4/4) redoximorphic concentrations present in the matrix. Cobble refusal was observed at 7 inches. At the time of the November 2022 site investigation, there was saturation at the surface, and some shallow surface water. Given these findings, soils meet the indicator for redox dark surface (F6). Hydrologic findings meet the indicators for surface water (A1), saturation (A3), and geomorphic position (D2).



### 5.3.3 Non-wetland Area

Within the non-wetland areas, vegetation includes: big-leaf maple (*Acer macrophyllum*; FACU), Douglas fir (*Pseudotsuga menziesii*; FACU), Western red cedar (*Thuja plicata*; FAC), cascara (*Frangula purshiana*; FAC), red alder (*Alnus rubra*), salmonberry (*Rubus spectabilis*), beaked hazelnut (*Corylus cornuta*; FACU), vine maple (*Acer circinatum*; FAC), osoberry (*Oemleria cerasiformis*; FACU), Himalayan blackberry (*Rubus armeniacus*; FAC), sword fern (*Polystichum munitum*; FACU), bracken fern (*Pteridium aquilinum*; FACU), and various pasture grasses and herbs.



Soils within non-wetland areas are generally very dark grayish brown (10YR 3/2) sandy loam in the top layer. The sublayer extends to a depth of approximately 18 inches and is a dark brown (10YR 3/3) sandy loam. Soils deeper than 8 inches are generally dark yellowish brown (10YR 3/4) sandy loam. Redoximorphic features were not present in the non-wetland areas. Non-wetland soils did not meet any hydric soil indicators and were generally dry. Soils sampled in the areas mapped as non-wetland do not appear to be flooded, ponded, or saturated long enough during the growing season to develop anaerobic conditions in the upper part, and therefore do not appear to meet wetland soils criteria. As direct hydrologic indicators are lacking, and neither hydric soils nor hydrophytic vegetation are present in these areas, it appears that the areas mapped as non-wetland do not meet criteria for wetlands.

## **6.0 WILDLIFE**

Wetlands and their associated buffers contain resources for wildlife such as food, water, thermal cover, and refuge in close proximity. Given the habitat available, the following mammalian species may use the area: bats (*Myotis spp.*), Roosevelt elk (*Cervus canadensis roosevelti*), Columbian black-tailed deer (*Odocoileus hemionus columbianus*), coyotes (*Canis latrans*), deer mice (*Peromyscus maniculatus*), eastern cottontail rabbits (*Sylvilagus floridanus*), moles (*Scapanus spp.*), raccoons (*Procyon lotor*), shrews (*Sorex spp.*), skunks (*Mephitis spp.*), squirrels (*Sciurus griseus*, *Tamiasciurus douglasii*), and Virginia opossums (*Didelphis virginiana*). The following avian species are expected to use the area: American Crow (*Corvus brachyrhynchos*), Stellar's Jay (*Cyanocitta stelleri*), Black-capped Chickadee (*Poecile atricapillus*), Dark-eyed Junco (*Junco hyemalis*), Spotted Towhee (*Pipilo maculatus*), Bushtit (*Psaltriparus minimus*), Northern Flicker (*Colaptes auratus*), Hairy Woodpecker (*Picoides villosus*), Downy Woodpecker (*Dendrocopus villosus*), Red-breasted Nuthatch (*Sitta canadensis*), Brown Creeper (*Certhia americana*), Varied Thrush (*Ixoreus naevius*), and Red-tailed Hawk (*Buteo jamaicensis*). Other wildlife expected to use this site include: northwestern salamander (*Ambystoma gracile*) and rough-skinned newt (*Taricha granulosa*). These lists are not meant to be all-inclusive and may omit species that currently utilize or could utilize the site.

### **6.1 SHORELINE OF THE STATE REGULATIONS**

The subject property is adjacent to the Carbon River which is identified as a shoreline of the state to Type S. Shorelines of the State within city limits are subject to regulations in place by the city of Orting Master Shoreline Program. The shoreline jurisdiction of the Carbon River extends 200 feet from the ordinary high-water mark, 200 feet from floodways and all wetlands and river delta with associated streams, lakes, and tidal water. The shoreline designation for the portion of river adjacent to the subject site is Urban Conservancy. Per the city of Orting Code 11-4-6(B) all development adjacent to the carbon river shall retain a 150-foot buffer of native vegetation measured from the ordinary high-water mark.

### **6.2 SPECIAL FLOOD HAZARD AREAS**

FEMA identifies the 100-year floodplain (Floodway Fringe) of the Carbon River as not within the proposed development area. The proposed development is approximately an average of 70 feet west of the floodplain.

The development proposal does not impact any portion of this floodway fringe, as such a flood hazard permit is not required.

## 7.0 BUFFER IMPACTS AND MITIGATION PLAN

### 7.1 WETLAND BUFFER WIDTH AVERAGING PLAN

Buffer width averaging is proposed in the buffer of the on-site Wetland A. Criteria for the utilization of buffer width averaging is set forth in CCO 11-4-1.3.3. Text from the municipal code is below in italics with applicant responses following in standard text.

*3. Buffer averaging: The city administrator may allow modification of the standard wetland buffer width in accordance with an approved critical area report and the best available science on a case-by-case basis by averaging buffer widths. Averaging of buffer widths may only be allowed where a qualified wetlands professional demonstrates that :*

*a. It will not reduce wetland functions or values;*

No impacts are proposed to Wetlands A and B as a result of this project. Wetland functions and values will be maintained through buffer averaging.

*b. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;*

The functions provided by the on-site wetland and buffer areas will be increased through the buffer width averaging plan. Buffer reduction areas are generally maintained pasture, with low structural and species diversity, while buffer additional areas consist of intact native forest with moderate to dense understory and high species diversity. By reducing low function buffer areas and increasing areas of multi-strata forested area, the values provided to water quality, habitat, erosion protection, and hydrologic flow reduction are increased over time. Buffer areas are heavily dependent on the condition of vegetation in the buffer. Dense vegetation reduces hydrologic flow within the buffer and filters pollutants from the water column. The reduced flow rates in conjunction with dense, deep root structures prevent erosion within on-site slopes. Additionally, dense vegetation provides opportunities such as hiding, foraging, and nesting to wildlife that utilize the site. Overall, the functionality of the on-site buffer areas will be increased. Additionally, the new buffer areas will provide a connected corridor between wetlands and A and B, thereby adding further protection to critical areas on-site.

*c. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and*

The proposed buffer reduction area is 13,251 square feet. The proposed buffer addition area is 13,522 square feet, which represent a greater than 1:1 reduction to addition area. Therefore, the requirements of this section are met.

d. *The buffer width is not reduced to less than seventy five percent (75%) of the standard width.*

Buffer width averaging is proposed within the outer 25 percent of the buffer associated with Wetland A. At no point are the buffers of Wetland A reduced to less than 75 percent of the standard buffer width (112.5 feet). No impacts within the inner 75 % will occur.

## **8.0 USE OF THIS REPORT**

This Critical Area Report is supplied to SoundBuilt Homes as a means of determining on-site wetland conditions and mitigating for critical area impacts, as required by the City of Orting during the permitting process. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions.

No attempt has been made to determine hidden or concealed conditions. The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report, and any implied representation or warranty is disclaimed.

*Wetland Resources, Inc.*

Jeff Mallahan  
*Senior Wetland Ecologist*



## 9.0 REFERENCES

- Cowardin, et al., 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior. FWS/OBS-79/31. December 1979.
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APPENDIX A

ARMY CORPS OF ENGINEERS WETLAND DETERMINATION DATA  
FORMS



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region**

Project/Site: Rainier Meadows Ph2 City/County: Orting Sampling Date: 10/27/22  
 Applicant/Owner: Soundbuilt Homes State: WA Sampling Point: S1  
 Investigator(s): J. Mallahan Section, Township, Range: S32, T19N, R05E, W.M.  
 Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 0  
 Subregion (LRR): LRR-A Lat: 47° 5'31.67"N Long: 122° 11'33.40"W Datum: WGS84  
 Soil Map Unit Name: Aquic Xerofluvents NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

**VEGETATION – Use scientific names of plants.**

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-FT</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-FT</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-FT</u> )				
1. <u>Phalaris arundinacea</u>	<u>65</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Juncus effusus</u>	<u>35</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Carex obnupta</u>	<u>10</u>	<u>N</u>	<u>OBL</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>120</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>5-FT</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>% Bare Ground in Herb Stratum</b> <u>0</u>				
Remarks:				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)  
 Total Number of Dominant Species Across All Strata: 3 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: \_\_\_\_\_ Multiply by:  
 OBL species \_\_\_\_\_ x 1 = 0  
 FACW species \_\_\_\_\_ x 2 = 0  
 FAC species \_\_\_\_\_ x 3 = 0  
 FACU species \_\_\_\_\_ x 4 = 0  
 UPL species \_\_\_\_\_ x 5 = 0  
 Column Totals: 0 (A) 0 (B)  
 Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**  
 Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Wetland Non-Vascular Plants<sup>1</sup>  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

**SOIL**

Sampling Point: S1

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0-18	10YR 2/2	95	7.5YR 4/4	5	CS	M	SiLo	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present? Yes  No**

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input checked="" type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): 1
Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): surface
Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): surface

**Wetland Hydrology Present? Yes  No**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Rainier Meadows Ph2 City/County: Orting Sampling Date: 10/27/22  
 Applicant/Owner: Soundbuilt Homes State: WA Sampling Point: S2  
 Investigator(s): J. Mallahan Section, Township, Range: S32, T19N, R05E, W.M.  
 Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 0  
 Subregion (LRR): LRR-A Lat: 47° 5'33.18"N Long: 122° 11'31.27"W Datum: WGS84  
 Soil Map Unit Name: Aquic Xerofluvents NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

## VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-FT</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-FT</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-FT</u> )				
1. <u>Juncus effusus</u>	<u>75</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Phalaris arundinacea</u>	<u>15</u>	<u>N</u>	<u>FACW</u>	
3. <u>Carex obnupta</u>	<u>15</u>	<u>N</u>	<u>OBL</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
	<u>105</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>5-FT</u> )				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
	<u>0</u>	= Total Cover		
<b>% Bare Ground in Herb Stratum</b> <u>0</u>				
Remarks:				

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species _____	x 1 = <u>0</u>
FACW species _____	x 2 = <u>0</u>
FAC species _____	x 3 = <u>0</u>
FACU species _____	x 4 = <u>0</u>
UPL species _____	x 5 = <u>0</u>
Column Totals: <u>0</u> (A)	<u>0</u> (B)

Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**

Rapid Test for Hydrophytic Vegetation

Dominance Test is >50%

Prevalence Index is ≤3.0<sup>1</sup>

Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Wetland Non-Vascular Plants<sup>1</sup>

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

<b>Hydrophytic Vegetation Present?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--	---

**SOIL**

Sampling Point: S2

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0-7	10YR 2/2	93	7.5YR 4/4	7	CS	M	SiLo	Cobble refusal at 7"

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>except MLRA 1</b> )	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)  
 Red Parent Material (TF2)  
 Very Shallow Dark Surface (TF12)  
 Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?**    Yes     No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>except MLRA 1, 2, 4A, and 4B</b> )	<input type="checkbox"/> Water-Stained Leaves (B9) ( <b>MLRA 1, 2, 4A, and 4B</b> )
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) ( <b>LRR A</b> )	<input type="checkbox"/> Raised Ant Mounds (D6) ( <b>LRR A</b> )
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

**Field Observations:**

Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>1</u>	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): <u>surface</u>	
(includes capillary fringe)			

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Rainier Meadows Ph2 City/County: Orting Sampling Date: 10/27/22  
 Applicant/Owner: Soundbuilt Homes State: WA Sampling Point: S3  
 Investigator(s): J. Mallahan Section, Township, Range: S32, T19N, R05E, W.M.  
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 10  
 Subregion (LRR): LRR-A Lat: 47° 5'31.19"N Long: 122° 11'34.54"W Datum: WGS84  
 Soil Map Unit Name: Aquic Xerofluvents NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

## VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	
<b>Tree Stratum</b> (Plot size: <u>30-FT</u> )					
1. <u>Alnus rubra</u>		<u>75</u>	<u>Y</u>	<u>FAC</u>	
2. _____					
3. _____					
4. _____					
		<u>75</u>	= Total Cover		
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-FT</u> )					
1. <u>Rubus armeniacus</u>		<u>55</u>	<u>Y</u>	<u>FAC</u>	
2. _____					
3. _____					
4. _____					
5. _____					
		<u>55</u>	= Total Cover		
<b>Herb Stratum</b> (Plot size: <u>5-FT</u> )					
1. <u>Conium maculatum</u>		<u>25</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Lapsana communis</u>		<u>15</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Urtica dioica</u>		<u>15</u>	<u>Y</u>	<u>FAC</u>	
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		<u>55</u>	= Total Cover		
<b>Woody Vine Stratum</b> (Plot size: <u>5-FT</u> )					
1. _____					
2. _____					
		<u>45</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>					
Remarks:					

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80 (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species _____	x 1 = <u>0</u>
FACW species _____	x 2 = <u>0</u>
FAC species _____	x 3 = <u>0</u>
FACU species _____	x 4 = <u>0</u>
UPL species _____	x 5 = <u>0</u>
Column Totals: <u>0</u> (A)	<u>0</u> (B)

Prevalence Index = B/A = \_\_\_\_\_

**Hydrophytic Vegetation Indicators:**

Rapid Test for Hydrophytic Vegetation

Dominance Test is >50%

Prevalence Index is ≤3.0<sup>1</sup>

Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

Wetland Non-Vascular Plants<sup>1</sup>

Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No

**SOIL**

Sampling Point: S3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0-4	10YR 3/2						SaLo	Dry
4-18	10YR 3/3						SaLo	Dry

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<p><b>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</b></p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Histosol (A1)</td> <td><input type="checkbox"/> Sandy Redox (S5)</td> </tr> <tr> <td><input type="checkbox"/> Histic Epipedon (A2)</td> <td><input type="checkbox"/> Stripped Matrix (S6)</td> </tr> <tr> <td><input type="checkbox"/> Black Histic (A3)</td> <td><input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)</td> </tr> <tr> <td><input type="checkbox"/> Hydrogen Sulfide (A4)</td> <td><input type="checkbox"/> Loamy Gleyed Matrix (F2)</td> </tr> <tr> <td><input type="checkbox"/> Depleted Below Dark Surface (A11)</td> <td><input type="checkbox"/> Depleted Matrix (F3)</td> </tr> <tr> <td><input type="checkbox"/> Thick Dark Surface (A12)</td> <td><input type="checkbox"/> Redox Dark Surface (F6)</td> </tr> <tr> <td><input type="checkbox"/> Sandy Mucky Mineral (S1)</td> <td><input type="checkbox"/> Depleted Dark Surface (F7)</td> </tr> <tr> <td><input type="checkbox"/> Sandy Gleyed Matrix (S4)</td> <td><input type="checkbox"/> Redox Depressions (F8)</td> </tr> </table>	<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	<p><b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b></p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> 2 cm Muck (A10)</td> </tr> <tr> <td><input type="checkbox"/> Red Parent Material (TF2)</td> </tr> <tr> <td><input type="checkbox"/> Very Shallow Dark Surface (TF12)</td> </tr> <tr> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> </table> <p><sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>	<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Red Parent Material (TF2)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)																				
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<input type="checkbox"/> Very Shallow Dark Surface (TF12)																					
<input type="checkbox"/> Other (Explain in Remarks)																					

<p><b>Restrictive Layer (if present):</b></p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p><b>Hydric Soil Present?</b>    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/></p>
<p>Remarks:</p>	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>																																
<p>Primary Indicators (minimum of one required; check all that apply)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Surface Water (A1)</td> <td><input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)</td> </tr> <tr> <td><input type="checkbox"/> High Water Table (A2)</td> <td><input type="checkbox"/> Salt Crust (B11)</td> </tr> <tr> <td><input type="checkbox"/> Saturation (A3)</td> <td><input type="checkbox"/> Aquatic Invertebrates (B13)</td> </tr> <tr> <td><input type="checkbox"/> Water Marks (B1)</td> <td><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td><input type="checkbox"/> Sediment Deposits (B2)</td> <td><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)</td> </tr> <tr> <td><input type="checkbox"/> Drift Deposits (B3)</td> <td><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td><input type="checkbox"/> Iron Deposits (B5)</td> <td><input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)</td> </tr> <tr> <td><input type="checkbox"/> Surface Soil Cracks (B6)</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<p>Secondary Indicators (2 or more required)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)</td> </tr> <tr> <td><input type="checkbox"/> Drainage Patterns (B10)</td> </tr> <tr> <td><input type="checkbox"/> Dry-Season Water Table (C2)</td> </tr> <tr> <td><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</td> </tr> <tr> <td><input type="checkbox"/> Geomorphic Position (D2)</td> </tr> <tr> <td><input type="checkbox"/> Shallow Aquitard (D3)</td> </tr> <tr> <td><input type="checkbox"/> FAC-Neutral Test (D5)</td> </tr> <tr> <td><input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)</td> </tr> <tr> <td><input type="checkbox"/> Frost-Heave Hummocks (D7)</td> </tr> </table>	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Drainage Patterns (B10)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	<input type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input type="checkbox"/> FAC-Neutral Test (D5)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
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<p><b>Field Observations:</b></p> <p>Surface Water Present?    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/>    Depth (inches): _____</p> <p>Water Table Present?    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/>    Depth (inches): _____</p> <p>Saturation Present?    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/>    Depth (inches): _____          (includes capillary fringe)</p>	<p><b>Wetland Hydrology Present?</b>    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/></p>																															
<p>Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:</p>																																
<p>Remarks:</p>																																

# WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Rainier Meadows Ph2 City/County: Orting Sampling Date: 10/27/22  
 Applicant/Owner: Soundbuilt Homes State: WA Sampling Point: S4  
 Investigator(s): J. Mallahan Section, Township, Range: S32, T19N, R05E, W.M.  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0  
 Subregion (LRR): LRR-A Lat: 47° 5'33.54"N Long: 122° 11'32.68"W Datum: WGS84  
 Soil Map Unit Name: Aquic Xerofluvents NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation , Soil , or Hydrology  significantly disturbed? Are "Normal Circumstances" present? Yes  No   
 Are Vegetation , Soil , or Hydrology  naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

## VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status		
<b>Tree Stratum</b> (Plot size: <u>30-FT</u> )						
1. <u>Alnus rubra</u>		<u>95</u>	<u>Y</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80</u> (A/B)	
2. <u>Crataegus laevigata</u>		<u>15</u>	<u>N</u>	<u>FACU</u>		
3. _____		_____	_____	_____		
4. _____		_____	_____	_____		
5. _____		_____	_____	_____		
<u>100</u> = Total Cover						
<b>Sapling/Shrub Stratum</b> (Plot size: <u>15-FT</u> )						
1. <u>Rubus armeniacus</u>		<u>15</u>	<u>Y</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B)  Prevalence Index = B/A = _____	
2. _____		_____	_____	_____		
3. _____		_____	_____	_____		
4. _____		_____	_____	_____		
5. _____		_____	_____	_____		
<u>15</u> = Total Cover						
<b>Herb Stratum</b> (Plot size: <u>5-FT</u> )						
1. <u>Lapsana communis</u>		<u>25</u>	<u>Y</u>	<u>FACU</u>		
2. <u>Urtica dioica</u>		<u>25</u>	<u>Y</u>	<u>FAC</u>		
3. <u>Poa spp.</u>		<u>20</u>	<u>Y</u>	<u>FAC</u>		
4. _____		_____	_____	_____		
5. _____		_____	_____	_____		
6. _____		_____	_____	_____		
7. _____		_____	_____	_____		
8. _____		_____	_____	_____		
9. _____		_____	_____	_____		
10. _____		_____	_____	_____		
11. _____		_____	_____	_____		
<u>70</u> = Total Cover						
<b>Woody Vine Stratum</b> (Plot size: <u>5-FT</u> )						
1. _____		_____	_____	_____		
2. _____		_____	_____	_____		
<u>45</u> = Total Cover						
% Bare Ground in Herb Stratum <u>0</u>						
Remarks:						

**SOIL**

Sampling Point: S4

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
0-6	10YR 3/2						SaLo	Dry
6-18	10YR 3/3						SaLo	Dry

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)  
 Red Parent Material (TF2)  
 Very Shallow Dark Surface (TF12)  
 Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
 Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<b>Primary Indicators (minimum of one required; check all that apply)</b>	<b>Secondary Indicators (2 or more required)</b>
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

**Field Observations:**

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

APPENDIX B

ECOLOGY WETLAND RATING FORMS & FIGURES



Wetland name or number A

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 10/27/2022  
 Rated by JM Trained by Ecology?  Yes  No Date of training 3/2015  
 HGM Class used for rating DEPRESSIONAL Wetland has multiple HGM classes?  Y  N

**NOTE: Form is not complete without the figures requested (figures can be combined).**  
 Source of base aerial photo/map Pierce County GIS

**OVERALL WETLAND CATEGORY III** (based on functions  or special characteristics )

### 1. Category of wetland based on FUNCTIONS

- Category I** – Total score = 23 - 27  
 **Category II** – Total score = 20 - 22  
 **Category III** – Total score = 16 - 19  
 **Category IV** – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	H <input type="checkbox"/> M <input checked="" type="checkbox"/> L	H M <input type="checkbox"/> L	H <input type="checkbox"/> M <input checked="" type="checkbox"/> L	
Landscape Potential	H <input type="checkbox"/> M <input checked="" type="checkbox"/> L	H <input type="checkbox"/> M <input checked="" type="checkbox"/> L	H M <input type="checkbox"/> L	
Value	H <input type="checkbox"/> M <input checked="" type="checkbox"/> L	H <input type="checkbox"/> M <input checked="" type="checkbox"/> L	<input checked="" type="checkbox"/> H M L	<b>TOTAL</b>
<b>Score Based on Ratings</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>17</b>

**Score for each function based on three ratings (order of ratings is not important)**

9 = H,H,H  
 8 = H,H,M  
 7 = H,H,L  
 7 = H,M,M  
 6 = H,M,L  
 6 = M,M,M  
 5 = H,L,L  
 5 = M,M,L  
 4 = M,L,L  
 3 = L,L,L

### 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I II
Interdunal	I II III IV
None of the above	<input checked="" type="checkbox"/>



Wetland name or number A

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	1
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	1
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

### Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

### Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

### Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number A

## HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

**NO** – go to 2

**YES** – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

**NO** – **Saltwater Tidal Fringe (Estuarine)**

**YES** – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

**NO** – go to 3

**YES** – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

\_The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

\_At least 30% of the open water area is deeper than 6.6 ft (2 m).

**NO** – go to 4

**YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

\_The wetland is on a slope (*slope can be very gradual*),

\_The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

\_The water leaves the wetland **without being impounded**.

**NO** – go to 5

**YES** – The wetland class is **Slope**

**NOTE:** Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

\_The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

\_The overbank flooding occurs at least once every 2 years.

Wetland name or number A

NO – go to 6

YES – The wetland class is **Riverine**

**NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

NO – go to 7

YES – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

NO – go to 8

YES – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide).** Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated		HGM class to use in rating
Slope + Riverine	<input type="checkbox"/>	Riverine
Slope + Depressional	<input checked="" type="checkbox"/>	<b>Depressional</b>
Slope + Lake Fringe	<input type="checkbox"/>	Lake Fringe
Depressional + Riverine along stream within boundary of depression	<input type="checkbox"/>	Depressional
Depressional + Lake Fringe	<input type="checkbox"/>	Depressional
Riverine + Lake Fringe	<input type="checkbox"/>	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	<input type="checkbox"/>	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

Wetland name or number A

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
<b>D 1.0. Does the site have the potential to improve water quality?</b>		
<b>D 1.1. Characteristics of surface water outflows from the wetland:</b> <input type="checkbox"/> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 <input checked="" type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 <input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 <input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		<b>2</b>
<b>D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions). Yes = 4 No = 0</b>		<b>0</b>
<b>D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):</b> <input type="checkbox"/> Wetland has persistent, ungrazed, plants > 95% of area points = 5 <input checked="" type="checkbox"/> Wetland has persistent, ungrazed, plants > ½ of area points = 3 <input type="checkbox"/> Wetland has persistent, ungrazed plants > 1/10 of area points = 1 <input type="checkbox"/> Wetland has persistent, ungrazed plants < 1/10 of area points = 0		<b>3</b>
<b>D 1.4. Characteristics of seasonal ponding or inundation:</b> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> <input type="checkbox"/> Area seasonally ponded is > ½ total area of wetland points = 4 <input checked="" type="checkbox"/> Area seasonally ponded is > ¼ total area of wetland points = 2 <input type="checkbox"/> Area seasonally ponded is < ¼ total area of wetland points = 0		<b>2</b>
<b>Total for D 1</b>		<b>7</b>

**Rating of Site Potential** If score is: 12-16 = H  6-11 = M 0-5 = L Record the rating on the first page

<b>D 2.0. Does the landscape have the potential to support the water quality function of the site?</b>		
<b>D 2.1. Does the wetland unit receive stormwater discharges?</b> Yes = 1 No = 0		<b>0</b>
<b>D 2.2. Is &gt; 10% of the area within 150 ft of the wetland in land uses that generate pollutants?</b> Yes = 1 No = 0		<b>1</b>
<b>D 2.3. Are there septic systems within 250 ft of the wetland?</b> Yes = 1 No = 0		<b>0</b>
<b>D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3?</b> Source _____ Yes = 1 No = 0		<b>0</b>
<b>Total for D 2</b>		<b>1</b>

**Rating of Landscape Potential** If score is: 3 or 4 = H  1 or 2 = M 0 = L Record the rating on the first page

<b>D 3.0. Is the water quality improvement provided by the site valuable to society?</b>		
<b>D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?</b> Yes = 1 No = 0		<b>0</b>
<b>D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?</b> Yes = 1 No = 0		<b>1</b>
<b>D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?</b> Yes = 2 No = 0		<b>0</b>
<b>Total for D 3</b>		<b>1</b>

**Rating of Value** If score is: 2-4 = H  1 = M 0 = L Record the rating on the first page

Wetland name or number A**DEPRESSIONAL AND FLATS WETLANDS****Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation**

<b>D 4.0. Does the site have the potential to reduce flooding and erosion?</b>		
<b>D 4.1. Characteristics of surface water outflows from the wetland:</b>		
<input type="checkbox"/> Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	<b>2</b>
<input checked="" type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
<input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
<input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
<b>D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</b>		
<input type="checkbox"/> Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	<b>0</b>
<input type="checkbox"/> Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
<input type="checkbox"/> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
<input type="checkbox"/> The wetland is a "headwater" wetland	points = 3	
<input type="checkbox"/> Wetland is flat but has small depressions on the surface that trap water	points = 1	
<input checked="" type="checkbox"/> Marks of ponding less than 0.5 ft (6 in)	points = 0	
<b>D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</b>		
<input type="checkbox"/> The area of the basin is less than 10 times the area of the unit	points = 5	<b>3</b>
<input checked="" type="checkbox"/> The area of the basin is 10 to 100 times the area of the unit	points = 3	
<input type="checkbox"/> The area of the basin is more than 100 times the area of the unit	points = 0	
<input type="checkbox"/> Entire wetland is in the Flats class	points = 5	
<b>Total for D 4</b>	<b>Add the points in the boxes above</b>	<b>5</b>

**Rating of Site Potential** If score is: 12-16 = H 6-11 = M  0-5 = L

Record the rating on the first page

<b>D 5.0. Does the landscape have the potential to support hydrologic functions of the site?</b>		
<b>D 5.1. Does the wetland receive stormwater discharges?</b>	Yes = 1 <input type="checkbox"/> No = <input type="text" value="0"/>	<b>0</b>
<b>D 5.2. Is &gt;10% of the area within 150 ft of the wetland in land uses that generate excess runoff?</b>	Yes = 1 <input type="checkbox"/> No = <input type="text" value="0"/>	<b>0</b>
<b>D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at &gt;1 residence/ac, urban, commercial, agriculture, etc.)?</b>	<input type="checkbox"/> Yes = <input type="text" value="1"/> No = 0	<b>1</b>
<b>Total for D 5</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Landscape Potential** If score is: 3 = H  1 or 2 = M 0 = L

Record the rating on the first page

<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.</b> The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
<input type="checkbox"/> • Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	<b>1</b>
<input checked="" type="checkbox"/> • Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
<input type="checkbox"/> Flooding from groundwater is an issue in the sub-basin.	points = 1	
<input type="checkbox"/> The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0	
<input type="checkbox"/> There are no problems with flooding downstream of the wetland.	points = 0	
<b>D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</b>		
	Yes = 2 <input type="checkbox"/> No = <input type="text" value="0"/>	<b>0</b>
<b>Total for D 6</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Value** If score is: 2-4 = H  1 = M 0 = L

Record the rating on the first page

Wetland name or number   A  **These questions apply to wetlands of all HGM classes.****HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- |  |                                  |          |
|--|----------------------------------|----------|
| <input type="checkbox"/> Aquatic bed   | 4 structures or more: points = 4 | <b>2</b> |
| <input checked="" type="checkbox"/> Emergent   | <b>3 structures: points = 2</b>  |          |
| <input type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover)   | 2 structures: points = 1         |          |
| <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover)  | 1 structure: points = 0          |          |
| <i>If the unit has a Forested class, check if:</i>   |                                  |          |
| <input checked="" type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon |                                  |          |

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- |  |                                     |          |
|--|-------------------------------------|----------|
| <input type="checkbox"/> Permanently flooded or inundated                                    | 4 or more types present: points = 3 | <b>1</b> |
| <input checked="" type="checkbox"/> Seasonally flooded or inundated                          | 3 types present: points = 2         |          |
| <input type="checkbox"/> Occasionally flooded or inundated                                   | <b>2 types present: points = 1</b>  |          |
| <input checked="" type="checkbox"/> Saturated only   | 1 type present: points = 0          |          |
| <input type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland |                                     |          |
| <input type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland           |                                     |          |
| <input type="checkbox"/> <b>Lake Fringe wetland</b>  | <b>2 points</b>                     |          |
| <input type="checkbox"/> <b>Freshwater tidal wetland</b>                                     | <b>2 points</b>                     |          |

H 1.3. Richness of plant species

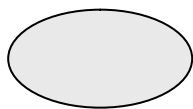
Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>.

*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

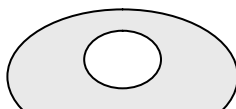
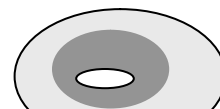
- |                              |                   |          |
|------------------------------|-------------------|----------|
| If you counted: > 19 species | points = 2        | <b>1</b> |
| <b>5 - 19 species</b>        | <b>points = 1</b> |          |
| < 5 species                  | points = 0        |          |

H 1.4. Interspersion of habitats

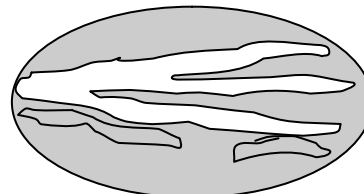
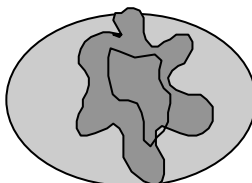
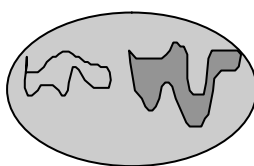
Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points

**Low = 1 point****Moderate = 2 points****1**

All three diagrams in this row are **HIGH** = 3points



Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). <input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland <input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present ( <i>cut shrubs or trees that have not yet weathered where wood is exposed</i> ) <input checked="" type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated ( <i>structures for egg-laying by amphibians</i> ) <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants ( <i>see H 1.1 for list of strata</i> )		<b>3</b>
Total for H 1	Add the points in the boxes above	<b>8</b>

**Rating of Site Potential** If score is: 15-18 = H  7-14 = M 0-6 = L

*Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i> ). <i>Calculate:</i> % undisturbed habitat <u>1</u> + [(% moderate and low intensity land uses)/2] <u>5</u> = <u>6</u> % If total accessible habitat is:		
<input type="checkbox"/> > 1/3 (33.3%) of 1 km Polygon	points = 3	<b>0</b>
<input type="checkbox"/> 20-33% of 1 km Polygon	points = 2	
<input type="checkbox"/> 10-19% of 1 km Polygon	points = 1	
<input checked="" type="checkbox"/> < 10% of 1 km Polygon	points = 0	
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate:</i> % undisturbed habitat <u>31</u> + [(% moderate and low intensity land uses)/2] <u>10</u> = <u>41</u> %		
<input type="checkbox"/> Undisturbed habitat > 50% of Polygon	points = 3	<b>1</b>
<input type="checkbox"/> Undisturbed habitat 10-50% and in 1-3 patches	points = 2	
<input checked="" type="checkbox"/> Undisturbed habitat 10-50% and > 3 patches	points = 1	
<input type="checkbox"/> Undisturbed habitat < 10% of 1 km Polygon	points = 0	
H 2.3. Land use intensity in 1 km Polygon: If		
<input checked="" type="checkbox"/> > 50% of 1 km Polygon is high intensity land use	points = (- 2)	<b>-2</b>
<input type="checkbox"/> ≤ 50% of 1 km Polygon is high intensity	points = 0	
Total for H 2	Add the points in the boxes above	<b>-1</b>

**Rating of Landscape Potential** If score is: 4-6 = H 1-3 = M  < 1 = L

*Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i> Site meets ANY of the following criteria:		
<input checked="" type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page)	points = 2	<b>2</b>
<input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)		
<input type="checkbox"/> It is mapped as a location for an individual WDFW priority species		
<input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources		
<input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan		
<input type="checkbox"/> Site has 1 or 2 priority habitats (listed on next page) within 100 m	points = 1	
<input type="checkbox"/> Site does not meet any of the criteria above	points = 0	

**Rating of Value** If score is:  2 = H 1 = M 0 = L

*Record the rating on the first page*



Wetland name or number A

## WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha ) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

**Note:** All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<b>SC 1.0. Estuarine wetlands</b> Does the wetland meet the following criteria for Estuarine wetlands? <input type="checkbox"/> The dominant water regime is tidal, <input type="checkbox"/> Vegetated, and <input type="checkbox"/> With a salinity greater than 0.5 ppt Yes –Go to <b>SC 1.1</b> <b>No= Not an estuarine wetland</b>	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = <b>Category I</b> No - Go to <b>SC 1.2</b>	<b>Cat. I</b>
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? <input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) <input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. <input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = <b>Category I</b> No = <b>Category II</b>	<b>Cat. I</b>  <b>Cat. II</b>
<b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b> SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to <b>SC 2.2</b> <b>No – Go to SC 2.3</b> SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = <b>Category I</b> <b>No = Not a WHCV</b> SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? <a href="http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf">http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf</a> Yes – <b>Contact WNHP/WDNR and go to SC 2.4</b> No = <b>Not a WHCV</b> SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = <b>Category I</b> No = <b>Not a WHCV</b>	<b>Cat. I</b>
<b>SC 3.0. Bogs</b> Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to <b>SC 3.3</b> <b>No – Go to SC 3.2</b> SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? Yes – Go to <b>SC 3.3</b> <b>No = Is not a bog</b> SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? Yes = <b>Is a Category I bog</b> No – Go to <b>SC 3.4</b> <b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = <b>Is a Category I bog</b> No = <b>Is not a bog</b>	<b>Cat. I</b>

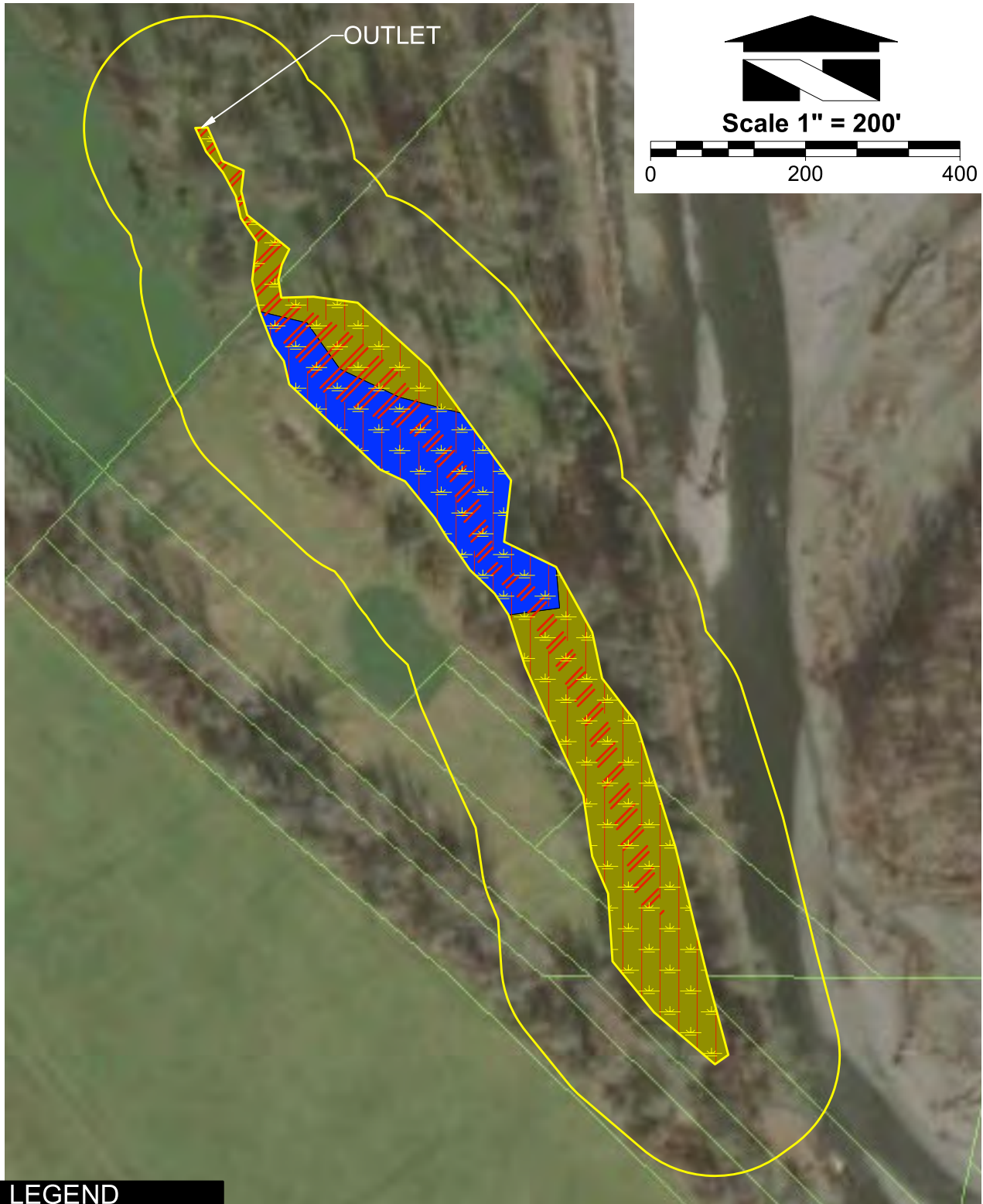
Wetland name or number A

<p><b>SC 4.0. Forested Wetlands</b></p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <b><i>If you answer YES you will still need to rate the wetland based on its functions.</i></b></p> <p><input type="checkbox"/> <b>Old-growth forests</b> (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</p> <p><input type="checkbox"/> <b>Mature forests</b> (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</p> <p style="text-align: right;">Yes = <b>Category I</b>    <b>No = Not a forested wetland for this section</b></p>	<b>Cat. I</b>
<p><b>SC 5.0. Wetlands in Coastal Lagoons</b></p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <p><input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</p> <p><input type="checkbox"/> The lagoon in which the wetland is located contains ponded water that is saline or brackish (&gt; 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</p> <p style="text-align: right;">Yes – Go to <b>SC 5.1</b>    <b>No = Not a wetland in a coastal lagoon</b></p> <p>SC 5.1. Does the wetland meet all of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.</p> <p><input type="checkbox"/> The wetland is larger than 1/10 ac (4350 ft<sup>2</sup>)</p> <p style="text-align: right;">Yes = <b>Category I</b>    No = <b>Category II</b></p>	<b>Cat. I</b>  <b>Cat. II</b>
<p><b>SC 6.0. Interdunal Wetlands</b></p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <b><i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></b></p> <p>In practical terms that means the following geographic areas:</p> <p><input type="checkbox"/> Long Beach Peninsula: Lands west of SR 103</p> <p><input type="checkbox"/> Grayland-Westport: Lands west of SR 105</p> <p><input type="checkbox"/> Ocean Shores-Copalis: Lands west of SR 115 and SR 109</p> <p style="text-align: right;">Yes – Go to <b>SC 6.1</b>    <b>No = not an interdunal wetland for rating</b></p> <p>SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = <b>Category I</b>    No – Go to <b>SC 6.2</b></p> <p>SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = <b>Category II</b>    No – Go to <b>SC 6.3</b></p> <p>SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = <b>Category III</b>    No = <b>Category IV</b></p>	<b>Cat I</b>  <b>Cat. II</b>  <b>Cat. III</b>  <b>Cat. IV</b>
<p><b>Category of wetland based on Special Characteristics</b></p> <p>If you answered No for all types, enter "Not Applicable" on Summary Form</p>	<b>N/A</b>

Wetland name or number \_\_\_\_\_

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RAINIER MEADOWS DIV. 2  
WETLAND RATING FIGURE 1 - WETLAND A



**LEGEND**

- EMERGENT VEGETATION
- FORESTED VEGETATION
- SATURATED ONLY
- SEASONALLY FLOODED
- 150' FROM WL BOUNDARY

*Wetland Resources, Inc.*  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E., Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

**WETLAND RATING MAP**  
**Wetland A**

SoundBuilt Homes  
 Attn: Evan Mann  
 PO Box 73790  
 Puyallup, WA 98373

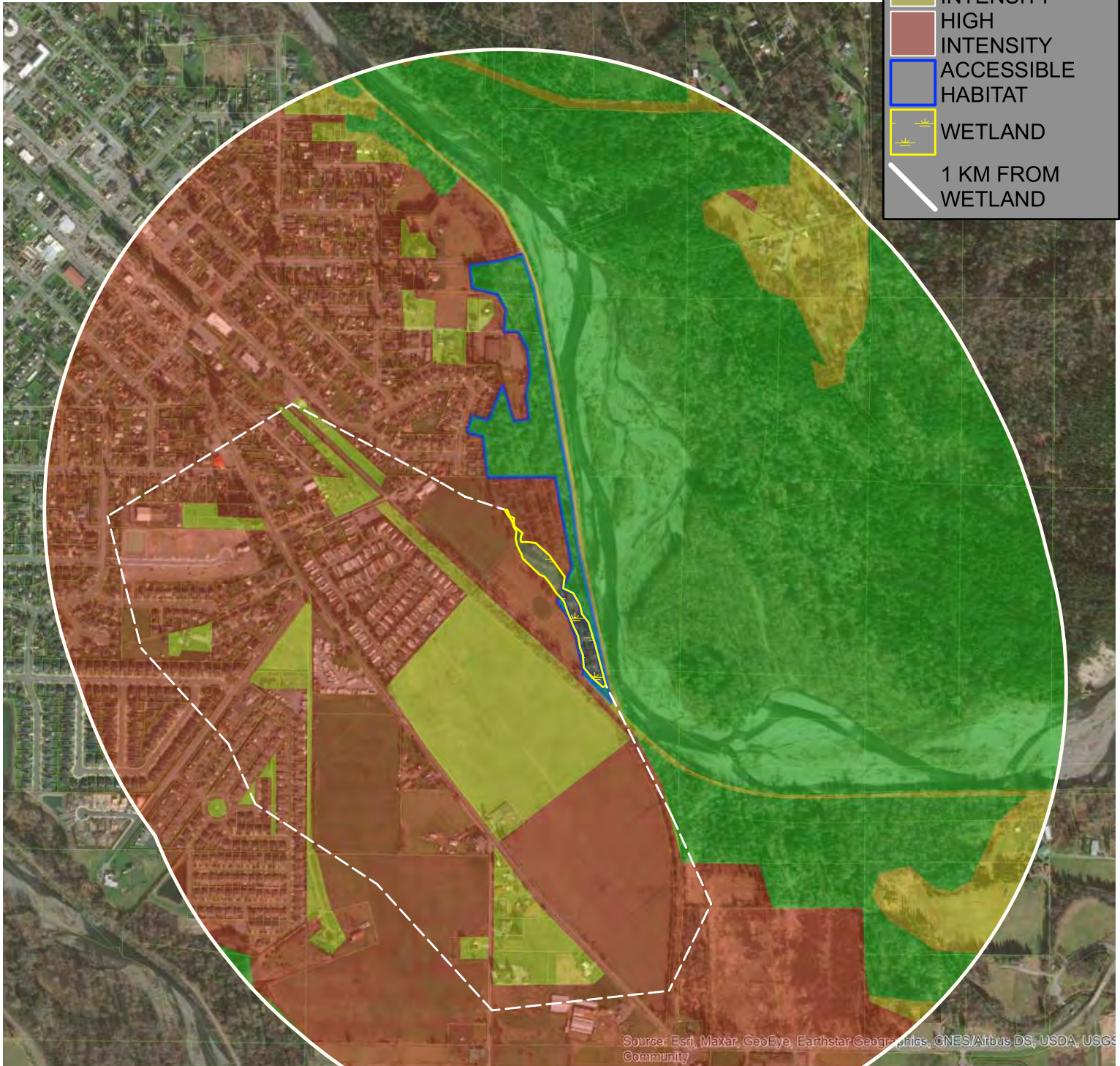
Figure 1/4  
 WRI Job # 22253  
 Drawn by: JM



RAINIER MEADOWS DIV. 2  
WETLAND RATING FIGURE 2 - WETLAND A

**LEGEND**

- RELATIVELY UNDISTURBED
- LOW/MOD. INTENSITY
- HIGH INTENSITY
- ACCESSIBLE HABITAT
- WETLAND
- 1 KM FROM WETLAND

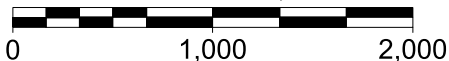


Source: Esri, Maxar, GeoEye, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, Community

**CONTRIBUTING BASIN  
AREA RELATIVE TO  
WETLAND UNIT IS 98.7:1**



Scale 1" = 1,000'



**Wetland Resources, Inc.**  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E., Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

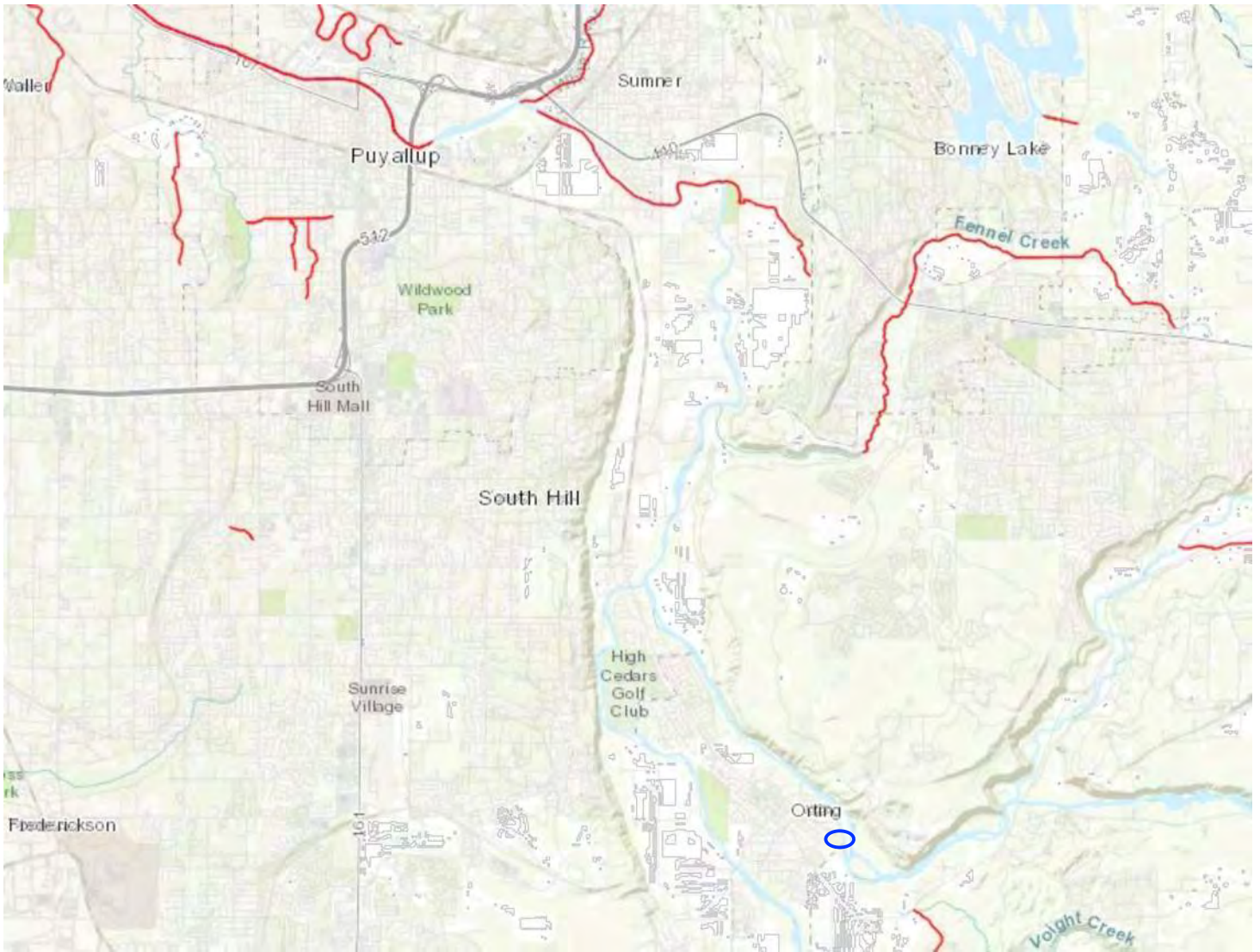
**CONTRIBUTING BASIN/ 1 KM  
FROM WETLAND BOUNDARY MAP  
Wetland A**

SoundBuilt Homes  
 Attn: Evan Mann  
 PO Box 73790  
 Puyallup, WA 98373

Figure 2/4  
 WRI Job # 22253  
 Drawn by: JM




RAINIER MEADOWS DIV. 2  
WETLAND RATING FIGURE 3 - WETLAND A



N.T.S.

**LEGEND**

 WETLAND LOCATION

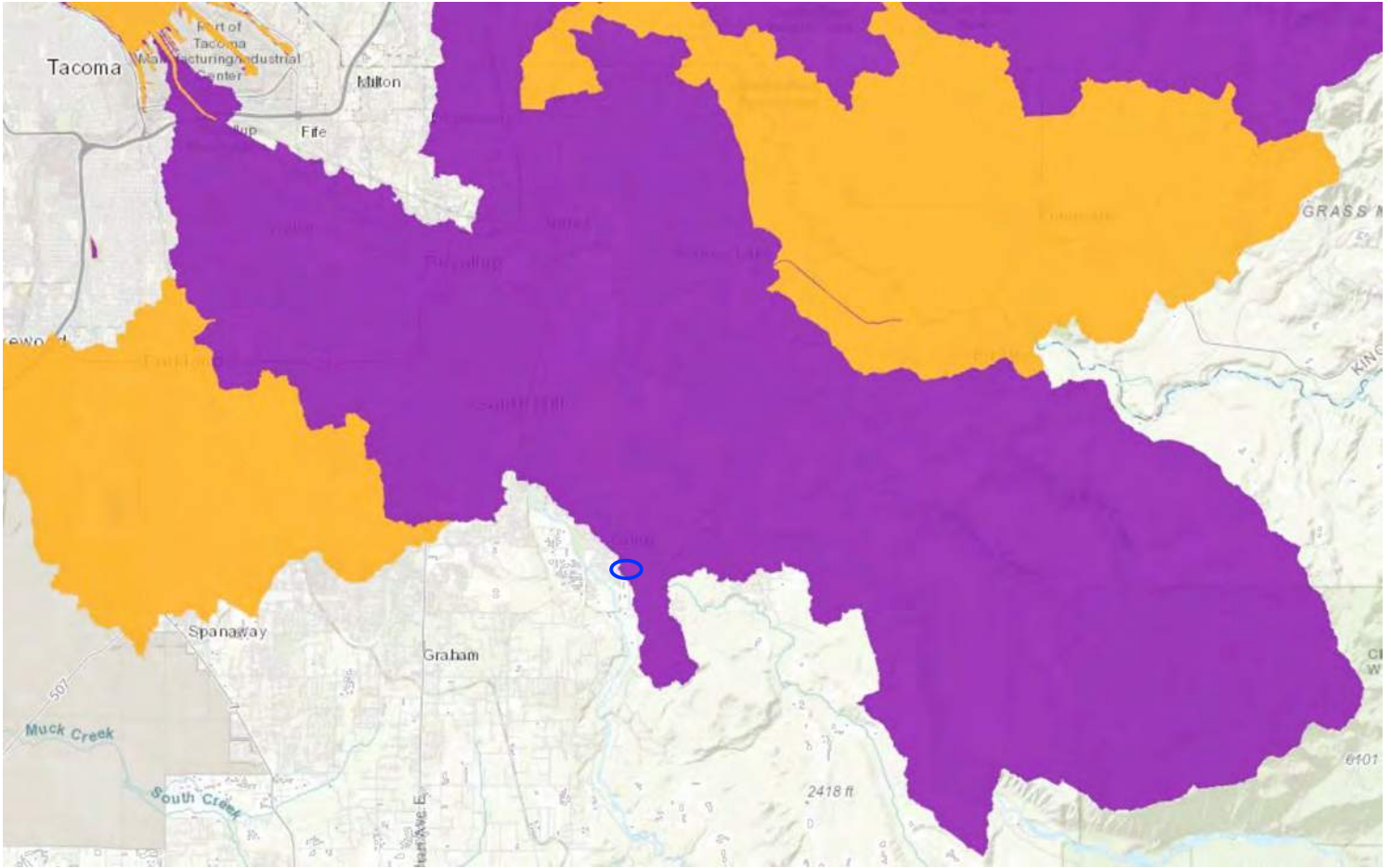
 AQUATIC RESOURCES ON THE 303(d) LIST

*Wetland Resources, Inc.*  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

**Cat 5 - 303d Listed Waters Within Basin**  
**Wetland A**  
 SoundBuilt Homes  
 Attn: Evan Mann  
 PO Box 73790  
 Puyallup, WA 98373

Figure 3/4  
 WRI Job # 22253  
 Drawn by: JM

RAINIER MEADOWS DIV. 2  
WETLAND RATING FIGURE 4 - WETLAND A



N.T.S.

**LEGEND**

-  WETLAND LOCATION
-  TMDL IN BASIN APPROVED
-  TMDL IN BASIN IN DEVELOPMENT

*Wetland Resources, Inc.*  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

**List of TMDLs for WRIA in which unit is located  
Wetland A**

SoundBuilt Homes  
 Attn: Evan Mann  
 PO Box 73790  
 Puyallup, WA 98373

Figure 4/4  
 WRI Job # 22253  
 Drawn by: JM



Wetland name or number B

## RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland B Date of site visit: 10/27/2022  
 Rated by JM Trained by Ecology?  Yes  No Date of training 3/2015  
 HGM Class used for rating DEPRESSIONAL Wetland has multiple HGM classes?  Y  N

**NOTE: Form is not complete without the figures requested (figures can be combined).**  
 Source of base aerial photo/map Pierce County GIS

**OVERALL WETLAND CATEGORY II** (based on functions  or special characteristics )

### 1. Category of wetland based on FUNCTIONS

- Category I – Total score = 23 - 27  
 Category II – Total score = 20 - 22  
         Category III – Total score = 16 - 19  
         Category IV – Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>Circle the appropriate ratings</i>				
Site Potential	H <input type="checkbox"/> <input checked="" type="checkbox"/> L	<input checked="" type="checkbox"/> M L	H <input checked="" type="checkbox"/> L	
Landscape Potential	H <input checked="" type="checkbox"/> L	H <input checked="" type="checkbox"/> L	H <input checked="" type="checkbox"/> L	
Value	H <input checked="" type="checkbox"/> L	H <input checked="" type="checkbox"/> L	<input checked="" type="checkbox"/> M L	<b>TOTAL</b>
<b>Score Based on Ratings</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>20</b>

**Score for each function based on three ratings (order of ratings is not important)**

- 9 = H,H,H
- 8 = H,H,M
- 7 = H,H,L
- 7 = H,M,M
- 6 = H,M,L
- 6 = M,M,M
- 5 = H,L,L
- 5 = M,M,L
- 4 = M,L,L
- 3 = L,L,L

### 2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	CATEGORY
Estuarine	I    II
Wetland of High Conservation Value	I
Bog	I
Mature Forest	I
Old Growth Forest	I
Coastal Lagoon	I    II
Interdunal	I   II   III   IV
None of the above	<input checked="" type="checkbox"/>

Wetland name or number B

## Maps and figures required to answer questions correctly for Western Washington

### Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	1
Location of outlet ( <i>can be added to map of hydroperiods</i> )	D 1.1, D 4.1	1
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	D 2.2, D 5.2	1
Map of the contributing basin	D 4.3, D 5.3	2
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	2
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	3
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	4

### Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream ( <i>can be added to another figure</i> )	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

### Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland ( <i>can be added to another figure</i> )	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

### Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of <b>dense</b> trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of <b>dense, rigid</b> trees, shrubs, and herbaceous plants ( <i>can be added to figure above</i> )	S 4.1	
Boundary of 150 ft buffer ( <i>can be added to another figure</i> )	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

Wetland name or number **B**\_\_\_\_\_

## HGM Classification of Wetlands in Western Washington

For questions 1-7, the criteria described must apply to the entire unit being rated.

If the hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1-7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

**NO** – go to 2

**YES** – the wetland class is **Tidal Fringe** – go to 1.1

- 1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

**NO** – **Saltwater Tidal Fringe (Estuarine)**

**YES** – **Freshwater Tidal Fringe**

*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it. Groundwater and surface water runoff are NOT sources of water to the unit.

**NO** – go to 3

**YES** – The wetland class is **Flats**

*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

\_The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;

\_At least 30% of the open water area is deeper than 6.6 ft (2 m).

**NO** – go to 4

**YES** – The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

\_The wetland is on a slope (*slope can be very gradual*),

\_The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks,

\_The water leaves the wetland **without being impounded**.

**NO** – go to 5

**YES** – The wetland class is **Slope**

**NOTE:** Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

\_The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,

\_The overbank flooding occurs at least once every 2 years.

Wetland name or number B**NO** – go to 6**YES** – The wetland class is **Riverine****NOTE:** The Riverine unit can contain depressions that are filled with water when the river is not flooding

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

**NO** – go to 7**YES** – The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

**NO** – go to 8**YES** – The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

**NOTE:** Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated		HGM class to use in rating
Slope + Riverine	<input type="checkbox"/>	Riverine
Slope + Depressional	<input checked="" type="checkbox"/>	<b>Depressional</b>
Slope + Lake Fringe	<input type="checkbox"/>	Lake Fringe
Depressional + Riverine along stream within boundary of depression	<input type="checkbox"/>	Depressional
Depressional + Lake Fringe	<input type="checkbox"/>	Depressional
Riverine + Lake Fringe	<input type="checkbox"/>	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	<input type="checkbox"/>	Treat as ESTUARINE

If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.

Wetland name or number B

<b>DEPRESSIONAL AND FLATS WETLANDS</b>		
<b>Water Quality Functions - Indicators that the site functions to improve water quality</b>		
<b>D 1.0. Does the site have the potential to improve water quality?</b>		
D 1.1. <b>Characteristics of surface water outflows from the wetland:</b>		
<input checked="" type="checkbox"/> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3		<b>3</b>
<input type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2		
<input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1		
<input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		
D 1.2. <b>The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</b> Yes = 4 <b>No = 0</b>		<b>0</b>
D 1.3. <b>Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):</b>		
<input type="checkbox"/> Wetland has persistent, ungrazed, plants > 95% of area points = 5		<b>3</b>
<input checked="" type="checkbox"/> Wetland has persistent, ungrazed, plants > ½ of area points = 3		
<input type="checkbox"/> Wetland has persistent, ungrazed plants > 1/10 of area points = 1		
<input type="checkbox"/> Wetland has persistent, ungrazed plants < 1/10 of area points = 0		
D 1.4. <b>Characteristics of seasonal ponding or inundation:</b> <i>This is the area that is ponded for at least 2 months. See description in manual.</i>		
<input checked="" type="checkbox"/> Area seasonally ponded is > ½ total area of wetland points = 4		<b>4</b>
<input type="checkbox"/> Area seasonally ponded is > ¼ total area of wetland points = 2		
<input type="checkbox"/> Area seasonally ponded is < ¼ total area of wetland points = 0		
<b>Total for D 1</b>	Add the points in the boxes above	<b>10</b>

**Rating of Site Potential** If score is: 12-16 = H  6-11 = M 0-5 = L Record the rating on the first page

<b>D 2.0. Does the landscape have the potential to support the water quality function of the site?</b>		
D 2.1. Does the wetland unit receive stormwater discharges?	Yes = 1 <b>No = 0</b>	<b>0</b>
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants?	<b>Yes = 1</b> No = 0	<b>1</b>
D 2.3. Are there septic systems within 250 ft of the wetland?	Yes = 1 <b>No = 0</b>	<b>0</b>
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1-D 2.3? Source _____	Yes = 1 <b>No = 0</b>	<b>0</b>
<b>Total for D 2</b>	Add the points in the boxes above	<b>1</b>

**Rating of Landscape Potential** If score is: 3 or 4 = H  1 or 2 = M 0 = L Record the rating on the first page

<b>D 3.0. Is the water quality improvement provided by the site valuable to society?</b>		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list?	Yes = 1 <b>No = 0</b>	<b>0</b>
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list?	<b>Yes = 1</b> No = 0	<b>1</b>
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)?	Yes = 2 <b>No = 0</b>	<b>0</b>
<b>Total for D 3</b>	Add the points in the boxes above	<b>1</b>

**Rating of Value** If score is: 2-4 = H  1 = M 0 = L Record the rating on the first page

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Wetland name or number B**DEPRESSIONAL AND FLATS WETLANDS****Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation**

<b>D 4.0. Does the site have the potential to reduce flooding and erosion?</b>		
<b>D 4.1. Characteristics of surface water outflows from the wetland:</b>		
<input checked="" type="checkbox"/> Wetland is a depression or flat depression with no surface water leaving it (no outlet)	points = 4	<b>4</b>
<input type="checkbox"/> Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet	points = 2	
<input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch	points = 1	
<input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing	points = 0	
<b>D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.</b>		
<input type="checkbox"/> Marks of ponding are 3 ft or more above the surface or bottom of outlet	points = 7	<b>3</b>
<input type="checkbox"/> Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet	points = 5	
<input checked="" type="checkbox"/> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet	points = 3	
<input type="checkbox"/> The wetland is a "headwater" wetland	points = 3	
<input type="checkbox"/> Wetland is flat but has small depressions on the surface that trap water	points = 1	
<input type="checkbox"/> Marks of ponding less than 0.5 ft (6 in)	points = 0	
<b>D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.</b>		
<input checked="" type="checkbox"/> The area of the basin is less than 10 times the area of the unit	points = 5	<b>5</b>
<input type="checkbox"/> The area of the basin is 10 to 100 times the area of the unit	points = 3	
<input type="checkbox"/> The area of the basin is more than 100 times the area of the unit	points = 0	
<input type="checkbox"/> Entire wetland is in the Flats class	points = 5	
<b>Total for D 4</b>	<b>Add the points in the boxes above</b>	<b>12</b>

**Rating of Site Potential** If score is:  12-16 = H  6-11 = M  0-5 = L

Record the rating on the first page

<b>D 5.0. Does the landscape have the potential to support hydrologic functions of the site?</b>		
<b>D 5.1. Does the wetland receive stormwater discharges?</b>	Yes = 1 <input type="checkbox"/> No = <input type="checkbox"/>	<b>0</b>
<b>D 5.2. Is &gt;10% of the area within 150 ft of the wetland in land uses that generate excess runoff?</b>	Yes = 1 <input type="checkbox"/> No = <input type="checkbox"/>	<b>0</b>
<b>D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at &gt;1 residence/ac, urban, commercial, agriculture, etc.)?</b>	<input type="checkbox"/> Yes = <input type="checkbox"/> No = <input type="checkbox"/>	<b>1</b>
<b>Total for D 5</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Landscape Potential** If score is:  3 = H  1 or 2 = M  0 = L

Record the rating on the first page

<b>D 6.0. Are the hydrologic functions provided by the site valuable to society?</b>		
<b>D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.</b>		
The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds):		
<input type="checkbox"/> • Flooding occurs in a sub-basin that is immediately down-gradient of unit.	points = 2	<b>1</b>
<input checked="" type="checkbox"/> • Surface flooding problems are in a sub-basin farther down-gradient.	points = 1	
<input type="checkbox"/> Flooding from groundwater is an issue in the sub-basin.	points = 1	
<input type="checkbox"/> The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why _____	points = 0	
<input type="checkbox"/> There are no problems with flooding downstream of the wetland.	points = 0	
<b>D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?</b>		
	Yes = 2 <input type="checkbox"/> No = <input type="checkbox"/>	<b>0</b>
<b>Total for D 6</b>	<b>Add the points in the boxes above</b>	<b>1</b>

**Rating of Value** If score is:  2-4 = H  1 = M  0 = L

Record the rating on the first page

Wetland name or number B

**These questions apply to wetlands of all HGM classes.**

**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- Aquatic bed 4 structures or more: points = 4
  - Emergent **3 structures: points = 2**
  - Scrub-shrub (areas where shrubs have > 30% cover) 2 structures: points = 1
  - Forested (areas where trees have > 30% cover) 1 structure: points = 0
- If the unit has a Forested class, check if:*
- The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

**2**

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- Permanently flooded or inundated 4 or more types present: points = 3
- Seasonally flooded or inundated 3 types present: points = 2
- Occasionally flooded or inundated **2 types present: points = 1**
- Saturated only 1 type present: points = 0
- Permanently flowing stream or river in, or adjacent to, the wetland
- Seasonally flowing stream in, or adjacent to, the wetland
- Lake Fringe wetland** **2 points**
- Freshwater tidal wetland** **2 points**

**1**

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft<sup>2</sup>.

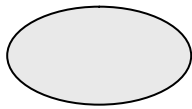
*Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

- If you counted:
- > 19 species points = 2
  - 5 - 19 species** **points = 1**
  - < 5 species points = 0

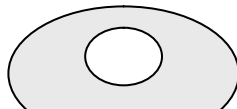
**1**

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



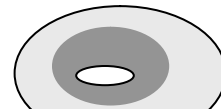
None = 0 points



Low = 1 point

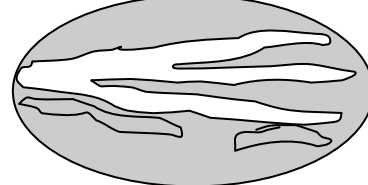
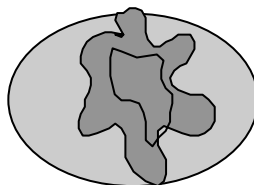
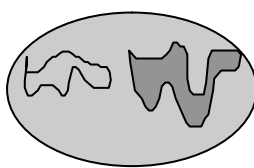


**Moderate = 2 points**



**2**

All three diagrams in this row are **HIGH** = 3points



Wetland name or number B

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long). <input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland <input type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) <b>and/or</b> overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present ( <i>cut shrubs or trees that have not yet weathered where wood is exposed</i> ) <input type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated ( <i>structures for egg-laying by amphibians</i> ) <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants ( <i>see H 1.1 for list of strata</i> )		<b>2</b>
Total for H 1	Add the points in the boxes above	<b>8</b>

**Rating of Site Potential** If score is: 15-18 = H  7-14 = M 0-6 = L

*Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?		
H 2.1. Accessible habitat (include <i>only habitat that directly abuts wetland unit</i> ). <i>Calculate:</i> % undisturbed habitat <u>1</u> + [(% moderate and low intensity land uses)/2] <u>5</u> = <u>6</u> % If total accessible habitat is:		
<input type="checkbox"/> > 1/3 (33.3%) of 1 km Polygon	points = 3	<b>0</b>
<input type="checkbox"/> 20-33% of 1 km Polygon	points = 2	
<input type="checkbox"/> 10-19% of 1 km Polygon	points = 1	
<input checked="" type="checkbox"/> < 10% of 1 km Polygon	points = 0	
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate:</i> % undisturbed habitat <u>31</u> + [(% moderate and low intensity land uses)/2] <u>10</u> = <u>41</u> %		
<input type="checkbox"/> Undisturbed habitat > 50% of Polygon	points = 3	<b>1</b>
<input type="checkbox"/> Undisturbed habitat 10-50% and in 1-3 patches	points = 2	
<input checked="" type="checkbox"/> Undisturbed habitat 10-50% and > 3 patches	points = 1	
<input type="checkbox"/> Undisturbed habitat < 10% of 1 km Polygon	points = 0	
H 2.3. Land use intensity in 1 km Polygon: If		
<input type="checkbox"/> > 50% of 1 km Polygon is high intensity land use	points = (- 2)	<b>0</b>
<input checked="" type="checkbox"/> ≤ 50% of 1 km Polygon is high intensity	points = 0	
Total for H 2	Add the points in the boxes above	<b>1</b>

**Rating of Landscape Potential** If score is: 4-6 = H  1-3 = M < 1 = L

*Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? <i>Choose only the highest score that applies to the wetland being rated.</i> Site meets ANY of the following criteria: <span style="float: right;">points = 2</span>		
<input checked="" type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page)		<b>2</b>
<input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)		
<input type="checkbox"/> It is mapped as a location for an individual WDFW priority species		
<input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources		
<input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan		
<input type="checkbox"/> Site has 1 or 2 priority habitats (listed on next page) within 100 m	points = 1	<b>0</b>
<input type="checkbox"/> Site does not meet any of the criteria above	points = 0	

**Rating of Value** If score is:  2 = H 1 = M 0 = L

*Record the rating on the first page*



Wetland name or number B

## WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. <http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here: <http://wdfw.wa.gov/conservation/phs/list/>)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE:** *This question is independent of the land use between the wetland unit and the priority habitat.*

- Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha ) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

**Note:** All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number B**CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS**

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.</i>	
<b>SC 1.0. Estuarine wetlands</b> Does the wetland meet the following criteria for Estuarine wetlands? <input type="checkbox"/> The dominant water regime is tidal, <input type="checkbox"/> Vegetated, and <input type="checkbox"/> With a salinity greater than 0.5 ppt      Yes –Go to <b>SC 1.1</b> <b>No= Not an estuarine wetland</b>	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = <b>Category I</b> No - Go to <b>SC 1.2</b>	<b>Cat. I</b>
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? <input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) <input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland. <input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = <b>Category I</b> No = <b>Category II</b>	<b>Cat. I</b>  <b>Cat. II</b>
<b>SC 2.0. Wetlands of High Conservation Value (WHCV)</b> SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value?      Yes – Go to <b>SC 2.2</b> <b>No – Go to SC 2.3</b> SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value?      Yes = <b>Category I</b> <b>No = Not a WHCV</b> SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? <a href="http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf">http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf</a> Yes – <b>Contact WNHP/WDNR and go to SC 2.4</b> No = <b>Not a WHCV</b> SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website?      Yes = <b>Category I</b> No = <b>Not a WHCV</b>	<b>Cat. I</b>
<b>SC 3.0. Bogs</b> Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile?      Yes – Go to <b>SC 3.3</b> <b>No – Go to SC 3.2</b> SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond?      Yes – Go to <b>SC 3.3</b> <b>No = Is not a bog</b> SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4?      Yes = <b>Is a Category I bog</b> No – Go to <b>SC 3.4</b> <b>NOTE:</b> If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy?      Yes = <b>Is a Category I bog</b> No = <b>Is not a bog</b>	<b>Cat. I</b>

Wetland name or number B

<p><b>SC 4.0. Forested Wetlands</b></p> <p>Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? <b><i>If you answer YES you will still need to rate the wetland based on its functions.</i></b></p> <p><input type="checkbox"/> <b>Old-growth forests</b> (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.</p> <p><input type="checkbox"/> <b>Mature forests</b> (west of the Cascade Crest): Stands where the largest trees are 80- 200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).</p> <p style="text-align: right;">Yes = <b>Category I</b>    <b>No = Not a forested wetland for this section</b></p>	<b>Cat. I</b>
<p><b>SC 5.0. Wetlands in Coastal Lagoons</b></p> <p>Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?</p> <p><input type="checkbox"/> The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks</p> <p><input type="checkbox"/> The lagoon in which the wetland is located contains ponded water that is saline or brackish (&gt; 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>)</p> <p style="text-align: right;">Yes – Go to <b>SC 5.1</b>    <b>No = Not a wetland in a coastal lagoon</b></p> <p>SC 5.1. Does the wetland meet all of the following three conditions?</p> <p><input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).</p> <p><input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or unmowed grassland.</p> <p><input type="checkbox"/> The wetland is larger than 1/10 ac (4350 ft<sup>2</sup>)</p> <p style="text-align: right;">Yes = <b>Category I</b>    No = <b>Category II</b></p>	<b>Cat. I</b>  <b>Cat. II</b>
<p><b>SC 6.0. Interdunal Wetlands</b></p> <p>Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <b><i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i></b></p> <p>In practical terms that means the following geographic areas:</p> <p><input type="checkbox"/> Long Beach Peninsula: Lands west of SR 103</p> <p><input type="checkbox"/> Grayland-Westport: Lands west of SR 105</p> <p><input type="checkbox"/> Ocean Shores-Copalis: Lands west of SR 115 and SR 109</p> <p style="text-align: right;">Yes – Go to <b>SC 6.1</b>    <b>No = not an interdunal wetland for rating</b></p> <p>SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = <b>Category I</b>    No – Go to <b>SC 6.2</b></p> <p>SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = <b>Category II</b>    No – Go to <b>SC 6.3</b></p> <p>SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = <b>Category III</b>    No = <b>Category IV</b></p>	<b>Cat I</b>  <b>Cat. II</b>  <b>Cat. III</b>  <b>Cat. IV</b>
<p><b>Category of wetland based on Special Characteristics</b></p> <p>If you answered No for all types, enter "Not Applicable" on Summary Form</p>	<b>N/A</b>

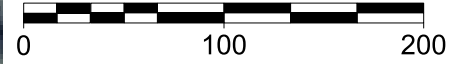
Wetland name or number \_\_\_\_\_

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RAINIER MEADOWS DIV. 2  
WETLAND RATING FIGURE 1 - WETLAND B



Scale 1" = 100'



**LEGEND**

-  EMERGENT VEGETATION
-  FORESTED VEGETATION
-  SATURATED ONLY
-  SEASONALLY FLOODED
-  150' FROM WL BOUNDARY

*Wetland Resources, Inc.*  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
9505 19th Avenue S.E., Suite 106 Everett, Washington 98208  
Phone: (425) 337-3174  
Fax: (425) 337-3045  
Email: mailbox@wetlandresources.com

**WETLAND RATING MAP**  
**Wetland B**

SoundBuilt Homes  
Attn: Evan Mann  
PO Box 73790  
Puyallup, WA 98373

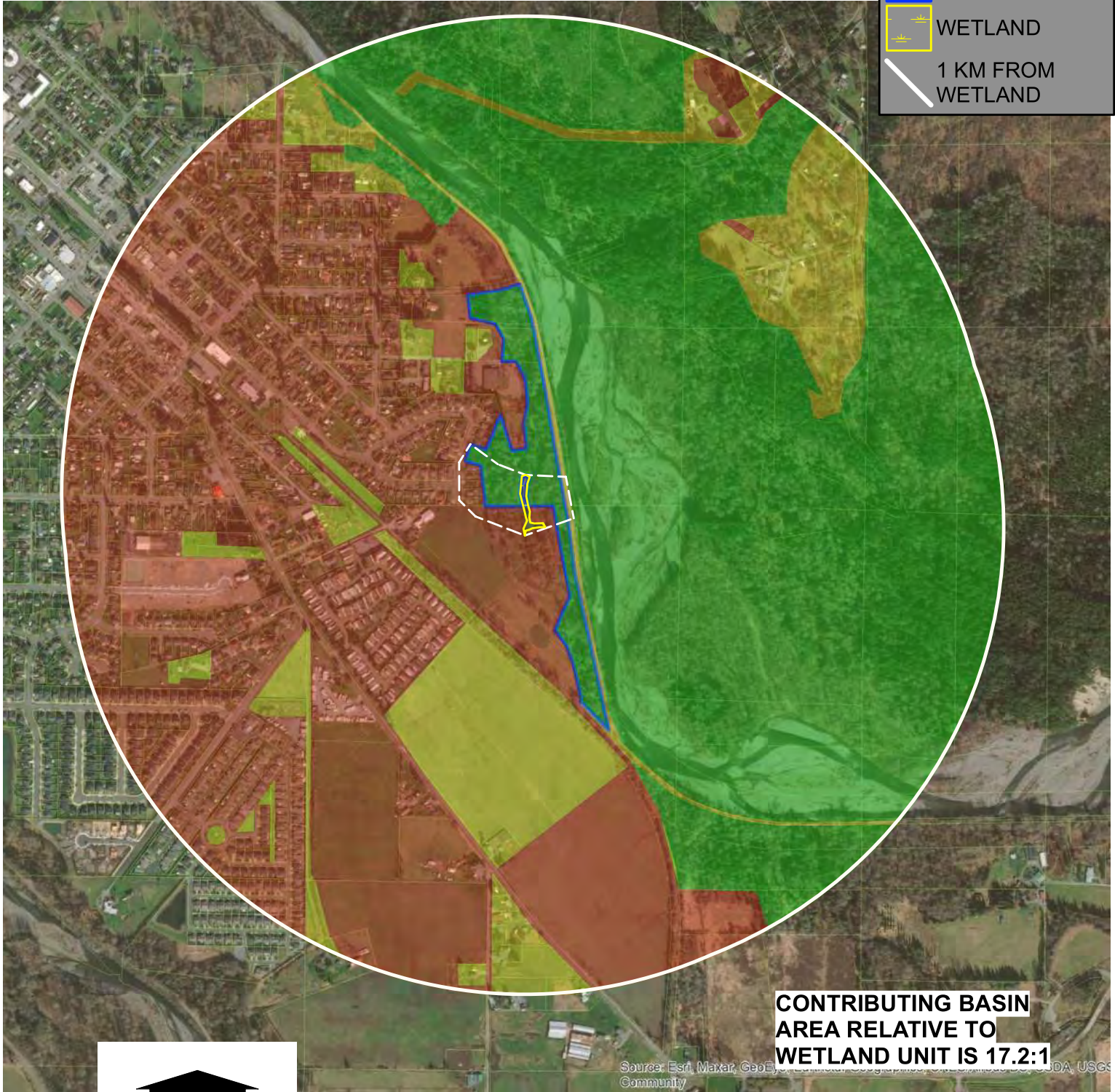
Figure 1/4  
WRI Job # 22253  
Drawn by: JM



RAINIER MEADOWS DIV. 2  
WETLAND RATING FIGURE 2 - WETLAND B

**LEGEND**

- RELATIVELY UNDISTURBED
- LOW/MOD. INTENSITY
- HIGH INTENSITY
- ACCESSIBLE HABITAT
- WETLAND
- 1 KM FROM WETLAND

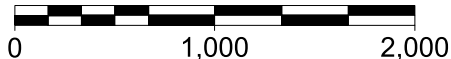


**CONTRIBUTING BASIN  
AREA RELATIVE TO  
WETLAND UNIT IS 17.2:1**

Source: Esri, Maxar, GeoEye, IGN, AerGRID, CNES, USDA, USGS, Community



Scale 1" = 1,000'



**Wetland Resources, Inc.**  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E., Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

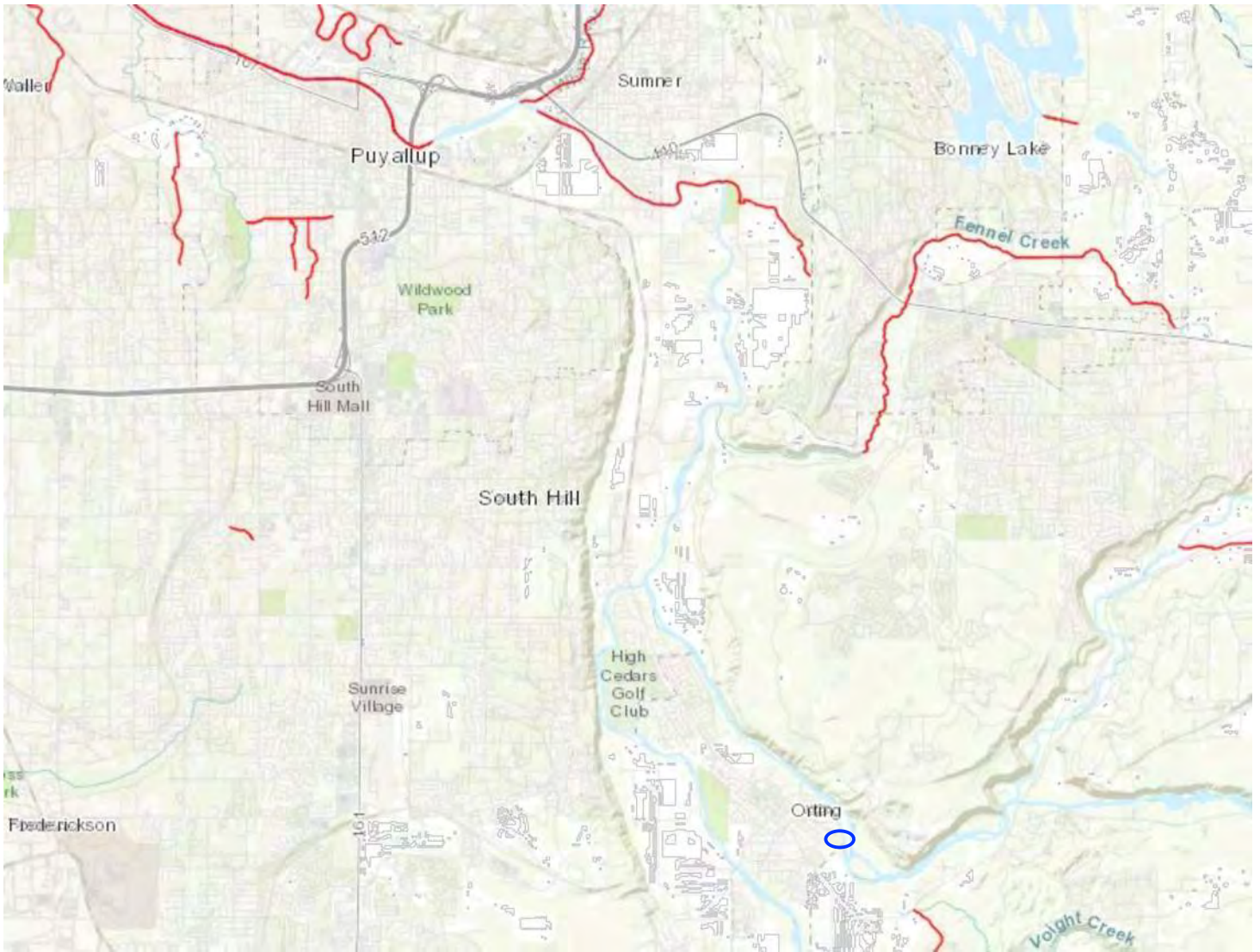
**CONTRIBUTING BASIN/ 1 KM  
FROM WETLAND BOUNDARY MAP  
Wetland B**

SoundBuilt Homes  
 Attn: Evan Mann  
 PO Box 73790  
 Puyallup, WA 98373

Figure 2/4  
 WRI Job # 22253  
 Drawn by: JM



RAINIER MEADOWS DIV. 2  
WETLAND RATING FIGURE 3 - WETLAND B



**LEGEND**

-  WETLAND LOCATION
-  AQUATIC RESOURCES ON THE 303(d) LIST

**Wetland Resources, Inc.**  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

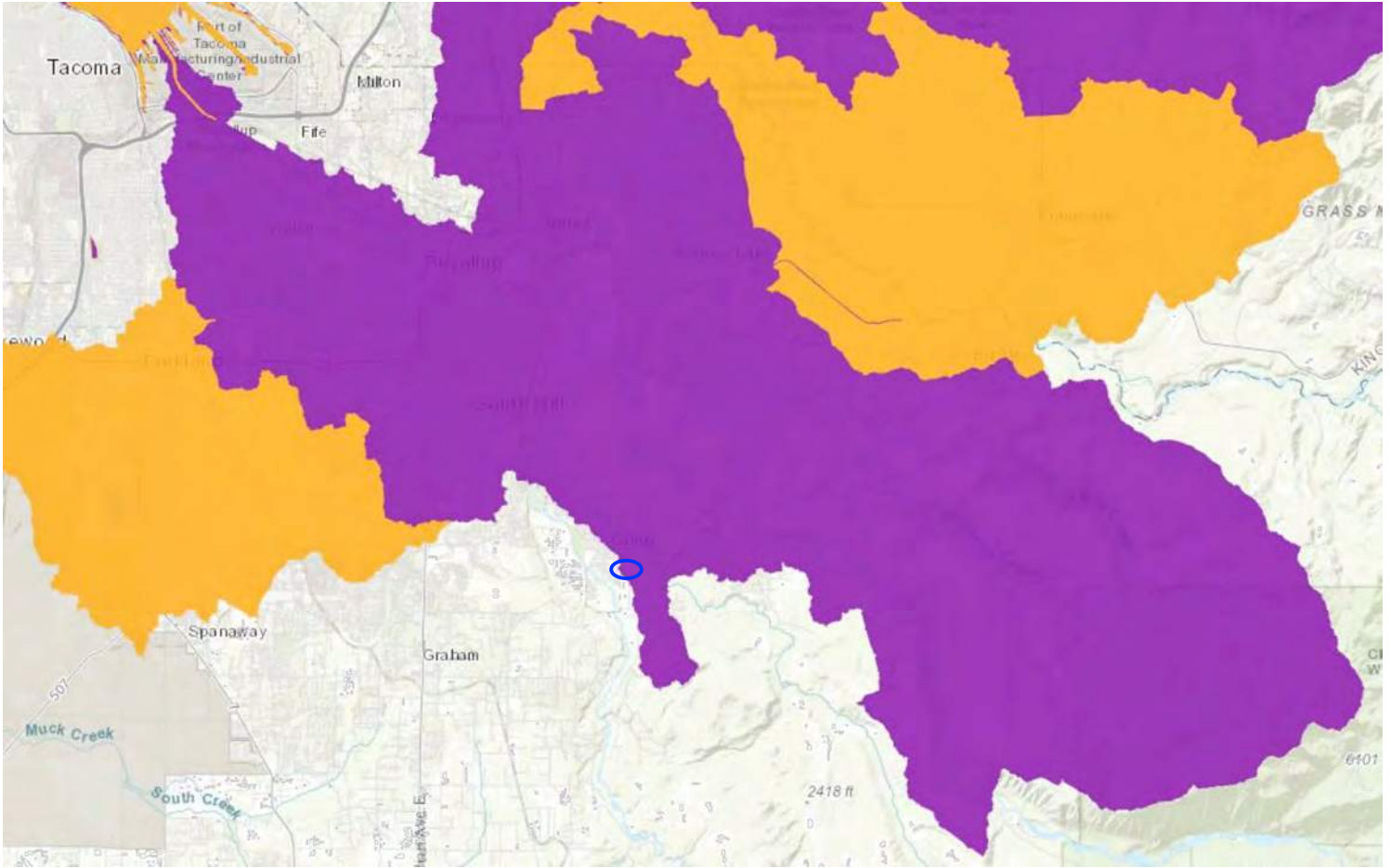
**Cat 5 - 303d Listed Waters  
Within Basin  
Wetland B**

SoundBuilt Homes  
 Attn: Evan Mann  
 PO Box 73790  
 Puyallup, WA 98373

Figure 3/4  
 WRI Job # 22253  
 Drawn by: JM



RAINIER MEADOWS DIV. 2  
WETLAND RATING FIGURE 4 - WETLAND B



N.T.S.

**LEGEND**

-  WETLAND LOCATION
-  TMDL IN BASIN APPROVED
-  TMDL IN BASIN IN DEVELOPMENT

*Wetland Resources, Inc.*  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

**List of TMDLs for WRIA in which unit is located**  
**Wetland B**

SoundBuilt Homes  
 Attn: Evan Mann  
 PO Box 73790  
 Puyallup, WA 98373

Figure 4/4  
 WRI Job # 22253  
 Drawn by: JM

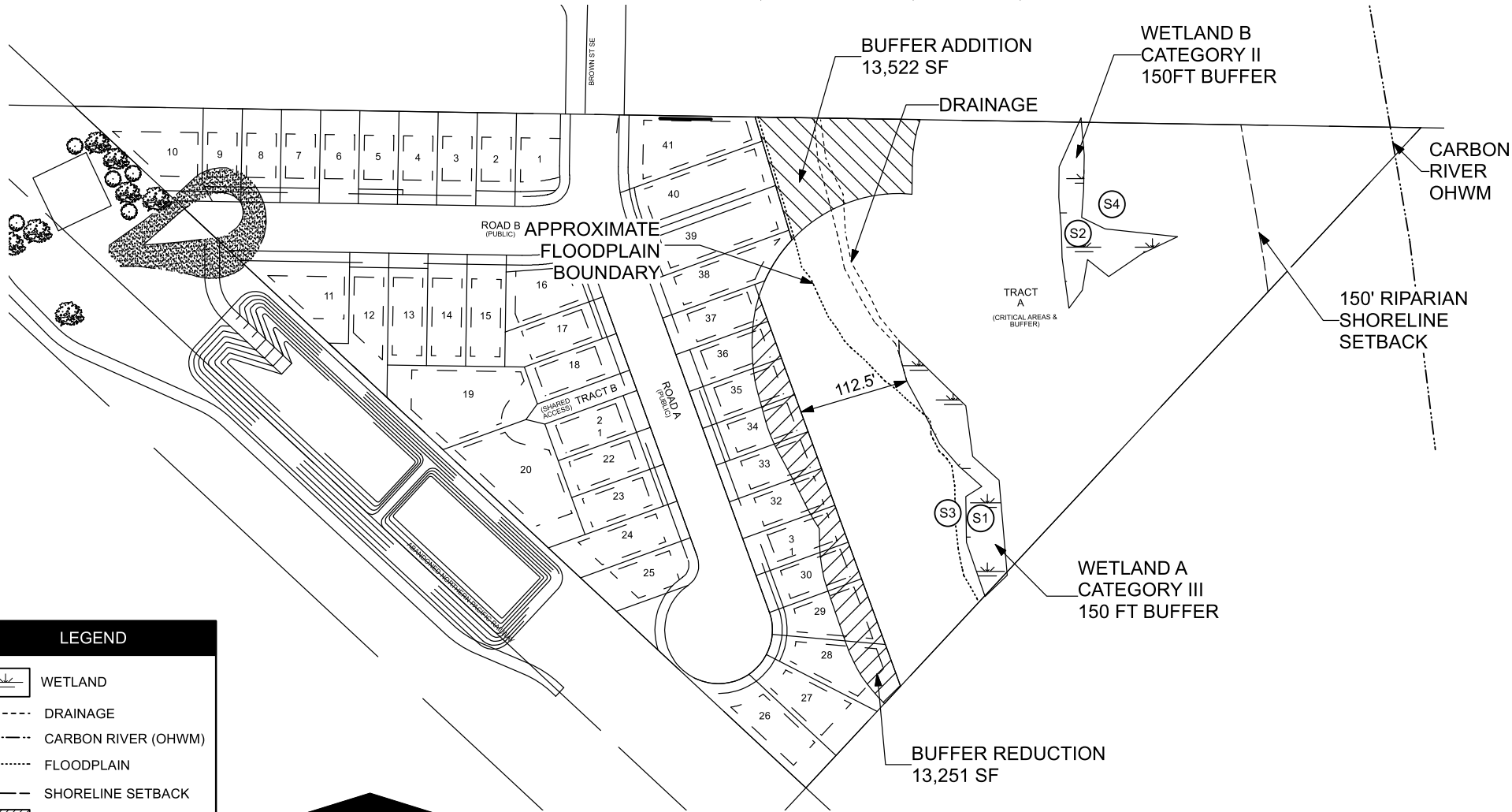
APPENDIX C

CRITICAL AREAS STUDY AND BUFFER MITIGATION PLAN MAP

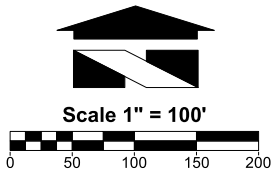


# CRITICAL AREAS AND MITIGATION PLAN MAP SOUNDBUILT HOMES - RAINIER MEADOWS PHASE 2

PORTION OF SECTION 32, TOWNSHIP 19N, RANGE 5E, W.M.



LEGEND	
	WETLAND
	DRAINAGE
	CARBON RIVER (OHWM)
	FLOODPLAIN
	SHORELINE SETBACK
	BUFFER REDUCTION
	BUFFER ADDITION
	DATA SITES



**Wetland Resources, Inc.**  
Conservation / Mitigation / Restoration / Habitat Creation / Storm Assessment  
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
 Phone: (425) 337-3174  
 Fax: (425) 337-3045  
 Email: mailbox@wetlandresources.com

Critical Areas Determination Map  
**Rainier Meadows Div. 2**  
 Oring, WA

Sheet 1/2  
 WRI #: 22280  
 Drawn by: JM  
 Date: 8/18/2023

Soundbuilt Homes  
 PO Box 73790  
 Puyallup, WA 98737

## **Commissioners**

Kelly Cochran, Chair  
Jeff Craig, Co-Chair  
Chris Rule  
Erika Bartholomew  
Dan Swanson  
Joe Pestinger  
Jeff Sproul



**ORTING PLANNING COMMISSION**  
Planning Commission Meeting Minutes  
104 Bridge Street S, Orting, WA  
Zoom – Virtual  
October 2, 2023  
7:00 p.m.

### **1. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL.**

Chair Kelly Cochran called the meeting to order at 7:00pm. Co-Chair Craig led the pledge of allegiance.

**Commissioners present:** Chair Kelly Cochran, Co-Chair Jeff Craig, Commissioners Chris Rule, Erika Bartholomew, Dan Swanson, Joe Pestinger, and Jeff Sproul.

**Staff present:** City Administrator Scott Larson, Planning Commission Secretary Danielle Charchenko, City Planner Josh Kubitza, AHBL.

**Virtual:** City Planner MillieAnne VanDevender, AHBL, Craig Deaver, C.E.S NW, Evan Mann, C.E.S NW.

### **2. AGENDA APPROVAL.**

*Co-Chair Craig made a motion to adopt the agenda as prepared. Seconded by Commissioner Pestinger.*

*Motion passed (6-0).*

### **3. PUBLIC COMMENTS.**

No public comments were made.

### **4. PUBLIC HEARING**

Chair Cochran laid out the rule for the public hearing.

Chair Cochran opened the public hearing at 7:02pm.

#### **A. Public Hearing – Rainier Meadows Division 2 – Preliminary Plat and Planned Unit Development.**

City Planner MillieAnne VanDevender gave a presentation on the application materials for Rainier Meadows Division 2, submitted by Craig Deaver, C.E.S NW Inc. City Planner MillieAnne VanDevender started the presentation by briefing the review and approval process for a Planned Unit Development (PUD). She stated the Planning Commission's role is to make a recommendation to City Council based on the findings and conclusions. City Planner MillieAnne VanDevender gave an overview of the proposal stating the site is located at 303 Meadow Lane SE, the parcel size is 10.8 acres, and the applicant is proposing 41 lots. She stated there will also be 206,430 square foot tract for open space and critical area protection. The project has gone through a SEPA Environmental review and the City issued a Determination of Non-Significance (DNS). City Planner MillieAnne VanDevender briefed the comments received for the project and provided a response matrix to the Planning Commission. She then gave a critical area review briefing wetland buffers and averaging on the parcel. She stated the applicants are not proposing development in the floodplain or in the shoreline management jurisdiction. City Planner MillieAnne VanDevender briefed the PUD proposed standards and proposed amenities stating the applicants are requesting a reduced lot size for 34 of the 41 lots resulting in an average lot size of 5,068sqft. She stated the proposed setbacks for interior lots is a 5ft side setbacks, 10ft front

*Next Planning Commission Meeting: Monday, November 6<sup>th</sup>, 2023 7:00pm*

setbacks for corner lots, with a 10ft rear setback. In return the applicant is proposing to reroute a portion of the foothills trail and to add improvements within charter park by adding a public parking lot, a pickleball court, and a stormwater detention pond. City Planner MillieAnne VanDevender stated City Staff is recommending conditional approval of the PUD. She briefed that the proposal meets all of the findings of fact requirements per OMC 13-6-4. She stated staff is also recommending conditional approval of the preliminary plat which meets all the finding of facts requirements per OMC 12-5-3.

Planning Commission discussion followed.

Chair Cochran closed the public hearing at 8:15pm.

***Co-Chair Craig made a motion to forward a recommendation of conditional approval based on the findings of fact and conclusions, subject to the recommended conditions of approval (as listed on page 18-20 of the staff report) with the addition of "No Parking" signs added as condition number 28. Seconded by Commissioner Rule.***

***Motion passed (6-0).***

***Co-Chair Craig made a motion, per OMC 8-12-1C, to recommend that Road A continues as Brown Way SE and Road B is named after the Stevenson family. Seconded by Commissioner Rule.***

***Motion passed (6-0).***

## **5. APPROVAL OF MINUTES**

***Co-Chair Craig made a motion to approve the September 7<sup>th</sup>, 2023 minutes with the following corrections:***

- Change "buses" to "bushes" on bottom of second page.***

***Seconded by Commissioner Pestinger.***

***Motion passed (6-0).***

## **6. ARCHITECTURAL DESIGN REVIEW**

None.

## **7. NEW BUSINESS.**

None.

## **8. OLD BUSINESS.**

### **1. Dumpster Violations**

City Administrator Scott Larson stated the Code Enforcement Officer has been out of the office the last few weeks and no progress has been made on dumpster violations.

### **2. Sign Code Violations**

City Administrator Scott Larson stated he spoke with the owner of Shell Station who said when the manlift was delivered to install the sign they determined the sign was cut incorrectly. The sign is being re-cut and is expected to be complete in the next two weeks. Planning Commission Secretary Danielle Charchenko gave a brief update on the status of Tugboat Willy's stating he reached out after receiving a nonconforming letter from the City and information is being gathered to create an updated staff report. Co-Chair Craig asked if there is an update to the status of the two sandwich board signs at Journeyman Grappling. City Administrator Scott Larson stated the information was passed on to the Code Enforcement Officer and there is no update yet. City Administrator Scott Larson stated he has looked into the Better Properties signage and confirmed their window signs are located on the outside of the

***Next Planning Commission Meeting: Monday, November 6<sup>th</sup>, 2023 7:00pm***

window. He stated he is going to do a code review to determine the basis of providing notice. Commissioner Swanson stated the Fire House has taken down their temporary signs and replaced them with new ones. Co-Chair Craig mentioned the speed cycle on the LED lights at Los Pinos are a distraction for the intersection. City Administrator Scott Larson will look in to the structure lighting code to address the lights at Los Pinos.

***Co-Chair Craig made a motion to extend the meeting to 8:45pm. Seconded by Commissioner Bartholomew.***

***Motion passed (6-0).***

## **9. GOOD OF THE ORDER.**

### **1. Planned Absences.**

None.

### **2. Report on Council Meetings.**

City Administrator Scott Larson gave a general update for the September Council meetings. He stated Council has approved a contract for sidewalk abatement for sidewalks that are beyond repair. He stated Council approved City Hall to close from 12pm-1pm for lunch to help manage lunches and break times. City Administrator Scott Larson stated there are City sponsored events coming up, Red Hat Days on October 7<sup>th</sup> and Orting Pumpkin Fest on October 14<sup>th</sup>. The City has applied for an RCO Grant for deferred parks maintenance and there is about \$100,000 available per jurisdiction. He stated the City has received a grant from the Puget Sound Regional Council (PSRC) for multi-modal funding for the design and construction for the realignment of the trail in the main park. He stated Murrey's is having Fall Cleanup Days on October 27<sup>th</sup> and 28<sup>th</sup> for extra garbage, yard waste, and disposal of one appliance. City Administrator Scott Larson informed the Planning Commission that there are four terms expiring on December 31<sup>st</sup>, 2023, applications will need to be submitted by mid-November for review.

Chair Cochran asked for an update on the 222 Washington Ave N project. City Administrator Scott Larson stated there is no update for the project, the applicants need to address right-of-way issues and intersection concerns.

### **3. Agenda Setting.**

The Planning Commission requested to leave dumpsters and sign code violations under Old Business.

## **10. ADJOURNMENT.**

***Co-Chair Craig made a motion to adjourn. Seconded by Commissioner Rule.***

***Motion passed (6-0).***

Chair Cochran adjourned the meeting at 8:40pm.

## **ATTEST:**

---

Kelly Cochran, Commission Chair

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Danielle Charchenko, Planning Commission Secretary

***Next Planning Commission Meeting: Monday, November 6<sup>th</sup>, 2023 7:00pm***



VOUCHER/WARRANT REGISTER  
FOR **OCTOBER 25, 2023** COUNCIL  
CLAIMS/PAYROLL VOUCHER APPROVAL

CITY OF ORTING

WE, THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF ORTING, AND THAT WE ARE AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

**OCTOBER 25 2023 2 ND COUNCIL**

CLAIMS WARRANTS # **52978 THRU # 53027**  
IN THE AMOUNT OF \$ **105,523.87**  
MASTERCARD EFT \$ **20,222.66**  
**VOIDED 52975-52977**

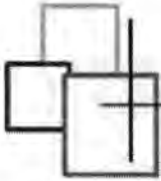
PAYROLL TOTALS  
\$ 157,476.83

**ARE APPROVED FOR PAYMENT OCTOBER 25, 2023**

COUNCILPERSON \_\_\_\_\_

COUNCILPERSON \_\_\_\_\_

CITY CLERK \_\_\_\_\_

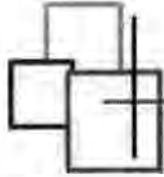


# Fund Transaction Summary

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Transaction Type: Invoice  
Fiscal: 2023 - 2023-October - October 2nd Council 10/25/2023

Fund Number	Description	Amount
001	Current Expense	\$57,828.43
101	City Streets	\$8,795.90
105	Parks Department	\$6,844.63
401	Water	\$29,666.21
408	Wastewater	\$20,306.81
410	Stormwater	\$2,304.55
	<b>Count: 6</b>	<b>\$125,746.53</b>

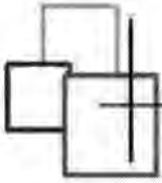


# Register

Fiscal: 2023  
 Deposit Period: 2023 - 2023-October  
 Check Period: 2023 - 2023-October - October 2nd Council 10/25/2023

Number	Name	Print Date	Clearing Date	Amount
<b>Key Bank</b>	<b>0032707010</b>			
<b>Check</b>				
EFT-KeyBank MastetCard-SEPT 2023	Keybank-MasterCard	10/19/2023		\$20,222.66
		<b>Total</b>	<b>Check</b>	<b>\$20,222.66</b>
		<b>Total</b>	<b>0032707010</b>	<b>\$20,222.66</b>
<b>Key Bank</b>	<b>2000073</b>			
<b>Check</b>				
<u>52978</u>	Alpine Products Inc.	10/19/2023		\$138.95
<u>52979</u>	Associated Petroleum Products INC	10/19/2023		\$832.38
<u>52980</u>	AT&T Mobilty	10/19/2023		\$1,896.29
<u>52981</u>	Bielka, John	10/19/2023		\$516.05
<u>52982</u>	Big J'S Outdoor Store	10/19/2023		\$723.59
<u>52983</u>	Bunce Rental Inc	10/19/2023		\$894.69
<u>52984</u>	Capital One Trade Credit	10/19/2023		\$431.29
<u>52985</u>	CBS Reporting INC	10/19/2023		\$907.00
<u>52986</u>	CenturyLink	10/19/2023		\$275.46
<u>52987</u>	Community Water Systems LLC	10/19/2023		\$5,000.00
<u>52988</u>	Culligan Seattle WA	10/19/2023		\$62.48
<u>52989</u>	D.M Recycling	10/19/2023		\$233.54
<u>52990</u>	Drain-Pro INC	10/19/2023		\$309.00
<u>52991</u>	E-Squared Systems,LLC	10/19/2023		\$197.10
<u>52992</u>	Firestone Complete Auto Care	10/19/2023		\$1,661.52
<u>52993</u>	Ford Motor Credit Company LLC	10/19/2023		\$4,084.81
<u>52994</u>	Fronteier Precision INC	10/19/2023		\$273.75
<u>52995</u>	GreatAmerica Financial Svcs	10/19/2023		\$2,378.92
<u>52996</u>	Hach Company	10/19/2023		\$746.67
<u>52997</u>	Intercom Language Services	10/19/2023		\$450.00
<u>52998</u>	J&I Power Equipment INC	10/19/2023		\$73.41
<u>52999</u>	Javelina Trading Company	10/19/2023		\$283.35
<u>53000</u>	Korum Automotive Group	10/19/2023		\$727.83
<u>53001</u>	Lincoln, Tim	10/19/2023		\$590.28
<u>53002</u>	Office of State Auditor	10/19/2023		\$614.40
<u>53003</u>	O'Reilly Auto Parts	10/19/2023		\$608.56
<u>53004</u>	Owen Equipment Company	10/19/2023		\$15,498.82
<u>53005</u>	Popular Networks, Llc	10/19/2023		\$6,186.79
<u>53006</u>	Powers-Hubbard, Conner	10/19/2023		\$370.00
<u>53007</u>	PRO-VAC	10/19/2023		\$4,936.10
<u>53008</u>	Public Safety Testing	10/19/2023		\$151.00

Number	Name	Print Date	Clearing Date	Amount
53009	Puget Sound Energy	10/19/2023		\$608.93
53010	Puyallup, City of	10/19/2023		\$770.97
53011	Randles Sand & Gravel	10/19/2023		\$212.93
53012	S&S Tire Service INC	10/19/2023		\$21.90
53013	SCJ Alliance	10/19/2023		\$7,322.50
53014	SCORE	10/19/2023		\$448.00
53015	Secure Pacific Corp/Mountain Alarm	10/19/2023		\$270.90
53016	South Sound 911	10/19/2023		\$31,892.50
53017	Spectral Laboratories	10/19/2023		\$562.00
53018	Tacoma Diesel & Equipment	10/19/2023		\$8,523.55
53019	UniFirst Corporation	10/19/2023		\$201.51
53020	Unit Process Company	10/19/2023		\$150.91
53021	US BankNA Custody Treasury Div-Mony Cntr	10/19/2023		\$80.00
53022	Utilities Underground Location Center	10/19/2023		\$77.40
53023	Washington Cities Insurance Authority	10/19/2023		\$60.00
53024	Washington Rock Quarries,	10/19/2023		\$335.57
53025	Washington State Department of Transportation	10/19/2023		\$150.00
53026	Water Management Lab Inc.	10/19/2023		\$267.45
53027	Wex Bank	10/19/2023		\$1,512.82
		<b>Total</b>	<b>Check</b>	<b>\$105,523.87</b>
		<b>Total</b>	<b>2000073</b>	<b>\$105,523.87</b>
		<b>Grand Total</b>		<b>\$125,746.53</b>



# Custom Council Report

Vendor	Number	Invoice	Account Number	Notes	Amount
Alpine Products Inc	52978	TM-220163	101-542-30-48-04	Broom-Handle-Blade -FA1028	\$69.47
			105-576-80-48-02	Broom-Handle-Blade -FA1028	\$69.48
			<b>Total</b>		<b>\$138.95</b>
Associated Petroleum Products INC	52979	23-939102	401-534-80-32-01	Fuel	\$374.57
			408-535-80-32-01	Fuel	\$83.24
			410-531-38-32-02	Fuel	\$374.57
<b>Total</b>		<b>\$832.38</b>			
AT&T Mobilly	52980	287309454338X10042023	001-514-23-42-00	Cell Phones	\$187.29
			001-524-20-42-00	Cell Phones	\$45.73
			001-524-60-40-01	Cell Phones	\$46.15
			001-575-50-42-01	Cell Phones	\$50.79
			401-534-10-42-01	Cell Phones	\$312.48
			401-534-10-42-01	Data	\$470.69
			408-535-10-42-01	Cell Phones	\$312.47
			408-535-10-42-01	Data	\$470.69
<b>Total</b>		<b>\$1,896.29</b>			
Bielka, John	52981	OCT2023-Bielka	408-535-90-49-00	Training for WWTP Upgrades-Mileage & Meals	\$516.05
				<b>Total</b>	
Big J'S Outdoor Store	52982	OCT2023-401	101-542-30-31-02	Jeans-Bingham	\$49.22
			101-542-30-31-02	Jeans-Rain Gear-Groom	\$111.98
			105-576-80-31-00	Jeans-Rain Gear-Groom	\$111.99
			401-534-10-31-04	Jeans-Bingham	\$49.22
			401-534-10-31-04	Jeans-Rain Gear-Groom	\$111.99
			410-531-38-31-02	Jeans-Bingham	\$49.22
			410-531-38-31-02	Jeans-Rain Gear-Groom	\$111.98
			410-531-38-31-02	Rain Boots-Nolan	\$127.99
<b>Total</b>		<b>\$723.59</b>			
Bunce Rental Inc	52983	388424-3	101-542-30-48-02	Brush Chipper WO-11141-11140-11139-11138	\$470.68
		388770-3	101-542-30-48-08	Brush Chipper WO-11141-11140-11139-11138	\$424.01
		<b>Total</b>		<b>\$894.69</b>	

Vendor	Number	Invoice	Account Number	Notes	Amount
Capital One Trade Credit	52984	H01365/3	401-534-50-48-02	Shovel Trench	\$51.45
		H03249/3	401-534-50-48-04	Spade	
		H05885/3	401-534-50-48-02	Duct Tape-Linseed Oil-Shovel	\$341.53
				Garden Hose	\$38.31
			<b>Total</b>	<b>\$431.29</b>	
CBS Reporting INC	52985	24038	001-518-10-41-01	Background Checks	\$633.00
		24278	001-518-10-41-01	Background Checks	\$274.00
				<b>Total</b>	<b>\$907.00</b>
CenturyLink	52986	464B-OCT 2023	001-521-50-42-00	Phones	\$117.03
		465B-OCT 2023	001-521-50-42-00	Phones	\$82.02
		492B-OCT 2023	001-521-50-42-00	Phones	\$76.41
				<b>Total</b>	<b>\$275.46</b>
Community Water Systems LLC	52987	00781	401-534-10-41-07	Management & Operation of Water System-November 2023	\$5,000.00
				<b>Total</b>	<b>\$5,000.00</b>
Culligan Seattle WA	52988	0769926	001-521-20-31-03	Water-Police	\$62.48
				<b>Total</b>	<b>\$62.48</b>
D.M Recycling	52989	11652995S111	408-535-60-47-00	WWTP-Garbage Service	\$233.54
				<b>Total</b>	<b>\$233.54</b>
Drain-Pro INC	52990	119941	408-535-60-48-04	Honey Bucket Rental-Pumpkin Fesst	\$309.00
				<b>Total</b>	<b>\$309.00</b>
E-Squared Systems,LLC	52991	3124	101-542-30-31-00	Alarm Service-902 Rocky RD NE	\$49.28
			401-534-10-31-00	Alarm Service-902 Rocky RD NE	\$49.28
			408-535-10-31-00	Alarm Service-902 Rocky RD NE	\$49.27
			410-531-38-31-00	Alarm Service-902 Rocky RD NE	\$49.27
				<b>Total</b>	<b>\$197.10</b>
Firestone Complete Auto Care	52992	122124	001-521-50-48-02	Alignment-Front & Rear Brakes -44447	\$1,661.52
				<b>Total</b>	<b>\$1,661.52</b>
Ford Motor Credit Company LLC	52993	1775814-Lease Payment # 8487901	60001-591-21-70-03		\$2,965.44
			001-592-21-80-02	Lease Payment # 60- 3-2018 Ford Interceptor-I 8487901	\$15.59
		1775920-Lease Payment #60 - 2018 Ford F-150-8487902	001-591-21-70-03	Lease Payment #60 - 2018 Ford F-150-P 8487902	\$1,098.15

Vendor	Number	Invoice	Account Number	Notes	Amount
Ford Motor Credit Company LLC	52993	1775920-Lease Payment #60 - 2018 Ford F-150-8487902	001-592-21-80-02	Lease Payment #60 - 2018 Ford F-150-I 8487902	\$5.63
				<b>Total</b>	<b>\$4,084.81</b>
Fronteier Precision INC	52994	284421	401-534-10-41-37	Catalyst 10	\$91.25
			408-535-10-41-39	Catalyst 10	\$91.25
			410-531-38-41-08	Catalyst 10	\$91.25
				<b>Total</b>	<b>\$273.75</b>
GreatAmerica Financial Svcs	52995	35099247	001-594-12-41-02	Phone Lease	\$190.31
			001-594-14-41-03	Phone Lease	\$499.57
			001-594-21-64-53	Phone Lease	\$713.68
			001-594-24-41-02	Phone Lease	\$118.95
			101-594-42-41-02	Phone Lease	\$47.58
			105-594-76-41-03	Phone Lease	\$47.58
			401-594-34-42-03	Phone Lease	\$261.68
			408-594-35-64-55	Phone Lease	\$261.68
			410-594-31-41-42	Phone Lease	\$237.89
				<b>Total</b>	<b>\$2,378.92</b>
Hach Company	52996	13765990	408-535-10-31-04	Chemical Purchase	\$746.67
				<b>Total</b>	<b>\$746.67</b>
Intercom Language Services	52997	23-412	001-512-51-49-05	Interpreter Services 2A0476175	\$150.00
		23.472	001-512-51-49-05	Interpreter Services 3A0614698-181710198	\$300.00
				<b>Total</b>	<b>\$450.00</b>
J&I Power Equipment INC	52998	740406	105-576-80-48-01	Fuel Issues & Smokes-Mower 31703	\$73.41
				<b>Total</b>	<b>\$73.41</b>
Javelina Trading Company	52999	2309006	408-535-10-31-00	Gloves	\$283.35
				<b>Total</b>	<b>\$283.35</b>
Keybank-MasterCard	EFT-KeyBank MastetCard-SEPT 2023	0525-AGFALVI-SEPT2023	001-511-60-31-01	Design Software	\$12.99
			001-511-60-31-01	Zoom for Council Meetings	\$70.04
			001-513-10-49-00	Hotel for Fall Conference	\$131.99
			001-514-21-48-01	Top for Flag Pole-Council Chambers	\$65.83
			001-514-23-31-02	White Board & Markers for Absence Calenfar	\$69.51
			001-514-23-31-02	Supplies For Council Budget Retreat	\$83.63



Vendor	Number	Invoice	Account Number	Notes	Amount
Keybank- MasterCard	EFT-KeyBank	0525-AGFALVI-SEPT2023	001-514-23-31-02	Supplies For Council Budget Retreat	\$99.61
	MastelCard- SEPT 2023		001-514-23-31-02	Adobe	\$129.67
			001-521-50-41-02	Certified Mailing	\$15.86
			001-524-20-41-05	Hotel for Fall Conference	\$2.24
			001-594-21-64-01	Registration for 2023 Ford Lighting- Police	\$64.00
			101-542-30-41-17	Hotel for Fall Conference	\$6.71
			401-534-90-49-00	Hotel for Fall Conference	\$26.85
			401-534-90-49-00	Hotel for Jones- Water Training	\$260.20
			401-594-34-64-61	Registration for 2023 Ford Lighting- PW	\$64.00
			408-535-90-49-00	Hotel for Fall Conference	\$29.09
			410-531-31-40-06	Hotel for Fall Conference	\$26.84
	1181-LINCON-SEPT2023		001-524-20-35-01	Digital Codes	\$1,536.29
	1397-TURNER-SEPT2023		001-521-20-31-01	Uniform Items For Mitchels-	\$49.48
			001-521-20-31-03	Lunch for Oral Board Members- 9/12/2023	\$55.98
			001-521-40-49-00	Advanced Undercover Techniques & Survival Training- Gibbs	\$495.00
			001-521-50-48-02	Car Wash	\$15.00
			001-521-50-48-02	Car Wash	\$15.00
	1513-KAINOA-SEPT2023		001-512-51-31-00	Door Stop-Lamp- Batteries-Kleenex- Office Chair	\$255.29
	1920-GABRELUK-SEPT2023		001-521-20-31-01	Protector Cases	\$417.29
			001-521-20-31-01	Intoximeters	\$641.74
			001-521-20-31-03	Adobe	\$32.42
			001-521-20-31-03	Monthly Cideo Streaming	\$42.75
			001-521-20-31-03	National Tactical Associaiton Membership-Boone	\$50.00
			001-521-20-31-03	Vacumm for Police	\$87.59
	2462-RUSSO-SEPT2023		001-512-51-31-00	Sugnature Stamp	\$44.57
			001-513-10-31-00	Office Supplies- Paper	\$42.03
			001-514-23-31-02	Office Supplies- Paper	\$42.03
			001-521-40-31-01	Supervising Police Personnel-Police Field Operations	\$194.89
			001-571-20-31-27	Supplies for Art Class	\$66.24
			401-534-10-31-00	Office Supplies- Paper	\$42.03
			410-531-31-41-05	Office Supplies- Paper	\$42.03
			410-531-38-31-00	Office Supplies- Paper	\$42.03

Vendor	Number	Invoice	Account Number	Notes	Amount
Keybank- MasterCard	EFT-KeyBank MasterCard- SEPT 2023	3589-ALFIERE-SEPT2023	001-521-20-31-03	Item for PD Halloween Event	\$23.48
			001-521-20-31-03	Item for PD Halloween Event	\$25.23
			001-571-20-31-21	Blue Tape-Dance Class	\$10.27
			001-571-20-31-23	Coach Whistle-Tots Soccer	\$18.37
			001-571-20-31-27	Returns Flowers for Adult Art Class	(\$11.21)
			001-571-20-31-27	Returns Flowers for Adult Art Class	(\$11.21)
			001-571-20-31-27	Supplies for Adult Art Potion Class	\$20.54
			001-571-20-31-27	Moss-Garland-Adult Art Class	\$22.79
			001-571-20-31-27	Supplies for Adult Art Potion Class	\$107.31
			001-571-20-31-27	Grape Wreath & Flowers-Adult Art Class	\$111.59
			001-571-20-31-27	Supplies for Adult Art Class	\$168.61
			001-575-50-31-03		(\$83.59)
			001-575-50-31-03	Tables for MPC	\$334.36
	4225-DASKAM-SEPT2023		101-542-30-31-00	Pesticided Recertification- Bingham	\$42.00
			105-576-80-41-14	Pesticided Recertification- Bingham	\$42.00
			401-534-50-35-00	Socket Sets- Rachets-Drivers- Plier Set-Cable Ties	\$1,665.50
			401-534-90-49-00	Pesticided Recertification- Bingham	\$42.00
			401-534-90-49-00	WaterWorks Cert Application fee for WTPO-1	\$88.74
			408-535-50-35-00	150' Cord Reel- White Striping- Ratchet Strap	\$135.22
			408-535-90-49-00	Pesticided Recertification- Bingham	\$42.00
			408-535-90-49-00	Activated Slidge Training-Evans	\$340.00
			410-531-31-40-06	Pesticided Recertification- Bingham	\$42.00
	4499-BIELKA-SEPT2023		105-576-80-31-00	File Cabinet-Dry Erase Board- Monitors	\$117.97
			401-534-10-31-00	File Cabinet-Dry Erase Board- Monitors	\$529.36
			408-535-10-31-00	File Cabinet-Dry Erase Board- Monitors	\$529.36
			408-535-10-41-14	Apple AP	\$7.56
			408-535-10-41-14	Apple Ap	\$7.56
			408-535-10-41-14	Parking-WWTP Training in Tacoma	\$24.00

Vendor	Number	Invoice	Account Number	Notes	Amount	
Keybank- MasterCard	EFT-KeyBank MasterCard- SEPT 2023	4499-BIELKA-SEPT2023  5423-PUBLIC WORKS- SEPT2023	408-535-90-49-00	Flight to Chicago- WWTP Upgrade Training	\$632.79	
			105-576-80-31-00	AC Adapter	\$20.81	
			105-576-80-48-00	Daily Diary- Headphones-Phone Case-Binder Clips	\$60.44	
			105-576-80-48-00	Crimson Pointe Flow	\$72.57	
			105-576-80-48-00	Office Supplies- Earth Quake Bag	\$80.97	
			105-576-80-48-00	Pro Anchor Home Plates	\$221.27	
			105-576-80-48-00	3" Tabs & Floater- Enzyme Water Cleaner-Fountain	\$338.45	
			105-594-76-63-55	WheelChair Acces PPicnic Tables	\$5,294.80	
			401-534-10-31-00	Phone Case	\$10.76	
			401-534-10-31-00	Office Supplies	\$64.46	
			401-534-10-31-00	Office Supplies- Earth Quake Bag	\$80.97	
			401-534-10-31-00	Water for Public Works	\$103.45	
			401-534-50-48-04	Daily Diary- Headphones-Phone Case-Binder Clips	\$60.44	
			401-534-50-48-04	Hydrant Parts Repair Kit	\$126.46	
			408-535-10-31-00	Phone Case	\$10.77	
			408-535-10-31-00	Daily Diary- Headphones-Phone Case-Binder Clips	\$60.43	
			408-535-10-31-00	Office Supplies	\$64.47	
			408-535-10-31-00	Office Supplies- Earth Quake Bag	\$80.96	
			408-535-10-31-00	Water for Public Works	\$111.41	
			410-531-38-31-00	Daily Diary- Headphones-Phone Case-Binder Clips	\$60.44	
			410-531-38-31-00	Office Supplies- Earth Quake Bag	\$80.96	
			410-531-38-31-00	Water for Public Works	\$103.45	
			6503-MARTINEZ-SEPT2023	001-524-20-31-00	Car Wash	\$12.00
				001-524-20-31-00	Car Wash	\$15.00
				001-524-20-31-01	Uniform Items	\$171.73
				001-524-40-49-02	Code Enforcement Training- Leavenworth	\$399.57
			6607-FINANCE-SEPT2023	001-512-51-31-01	Court-Postage	\$158.37
				001-514-23-31-01	Finance-Postage	\$189.24
				001-514-23-31-02	Stamps.com	\$21.87
				001-514-23-31-02	Office Supplies	\$107.13
				001-514-40-41-19	Traveling to Finance Training	\$52.91
				001-514-40-41-19	Hotel For Finance Training	\$254.13
				001-514-40-41-19	Finance Training	\$375.00
	001-521-20-31-03	Floor Mats	\$61.86			
	001-521-20-31-07	Police-Postage	\$15.75			

Vendor	Number	Invoice	Account Number	Notes	Amount	
Keybank- MasterCard	EFT-KeyBank MastetCard- SEPT 2023	6607-FINANCE-SEPT2023	001-524-20-31-02	Code Enforcement- Postage	\$31.50	
			101-542-30-41-17	Hotel For Finance Training	\$14.38	
			105-576-80-41-14	Hotel For Finance Training	\$14.38	
			401-534-10-42-00	Utility-Postage	\$31.50	
			401-534-90-49-00	Hotel For Finance Training	\$76.72	
			408-535-10-41-14	Legal Hanging File Folders	\$87.58	
			408-535-10-42-00	Utility-Postage	\$31.50	
			408-535-90-49-00	Hotel For Finance Training	\$62.33	
			410-531-31-40-06	Hotel For Finance Training	\$57.54	
			410-531-38-42-00	Utility-Postage	\$31.51	
			7073-POLICE 2-SEPT2023	001-521-40-49-00	Evidence Storage for Managemnet & Training -Wetzel	\$325.00
			7626-WETZEL-SEPT2023	001-521-50-49-01	Label Maker	\$38.97
			8502-POLICE-SEPT2023	001-521-20-31-07	MasterCard-Police	\$83.11
			<b>Total</b>			
Korum Automotive Group	53000	6790416	105-576-80-48-02	Oil Change-Battery- Air-FA 1088	\$116.11	
			401-534-50-48-06	Oil Change-Battery- Air-FA 1088	\$116.11	
			410-531-38-48-10	Oil Change-Battery- Air-FA 1088	\$116.10	
			6790458	408-535-50-48-08	Oil Change-Battery- Air Filter-FA 1071	\$379.51
			<b>Total</b>			
Lincoln, Tim	53001	Lincoln-10-23-2023 Thru 10/27/2023	001-524-20-41-05	Washington Association Building Officals Training- Mileage & Meals	\$590.28	
				<b>Total</b>		
O'Reilly Auto Parts	53003	OCT2023-400	105-576-80-35-00	Wire Cutters- Crimper	\$49.70	
			105-576-80-48-01	Battery for F1049	\$59.22	
			105-576-80-48-02	Grease Fittings ZD- 331	\$7.65	
			105-576-80-48-02	Padlock-Dry Lube- Gratzer	\$29.54	
			401-534-50-35-00	Car Cleaning Supplies FA-1068	\$56.90	
			408-535-50-48-08	Battery Core CR F1049	(\$10.95)	
			408-535-50-48-08	Starter-Battery- Battery Tester fa1031	\$402.29	
			410-531-38-48-01	Car Cleaning Supplies	\$14.21	
			<b>Total</b>			
Office of State Auditor	53002	L157041	001-512-51-41-03	Accountability Audit 2020-2021	\$6.14	
			001-514-23-41-14	Accountability Audit 2020-2021	\$18.43	

Vendor	Number	Invoice	Account Number	Notes	Amount	
Office of State Auditor	53002	L157041	001-521-10-40-08	Accountability Audit 2020-2021	\$98.30	
			001-524-20-41-06	Accountability Audit 2020-2021	\$12.29	
			001-575-21-40-00	Accountability Audit 2020-2021	\$6.14	
			101-542-30-41-02	Accountability Audit 2020-2021	\$61.44	
			105-576-90-40-00	Accountability Audit 2020-2021	\$12.29	
			401-534-10-41-02	Accountability Audit 2020-2021	\$86.02	
			408-535-10-41-02	Accountability Audit 2020-2021	\$172.03	
			410-531-10-41-01	Accountability Audit 2020-2021	\$141.32	
			<b>Total</b>	<b>\$614.40</b>		
Owen Equipment Company	53004	111883	401-534-50-48-02	Vactor For Lead Line Project 10641	\$15,498.82	
				<b>Total</b>	<b>\$15,498.82</b>	
Popular Networks, Llc	53005	32223	001-514-23-41-04	Computer Maintenance	\$470.05	
			001-521-50-41-01	Computer Maintenance	\$0.00	
			001-524-20-41-01	Computer Maintenance	\$128.19	
			001-525-60-41-03	Disaster Recovery Backup-Server	\$1,068.95	
			001-575-50-41-03	Computer Maintenance	\$42.73	
			101-542-30-41-04	Computer Maintenance	\$42.73	
			401-534-10-41-05	Computer Maintenance	\$491.41	
			408-535-10-41-05	Computer Maintenance	\$491.42	
			410-531-38-41-04	Computer Maintenance	\$470.05	
			39221	001-512-51-41-01	Computer Maintenance-Computer	\$39.95
				001-521-50-41-01	Maintenance-PD	\$983.62
				001-525-60-41-03	PSB Disaster Recovery Backup-Server	\$1,957.69
					<b>Total</b>	<b>\$6,186.79</b>
			Powers-Hubbard, Conner	53006	Hubbard-Instrutor Development Training	001-521-40-49-00
	<b>Total</b>	<b>\$370.00</b>				
PRO-VAC	53007	187795	408-535-50-48-02	Wet Well Pumping	\$3,112.60	
		193275	401-534-50-48-02	Water Leak-22204 177th St E	\$1,823.50	
				<b>Total</b>	<b>\$4,936.10</b>	

Vendor	Number	Invoice	Account Number	Notes	Amount
Public Safety Testing	53008	2023-1097	001-521-20-31-05	Public Safety Testing July-September 2023 <b>Total</b>	\$151.00 <b>\$151.00</b>
Puget Sound Energy	53009	200001247663-OCT2023 200002708986-OCT2023 200019646914- OCT2023 200021421298-OCT2023 220028112518-OCT2023	408-535-50-47-07 408-535-50-47-05 101-542-63-47-03 408-535-50-47-06 101-542-63-47-03	VC Lift Station VG Lift Station Street Lights Rainier Meadows Street Lights <b>Total</b>	\$222.38 \$273.72 \$66.33 \$32.91 \$13.59 <b>\$608.93</b>
Puyallup, City of	53010	1396-Jail Fees-Medical Hahto 1421	001-523-60-41-00 001-525-10-40-00	Jail Fees-Medical Hahto Dues PC Emergency Management-Sept 2023 <b>Total</b>	\$323.68 \$447.29 <b>\$770.97</b>
Randles Sand & Gravel	53011	430641	401-534-50-49-17	Asphalt Cleanup <b>Total</b>	\$212.93 <b>\$212.93</b>
S&S Tire Service INC	53012	1-147794	410-531-38-48-10	Flat Repair-FA1067 <b>Total</b>	\$21.90 <b>\$21.90</b>
SCJ Alliance	53013	73573 -21-000838	101-595-10-40-06	ADA Transition Plan <b>Total</b>	\$7,322.50 <b>\$7,322.50</b>
SCORE	53014	7318	001-523-60-41-00	Jail Fees-SEPT 2023 <b>Total</b>	\$448.00 <b>\$448.00</b>
Secure Pacific Corp/Mountain Alarm	53015	383037	408-535-10-41-07	WWTP Alarm <b>Total</b>	\$270.90 <b>\$270.90</b>
South Sound 911	53016	01078	001-521-10-40-05	Dispatch Records Management System-Enforcer-4th QRT <b>Total</b>	\$31,892.50 <b>\$31,892.50</b>
Spectral Laboratories	53017	5006409	408-535-10-41-03	Lab Testing <b>Total</b>	\$562.00 <b>\$562.00</b>
Tacoma Diesel & Equipment	53018	139742	408-535-50-48-07	Generator-Service WWTP-Pump Site <b>Total</b>	\$8,523.55 <b>\$8,523.55</b>

Vendor	Number	Invoice	Account Number	Notes	Amount
UniFirst Corporation	53019	2220344458	408-535-10-31-03	Uniform Item- Protective Services	\$201.51
				<b>Total</b>	<b>\$201.51</b>
Unit Process Company	53020	220/55035638	401-534-50-48-02	Supplies	\$150.91
				<b>Total</b>	<b>\$150.91</b>
US BankNA Custody Treasury Div-Mony Cntr	53021	Fees for Safekeeping- 7/1/2023-9/30/2023	001-514-23-49-06	Fees for Safekeeping	\$28.00
			101-542-90-40-01	Fees for Safekeeping	\$4.00
			105-576-80-41-09	Fees for Safekeeping	\$4.00
			401-534-90-40-02	Fees for Safekeeping	\$12.00
			408-535-90-40-02	Fees for Safekeeping	\$20.00
			410-531-90-40-02	Fees for Safekeeping	\$12.00
				<b>Total</b>	<b>\$80.00</b>
Utilities Underground Location Center	53022	3090207	401-534-60-41-00	Locates-Sept 2023	\$38.70
			408-535-60-41-00	Locates-Sept 2023	\$38.70
				<b>Total</b>	<b>\$77.40</b>
Washington Cities Insurance Authority	53023	200024	001-514-40-41-19	Human Resoures	\$60.00
				<b>Total</b>	<b>\$60.00</b>
Washington Rock Quarries,	53024	87610	401-534-50-48-02	Concrete Dump Fee	\$210.24
		96584	401-534-50-48-02	Concrete Dump Fee	\$125.33
				<b>Total</b>	<b>\$335.57</b>
Washington State Department of Transportation	53025	06614R Amend No. 3	401-534-50-48-02	Water Line Maintenance Franchise 06614R Amendment 3	\$150.00
				<b>Total</b>	<b>\$150.00</b>
Water Management Lab Inc.	53026	214968	401-534-10-41-03	Lab Testing	\$267.45
				<b>Total</b>	<b>\$267.45</b>
Wex Bank	53027	9251335	001-521-20-32-00	Fuel-PD	\$1,512.82
				<b>Total</b>	<b>\$1,512.82</b>
				<b>Grand Total</b>	<b>\$125,746.53</b>



## **COUNCILMEMBERS**

Position No.

1. Tod Gunther
2. Chris Moore
3. Don Tracy
4. John Williams
5. Gregg Bradshaw
6. Greg Hogan
7. Melodi Koenig



**ORTING CITY COUNCIL**  
Regular Business Meeting Minutes  
104 Bridge Street S, Orting, WA  
Zoom – Virtual  
October 11<sup>th</sup>, 2023  
7:00 p.m.

**Mayor Joshua Penner, Chair**

### **1. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL.**

Mayor Penner called the meeting to order at 7:05pm. Councilmember Koenig led the Pledge of Allegiance.

**Councilmembers present:** Councilmembers Chris Moore, Don Tracy, John Williams, Greg Hogan, Melodi Koenig, and Deputy Mayor Bradshaw.

**Absent:** Councilmember Tod Gunther.

**Staff present:** Finance Director Gretchen Russo, City Clerk Kim Agfalvi, Executive Assistant Danielle Charchenko, Public Works Director Marshall Maurer, Capital Projects Manager John Bielka.

**Virtual:** City Attorney Charlotte Archer.

***Council Member Hogan made a motion to excuse Councilmember Tod Gunther.  
Seconded by Deputy Mayor Bradshaw.***

***Motion passed (6-0).***

### **REQUEST FOR ADDITIONS OR MODIFICATIONS TO THE AGENDA.**

No requests were made.

### **2. PUBLIC COMMENTS.**

City Clerk Kim Agfalvi read a public comment submitted by Alina Hibbs, into the record.

“I would like to express gratitude and appreciation for the City support to Orting Red Hat Days. Our event was held last Saturday October 7 in the Main City Park. We had a much larger showing than expected, likely due to the weather, but also it is a reflection of the growth of this event. Orting Red Hat Days is a traditional town event and previously has had many volunteers and much more support. We are a small board of 4 and had 10 volunteers this year (last year we had half as many and fewer the year before). We were able to host 42 craft vendors, 7 food vendors, a parade, over 200 cars in our car show (we ran out of registration forms!), a beard contest, and followed the park event with a dinner, dance, auction, and raffle at the Orting Eagles Hall. The proceeds from our event will go to a trade school scholarship for 1 or more Orting High School student(s) as well as hunters safety education courses. A notable element of this years event was the support and communication from city staff. We were in contact with Michell Alfieri on a regular basis and she guided us through the permitting process smoothly and efficiently. Close communication with the police department also insured a safe and smooth road closure. And, the public works staff working the event were available and prompt in setting up and answering our questions, despite the fountain being filled with foam! All in all, this year was an extremely successful event and the collaboration between us and the city was the best its been since I joined Orting Red Hat Days 6 years ago. Thank you City of Orting City Council and City staff for assisting in the execution of this event. We are looking forward to next year!”

### **3. CONSENT AGENDA.**

**A.** Payroll Claims and Warrants.

**B.** Meeting Minutes of September 23<sup>rd</sup> and September 27<sup>th</sup>, 2023.

***Councilmember Koenig made a motion to approve the consent agenda as prepared. Seconded by Councilmember Moore.***

***Motion passed (6-0).***

### **4. OLD BUSINESS.**

**A. AB23-81** – Water Resource Recovery Facility (WRRF) Scope and Budget.

Councilmember Williams briefed on the Scope and Budget items received from Wilson Engineering for the Water Resource Recovery Facility. He stated the item was being presented tonight because it was removed from the agenda of the September 27<sup>th</sup>, 2023 Council meeting as two members of the Council were absent from that meeting.

***Councilmember Moore made a motion to authorize the Mayor to sign a professional services agreement with Wilson Engineering to complete the attached Scope and Budget for the Water Resource Recovery Facility Biosolids and Headworks Improvements in an amount not to exceed \$1,647,487.00. Seconded by Councilmember Williams.***

Council discussion followed.

Mayor Penner recessed the meeting at 7:33pm for Deputy Mayor Bradshaw and Mayor Penner to discuss legal issues with City Attorney Charlotte Archer.

Council reconvened the meeting at 7:36pm.

### **5. EXECUTIVE SESSION.**

City Attorney Charlotte Archer briefed that the meeting would be recessed to executive session pursuant to RCW 42.30.110(1)(i), to discuss legal risks of a proposed action or current practice when a public discussion may have adverse legal consequences for the agency for 10 minutes to begin at 7:37pm with potential action to follow.

Executive session began at 7:37pm.

Executive session ended at 7:46pm.

Mayor Penner reconvened the meeting to regular session at 7:46pm. Mayor Penner restated that there was a motion on the floor:

***[restated from above] Councilmember Moore made a motion to authorize the Mayor to sign a professional services agreement with Wilson Engineering to complete the attached Scope and Budget for the Water Resource Recovery Facility Biosolids and Headworks Improvements in an amount not to exceed \$1,647,487. Seconded by Councilmember Williams.***

***Motion passed (5-1). Nay – Councilmember Hogan.***

### **6. ADJOURNMENT.**

***Deputy Mayor Bradshaw made a motion to adjourn. Seconded by Councilmember Moore.***

***Motion passed (6-0).***

Mayor Penner adjourned the meeting at 7:47pm.

ATTEST:

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Joshua Penner, Mayor

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Kimberly Agfalvi, City Clerk



**City of Orting  
Council Agenda Summary Sheet**

	<b>Agenda Bill #</b>	<b>Recommending Committee</b>	<b>Study Session Dates</b>	<b>Regular Meeting Dates</b>
<b>Subject:</b>  Water System Plan.	<b>AB23-106</b>			
		<b>10.4.2023</b>	<b>10.18.2023</b>	<b>10.25.2023</b>
	<b>Department:</b>	Public Works - Water		
	<b>Date Submitted:</b>	<b>9.29.2023</b>		
<b>Cost of Item:</b>	\$131,390			
<b>Amount Budgeted:</b>	\$0 -2023   \$100,000 – 2024 Draft Budget			
<b>Unexpended Balance:</b>	(\$31,000) - 2023 Budget			
<b>Bars #:</b>	401-534-10-41-16			
<b>Timeline:</b>	<b>ASAP</b>			
<b>Submitted By:</b>	<b>Marshall Maurer</b>			
<b>Fiscal Note:</b> The 2023 amount will come out of unexpended projects and isn't anticipated to impact overall fund budget.				
<b>Attachments:</b> Water System Plan Scope and Budget				
<b>SUMMARY STATEMENT:</b>				
<p>A water system plan documents the current status of the water system and evaluates future needs of the water utility. The plan is used as a guide in maintaining and improving the water system in the short term and over a period of about 10 years. Maintaining a current plan is required to meet the regulations of the Washington State Department of Health and the requirements of the Washington State Growth Management Act.</p> <p>A Pre-Plan Meeting with DOH was conducted on August 30, 2023 in preparation of the City's 2024 WSP Update. At the meeting, DOH identified specific topics of interest and discussed required elements of the City's 2024 WSP Update. This scope of work (SOW) describes the anticipated services to be provided by Parametrix to update the City's WSP.</p>				
<b>RECOMMENDED MOTION: <u>Motion:</u></b>				
To approve the Water System Plan scope and budget submitted by Parametrix for engineering services in an amount to not exceed \$131,390.00.				

# SCOPE OF SERVICES

## City of Orting 2024 Water System Plan Update

### INTRODUCTION

Group A water systems are required to submit updated plans to the Washington State Department of Health (DOH) for review and approval on a six-year rotating basis per Washington Administrative Code Section 246-290. The City of Orting’s (City’s) most recent Water System Plan (WSP) was approved in 2009 and expired in 2015.

A Pre-Plan Meeting with DOH was conducted on August 30, 2023 in preparation of the City’s 2024 WSP Update. At the meeting, DOH identified specific topics of interest and discussed required elements of the City’s 2024 WSP Update. This scope of work (SOW) describes the anticipated services to be provided by Parametrix to update the City’s WSP.

This document is organized as follows:

- Exhibit A: Scope of Services
- Exhibit B: Rates and Project Fee Estimate

### SCOPE WORK BREAKDOWN STRUCTURE

Work Breakdown Summary:

- Task 01 Project Management and Quality Control
- Task 02 Data Collection and Review
- Task 03 Water Demand Forecast
- Task 04 System Analysis
- Task 05 Water Use Efficiency (Conservation Program Review)
- Task 06 Water Reuse Analysis
- Task 07 Capital Improvement Plan and Financial Review
- Task 08 Prepare WSP Update
- Task 09 SEPA Checklist and Agency Coordination

### GENERAL ASSUMPTIONS

The following assumptions apply to this entire SOW. Any deviations from these assumptions may require an amendment to the portion of the SOW and budget that is impacted by changes:

- Notice to Proceed is anticipated to be received in October 2023. Duration of this project is anticipated to be approximately 12 months.
- The Pre-Plan meeting defines minimum effort to update the City's WSP and the corresponding budget is an estimate of the level of effort required to incorporate the revisions into the City's current plan as documented in the meeting minutes and to submit to DOH for review.

## TASK 01 – PROJECT MANAGEMENT AND QUALITY CONTROL

### Objective

Task 01 provides tracking scope, schedule, and budget for the project; overseeing project administration (filing, invoicing, etc.); coordination and communication with the City; and ensuring that Parametrix properly implements quality assurance/quality control (QA/QC) procedures over the duration of this project.

### Subtask 01.1 – Project Management

Subtask 01.1 includes routine internal project management to document project information, the District and Parametrix roles and responsibilities, project summary cost and schedule, and change log, as well as internal project coordination meetings. Additionally, project budget will be tracked using Parametrix in-house tools to verify that progress is keeping pace with spending.

### Subtask 01.2 – Invoice and Progress Reports

Subtask 01.2 includes preparing monthly progress reports to accompany each monthly invoice. Progress reports will include a narrative of work completed, anticipated work for the next period, and a description of issues affecting project progress and proposed resolutions if necessary.

### Subtask 01.3 – Correspondence and Coordination with the City

Subtask 01.3 includes regular weekly or biweekly communication with the City's project manager to discuss and review information and issues that may affect the progress of the work. Communication may include phone conversations, scheduled meetings, and electronic communication. Also included in Subtask 01.3 is one project kickoff meeting with City staff.

### Task 01.4 – Perform and Manage Project QA/QC

Subtask 01.5 includes development of a QA/QC plan, time to perform quality assurance to verify quality checks have been completed and addressed, and time to review design as contract plans and specifications are being prepared. QA/QC will be performed to ensure that City comments have been thoroughly addressed and internal reviews have been completed prior to delivery of all work products to verify consistency with internal standards of practice and care.

### Assumptions

- Project duration is 10 months.
- One project kickoff meeting will be attended in person by up to three Parametrix staff for up to 1.5 hours each.

- Budget assumes monthly meetings with the City Project Manager (PM) to be attended virtually by up to two Parametrix staff for up to 1.0 hour each during the duration of this project. These meetings will be documented within the WSP Update with an agenda and meeting summaries.
- Budget assumes monthly internal meetings to be attended virtually by up to four Parametrix staff for up to 0.5 hour each.

### Deliverables

- Project Schedule (in PDF file format).
- Monthly progress reports enclosed with invoices (in PDF file format).

## TASK 02 – DATA COLLECTION AND REVIEW

### Objective

Task 02 provides collecting relevant background information, including plans, agreements, studies, demand data, production data, financing, and other relevant system data to be used in preparation of the WSP Update. The Consultant Team will provide a comprehensive written request for information (RFI) list to the City for documents to be used in preparation of the WSP Update.

Budget includes time for coordination to request information from local jurisdictions to obtain background information from local municipalities, adjacent purveyors, or regulatory agencies, such as growth projections from Puget Sound Regional Council (PSRC) and comprehensive plans.

### Assumptions

- Documents will be obtained primarily from the City.
- The Consultant Team will provide a comprehensive written RFI list to be delivered to the City prior to and reviewed at the project kickoff meeting.
- Up to two RFIs will be prepared and provided to the City.

### Deliverables

- RFI list (in PDF file format).

## TASK 03 – PLANNING DATA

### Objective

Task 03 provides performing a demand analysis and in compliance with DOH requirements defined in WAC 246-290-100 and in the Municipal Water Law.

### Subtask 03.1 – Compatibility with Local Plans

Subtask 03.1 includes conducting a review and providing a summary of local planning documents within the City's Water System Plan Update, including the Growth Management Act, City of Tacoma, and Valley Water District, as required for consistency from local planning from DOH.



### Subtask 03.2 – Water Demand Analysis

Subtask 03.2 includes conducting a population growth rate projections based on current and available PSRC long-range, small area forecast products and a demand analysis through a review of meter records for January 2015 through December 2022. Existing average day demand and peak day demand will be determined for each service type in the City’s database. Anticipated growth projections and comparison to historical system growth will be used to forecast future system average and peak day demand. Instantaneous demand will be calculated using a peaking factor. Growth projections for 6-year, 12-year, and 20-year will be determined and demand projections with and without expected efficiency savings will be determined.

### Subtask 03.3 – Water Right Analysis

Subtask 03.3 includes performing a water rights analysis in which water demand forecasts (see Subtask 3.2) will be compared to the City’s confirmed water rights. As required by the Municipal Water Law, water rights will also be evaluated considering water reuse and water conservation measures. Water conservation and reuse analyses are included in Tasks 05 and 06, respectively. Results of the water rights analysis will be documented in a Water Right Self-Assessment Form to be included with the Water System Plan Update.

### Assumptions

- Growth projections will be based on growth rates obtained from Puget Sound Regional Council. This information is assumed to be readily available.
- The 2017 Water Right Self-Assessment Form will be included as an appendix to the WSP Update.
- A planning projection of 12-years is necessary to get a full 10-year approval of the WSP.

## TASK 04 – SYSTEM ANALYSIS

Task 04 provides performing a source of supply analysis in compliance of DOH requirements in WAC 246-290-100 and a storage analysis as outlined in DOH guidelines provided in the Water System Design Manual (June 2020).

### Subtask 04.1 – Source of Supply Analysis

Subtask 04.1 includes evaluating the City’s water supply resources with respect to water right status, water demand forecast (see Task 03), source and equipment capacity, and system reliability. The evaluation will be linked to the water conservation and reuse analyses included in Tasks 05 and 06, respectively. The analysis will identify source of supply deficiencies, if any, of the existing and anticipated future system. Source improvements will be recommended as part of Subtask 04.5. The existing Water Shortage Response Plan and Wellhead Protection Plan will be reviewed and updated, if necessary.

### Subtask 04.2 – Storage Analysis

Subtask 04.2 includes performing a storage analysis and calculating the minimum required equalization, standby, and fire flow storage using DOH methodology. The calculated storage requirements will then be compared to the existing storage facilities, including both volume and elevation, to considered usable storage. The analysis will identify storage deficiencies, if any, of the existing and anticipated future system. Storage improvements will be recommended as part of Subtask 04.5.

### Subtask 04.3 – Water Quality Analysis

Subtask 04.3 includes evaluating the City’s existing water quality monitoring plans and results of recent water quality sample analyses to ensure compliance with WAC 246-290-300. Revise the water quality chapter within the WSP in accordance with established State Advisory Levels (SALS) for PFAS substances, as well as monitoring requirements and required public actions for systems that detect PFAS above the SALS.

Results of sample analyses for bacteria, inorganic compounds, lead and copper, nitrate and nitrite, synthetic organic compounds, volatile organic compounds, asbestos, radionuclides, disinfection by-products, and trihalomethanes will be reviewed and compared to state water quality standards. A sampling schedule will be developed for all required water quality monitoring over the next six-year period.

### Subtask 04.4 – Asset Inventory

Subtask 04.4 includes establishing an asset inventory that includes at least five of the following: list of water system assets, age of assets, expected life of the assets, replacement cost of assets, level of service, and criticality. This section will summarize asset categories in order of most limiting factor. Budget includes up to two meetings with City staff.

### Subtask 04.4 – System Analysis

Subtask 04.4 includes reviewing the City’s existing hydraulic model to determine if new infrastructure is adequately reflected in the model. The system analysis will include running scenarios for the current, 6-year, 12-year, and 20-year growth projections established in Subtask 03.2. The updated model will be used to evaluate system performance and establish design criteria for improvements based upon fireflow, pressure, headloss, and velocities noted in the system.

### Subtask 04.5 – Recommend System Improvements

Subtask 04.5 includes identifying and selecting recommended system improvements to be included in a Capital Improvement Plan (CIP), see Subtask 07.1. Recommended system improvements will be selected based upon the deficiencies identified in Subtask 04.4, a status review of the CIP developed for the 2015 WSP and yearly CIP updated by the City, and suggestions provided by City Staff.

Recommended system improvements will be prioritized and developed into a CIP in Subtask 07.1.

### Assumptions

- The Water Shortage Response Plan and Wellhead Protection plan will be included as an appendix to the WSP Update.
- The Department of Health Asset Inventory Worksheet will be completed and included as an appendix to the WSP Update.

## TASK 05 – WATER USE EFFICIENCY AND RESOURCE ANALYSIS

## Objective

Task 05 provides evaluating the City's previous water conservation program and identifying potential reclaimed water users using a checklist developed by DOH to help purveyors meet the requirements of the Municipal Water Law to comply with DOH and Municipal Water Law requirements.

### Subtask 05.1 – Evaluate Current Conservation Program and Quantify Results

Subtask 05.1 includes reviewing the City's expenditure records, rate structure, measurement of distribution system leakage, and leakage detection efforts to evaluate the water conservation program. In addition to measurement of distribution system leakage, effectiveness of the existing conservation measures will be quantified using results of the water demand analysis. The water demand analysis (Subtask 03.2) will be used to calculate average residential demand. The existing demand will be compared to average residential demand when the water conservation program was first initiated in 1992. Results of the conservation program will be compared to conservation goals stated in the 2015 WSP Update.

Depending on the effectiveness on ongoing measures, additional conservation measures (see Task 5.2) may be recommended to meet DOH and Municipal Water Law requirements.

### Subtask 05.2 – Recommend Additional Conservation Measures

Subtask 05.2 includes reviewing the potential internal and external measures already identified in the existing Water Conservation Plan to identify additional measures that could effectively contribute to water savings. If ongoing conservation measures are not sufficient to meet conservation goals, no further research is anticipated.

### Subtask 05.03 – Water Reuse Analysis

Subtask 05.03 includes complying with the requirements of the Municipal Water Law, Parametrix will also document that reclaimed water is not available in the vicinity of the City's service area, but may within the next 6-10 years, should the City add this capability to the wastewater treatment plant. If available, reclaimed water studies performed by adjacent purveyors will be cited. A brief feasibility analysis will compare the estimated cost of construction and operation of a reclaimed water facility to the City's available capital and personnel resources.

## Assumptions

- With the City's assistance, records of customer water use will be reviewed to identify potential reclaimed water users in the categories listed in the DOH checklist.
- Annual water savings will be estimated based upon reasonable assumptions.

## TASK 06 – OPERATION AND MAINTENANCE (O&M) PROGRAM

### Objective

Task 06 provides evaluating the City's O&M activities and requirements. This includes reviewing and providing revisions, if necessary, to the City's O&M Program, to include the organization's structure and responsibilities; operating permits; operator certification; system operation, control, and maintenance; record keeping and reporting; and complaint response. The City's cross-connection control program and summary of O&M deficiencies will also be reviewed.

## TASK 07 – CAPITAL IMPROVEMENT PLAN AND FINANCIAL ANALYSIS

### Objective

Task 07 provides developing cost estimates and an implementation schedule for recommended system improvements, as well as summarizing the City's system income and expenses.

### Subtask 07.1 – Develop Capital Improvement Plan

Subtask 07.1 includes prioritizing recommended improvements, as identified in Subtask 04.5, into 6-, 10-, and 20-year implementation schedules based upon the significance of the need/deficiency, anticipated timing of growth, complexity of the improvement, and availability of improvement funding. Projects of higher priority, i.e., projects that address current system needs, will be scheduled for implementation within the 6- or 10- year planning horizons. Projects that serve anticipated future needs or are less critical to the system operation, will be scheduled for implementation within the 20-year planning horizon. Planning level cost estimates for recommended improvements will be developed based on historic construction costs modified for the preset dollar value, sales tax, and potential engineering fees and contingencies.

### Subtask 07.2 – Financial Review

Subtask 07.2 includes using City revenue, expense records, and the City's recent rate study, conducted by Baker Tilly in 2019, to develop financial projections to assess the financial viability of the system. Revenue projections will consider revenue from existing connections and anticipated growth. Expense projections will consider existing maintenance and operation expenses, expenses for anticipated growth, and construction costs identified in the Capital Improvement Program (see Task 7.1).

### Assumptions

- Planning-level cost estimates will be prepared to the Advancement of Cost Engineering (ACE) Class 5 estimate standards. Typical accuracy for ACE Class 5 estimates ranges from -30 percent to +100 percent depending on the technological complexity of the project, appropriate reference information, and inclusion of an appropriate contingency determination.

## TASK 08 – PREPARE WSP UPDATE

### Objective

Task 08 provides producing a draft version of the WSP Update to submit for City and DOH review, as well as one final draft for the City.

### Subtask 08.1 – Draft WSP Update

The draft WSP Update will include all information necessary for compliance with DOH and WAC requirements and reflect the requirements noted in the Pre-Plan Meeting with DOH conducted on August 20, 2023 in preparation of the City's WSP Update. The analyses and information presented in the draft WSP Update will be reviewed using the QA/QC Plan established in Subtask 01.4 prior to City review. City review comments will be incorporated in the draft document submitted to DOH for review. A completed DOH checklist identifying sections where items are included in the draft WSP Update will also be submitted to DOH.

## Task 08.2 – Final WSP Update

Subtask 08.2 includes a final WSP Update to be provided to the City that will reflect addressed comments, questions, and revisions, if any, per DOH review comment

### Assumptions

- Up to twenty (20) figures, maps, and graphics will be prepared for inclusion in the WSP Update. Should additional figures, maps, or graphics be required for inclusion in the WSP, a budget amendment may be needed at the direction of the City.
- Existing client AutoCAD files will be used as the base map for generating maps and graphics. Other figures will primarily be generated using Microsoft Excel software.
- City review of the draft WSP Update will be 21 calendar days.
- DOH review of the draft WSP Update will include one round of review and comments. The initial review of the draft WSP Update will be 90 calendar days. The second review of the WSP Update will be 30 calendar days.
- Parametrix will produce one (1) electronic copy of the draft WSP to DOH and Pierce County for review. DOH and Pierce County review of the draft WSP is concurrent.
- Time to review and address comments provided by DOH has been reflected in this SOW based on the discussions at the Pre-Plan Meeting. Should these comments be substantial in nature, a budget amendment may be required to sufficiently respond and receive formal approval from DOH.
- Parametrix will produce one (1) electronic copy of the Final WSP and one (1) hardcopy of the Final WSP to the City.

### Deliverables

- Draft and Final WSP Update (in Word, PDF, and Hardcopy Format).
- Associated WSP Files (in Excel and AutoCAD File Format).

## TASK 09 – SEPA CHECKLIST AND AGENCY COORDINATION

### Objective

Task 09 provides preparing an Environmental Checklist in compliance with the State Environmental Policy Act (SEPA), as required by WAC 246-290-100 and WAC 197-11-960, and coordinating with regional agencies for WSP Update requirements.

### Subtask 09.1 – SEPA Checklist

Subtask 09.1 includes preparing a SEPA Environmental Checklist will be completed for recommended system improvements identified in Subtask 04.5. The recommended improvements will be evaluated for their potential to impact environmental elements, such as earth, air, water, plants, and animals, etc.

## Subtask 09.2 – Agency Coordination

### Objective

Task 10 includes coordinating with DOH to submit the Draft WSP Update and SEPA Checklist, receipt of review comments, and estimating of level of effort to complete revisions to the draft for submitting the Final WSP Update. This task also includes coordinating with adjacent water purveyors regarding service area agreements and signed consistency statements from the City planner and Pierce County.

Project staff will communicate with the DOH contact for the project by e-mail, phone, and/or written correspondence. Regular coordination throughout the project duration is anticipated for status updates and clarification of WSP Update requirements.

### Assumptions

- DOH will act as the lead agency for evaluating the SEPA Checklist.
- A draft version of the SEPA Checklist will be submitted with the Draft WSP Update.
- A Determination of Non-Significance (DNS) will be issued for the WSP Update.
- The completed SEPA checklist will be included as an appendix to the Water System Plan Update.
- The WSP Update will be discussed at one City of Orting Council Meeting prior to submittal to DOH for Review. It is assumed that presentation of the proposed changes to the WSP Update at this meeting is sufficient to meet WAC requirements for the community informational meeting. The meeting will be documented in the WSP Update with copies of the agenda and meeting minutes.
- Budget assumes attendance of once City Council Meeting to be attended in person by up to two Parametrix staff for up to two hour each.

### Deliverables

- Draft and Final SEPA Checklist (in PDF file format).

## BUDGET

The budget for this SOW is included as Exhibit B. This budget is reflective of this SOW, known information, and previous experience regarding level of effort on similar projects.

## REFERENCES

Baker Tilly Municipal Advisers, LLC (Baker Tilly). October 2019. Orting, Washington: Water, Sanitary Sewer and Stormwater Rate Study. Baker Tilly: St. Paul, MN.

DOH (Washington State Department of Health). June 2020. Water System Design Manual (Pub No. 331-123). Available at <https://doh.wa.gov/sites/default/files/2022-02/331-123.pdf?uid=64d2b0d44b95f>.

WAC (Washington Administrative Code) 197-11-960. 2022. Available at <https://app.leg.wa.gov/wac/default.aspx?cite=197-11-960>.

WAC 246-290. 2022. Available at <https://apps.leg.wa.gov/wac/default.aspx?cite=246-290>.

WAC 246-290-100. 2022. Available at <https://app.leg.wa.gov/WAC/default.aspx?cite=246-290-100>.

SCOPE OF WORK (continued)

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WAC 246-290-110. 2008. Available at <https://app.leg.wa.gov/wac/default.aspx?cite=246-290-110>.

WAC 246-290-300. 2022. Available at <https://app.leg.wa.gov/WAC/default.aspx?cite=246-290-300>.



**Exhibit B - Rates and Project Fee Estimate**  
**City of Orting**  
**2024 Water System Plan Update**

					Hungerford, JC	Whittaker, April	Crackenberger, Sa	Orama, Mari	Moss, Brandon	Dye, Tabatha	Cooper, Ryan	Lucas, Amanda
					PIC/QC	Sr PC Spec.	Sr Proj Acct	Planning Lead	Modeling/GIS	Planner	Support	Pubs
					Divison Manager	Sr. Project Control Specialist	Senior Project Accountant	Senior Engineer	Engineer IV	Engineer III	Engineer I	Publications Supervisor
<b>Burdened Rates:</b>					\$225.00	\$150.00	\$135.00	\$210.00	\$190.00	\$150.00	\$125.00	\$145.00
Phase	Task	Description	Labor Hours	Labor Dollars								
			<b>790</b>	<b>\$130,690.00</b>	<b>90</b>	<b>12</b>	<b>6</b>	<b>158</b>	<b>82</b>	<b>162</b>	<b>284</b>	<b>34</b>
<b>1</b>		<b>Project Management &amp; Quality Control</b>	<b>118</b>	<b>\$23,300.00</b>	<b>46</b>	<b>12</b>	<b>6</b>	<b>34</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>8</b>
	1.1	Project Management	22	\$4,390.00	6			8	4	4		
	1.2	Invoice and Progress Reports	36	\$6,480.00	6	12	6	12				
	1.3	Correspondence and Coordination with the City	36	\$7,350.00	14			14	2	2		4
	1.4	Perform and Manage Project QA/QC	24	\$5,080.00	20							4
<b>2</b>		<b>Data Collection and Review</b>	<b>34</b>	<b>\$4,815.00</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>10</b>	<b>20</b>	<b>0</b>
	2.1	Information Collection	34	\$4,815.00	1			1	2	10	20	
<b>3</b>		<b>Planning Data</b>	<b>18</b>	<b>\$2,720.00</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>10</b>	<b>0</b>
	3.1	Compatibility with Local Plans	10	\$1,360.00				1		1	8	
	3.3	Demand Analysis	42	\$6,140.00	2			4		14	22	
	3.2	Water Right Analysis	18	\$2,720.00	2			2		4	10	
<b>4</b>		<b>System Analysis</b>	<b>265</b>	<b>\$42,495.00</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>48</b>	<b>54</b>	<b>108</b>	<b>0</b>
	4.1	Source of Supply Analysis	17	\$2,495.00	1			2		4	10	
	4.2	Storage Analysis	23	\$3,245.00	1			2		4	16	
	4.3	Water Quality Analysis	23	\$3,245.00	1			2		4	16	
	4.4	Asset Inventory	44	\$7,000.00	4			10		10	20	
	4.5	System Analysis	94	\$15,910.00	4			12	36	16	26	
	4.6	Recommended System Improvements	64	\$10,600.00	4			12	12	16	20	
<b>5</b>		<b>Water Use Efficiency and Resource Analysis</b>	<b>33</b>	<b>\$4,880.00</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>20</b>	<b>38</b>	<b>0</b>
	5.1	Evaluate Current Conservation Program and Quantify Results	21	\$3,095.00	1			2		8	10	
	5.2	Recommend Additional Conservation Measures	12	\$1,785.00	1			1		4	6	
	5.3	Water Reuse Analysis	7	\$1,025.00	1					2	4	

**Exhibit B - Rates and Project Fee Estimate**  
**City of Orting**  
**2024 Water System Plan Update**

					Hungerford, JC	Whittaker, April	Crackenberger, Sa	Orama, Mari	Moss, Brandon	Dye, Tabatha	Cooper, Ryan	Lucas, Amanda
					PIC/QC	Sr PC Spec.	Sr Proj Acct	Planning Lead	Modeling/GIS	Planner	Support	Pubs
					Divison Manager	Sr. Project Control Specialist	Senior Project Accountant	Senior Engineer	Engineer IV	Engineer III	Engineer I	Publications Supervisor
<b>Burdened Rates:</b>					\$225.00	\$150.00	\$135.00	\$210.00	\$190.00	\$150.00	\$125.00	\$145.00
Phase	Task	Description	Labor Hours	Labor Dollars								
<b>6</b>		<b>Operation and Maintenance (O&amp;M) Program</b>	<b>38</b>	<b>\$5,660.00</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>22</b>	<b>0</b>
	6.1	O&M Program	38	\$5,660.00	2			6		8	22	
<b>7</b>		<b>Capital Improvement Plan and Financial Review</b>	<b>68</b>	<b>\$11,880.00</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>10</b>	<b>16</b>	<b>16</b>	<b>0</b>
	7.1	Develop Capital Improvement Plan	46	\$7,680.00	4			8	10	8	16	
	7.2	Financial Review	22	\$4,200.00	4			10		8		
<b>8</b>		<b>Prepare WSP Update</b>	<b>176</b>	<b>\$28,450.00</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>14</b>	<b>38</b>	<b>58</b>	<b>18</b>
	8.1	Draft WSP Update	128	\$20,950.00	6			30	14	26	40	12
	8.2	Final WSP Update	48	\$7,500.00	4			8		12	18	6
<b>9</b>		<b>SEPA Checklist and Agency Coordination</b>	<b>40</b>	<b>\$6,490.00</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>2</b>	<b>6</b>	<b>12</b>	<b>8</b>
	9.1	SEPA Checklist	8	\$1,420.00				4				4
	9.2	Agency Coordination	32	\$5,070.00	2			6	2	6	12	4

**Project Expenses \$700.00**

Document Production \$700.00

**Total Fee Estimate \$131,390.00**



**City of Orting  
Council Agenda Summary Sheet**

<b>Subject:</b>  Banners & Advertising		<b>Committee</b>	<b>Study Session</b>	<b>Council</b>
	<b>AB23-67</b>	CGA		
	<b>For Agenda of:</b>	<b>8.2.2023 10.4.2023</b>	<b>10.18.2023</b>	<b>10.25.2023</b>
	<b>Department:</b>	CGA/Administration		
	<b>Date Submitted:</b>	<b>6.29.2023</b>		
<b>Cost of Item:</b>	<u>N/A</u>			
<b>Amount Budgeted:</b>	<u>N/A</u>			
<b>Unexpended Balance:</b>	<u>N/A</u>			
<b>Bars #:</b>	N/A			
<b>Timeline:</b>	Discussion Item			
<b>Submitted By:</b>	Scott Larson			
<b>Fiscal Note:</b> None				
<b>Attachments:</b> Banner and Advertising Policy Memo, HWY 162 Banner Application				
<b>SUMMARY STATEMENT:</b>				
<p>Staff have updated the Banner Permit Application to clarify that only organizations that have a council approved sponsorship are eligible to apply for and place a banner over SR 162.</p>				
<b>RECOMMENDED MOTION: <u>Motion:</u></b>				
<p>To adopt the City of Orting Banners and Advertising policy as presented.</p>				



# Memo

To: CGA Committee

From: Scott Larson, City Administrator

cc: Mayor Penner

Date: May 24, 2023

Re: Banners and Advertisements on Public Property

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The City has an existing practice of allowing banners to be placed over HWY 162 between Cardinal Ln. and Bridge Street. Typically, these banners are associated with a City event like the Daffodil Festival or City Sponsored event like the Farmers Market. In other instances, we have allowed this forum to be utilized for other non-government speech such as promoting a school bond or advertising a local football league. For these non-governmental speech instances, the city charges approximately \$200 for placing the banner for a two-week period.

In 2022 there was a Supreme Court case, *Shurtleff v. Boston*, where the City of Boston had a practice of allowing private groups to raise a flag on the city's flagpole. When a group wanted to raise a religious flag, the City denied the request as the city feared allowing a religious symbol was the city endorsing a particular religious position. The court however, unanimously ruled that if the city allows the flagpole to be used for any non-governmental speech it can't differentiate types of non-governmental speech. The court further stated that if Boston wants to change its policy and only utilize the flagpole for government speech, that would be permissible.

This memo serves primarily to inform the council of the current policy so that council can make an informed policy decision to either allow all non-governmental speech "banners" over the highway, or only allow government speech to be placed in this forum.

Further, the city has had a request from a business regarding "sponsoring" the baseball field. This would involve in individual, business, or organization paying a fee to place an advertisement (likely some sort of banner) on the fence at the City's baseball field. The intent of this funding would be to help fund field maintenance. Again, the same public forum analysis as outlined above would apply. If council would like to entertain a policy regarding placing banners in other forums like baseball fields, or other locations; staff can work on putting together a policy that would regulate how this would happen.



104 Bridge St S., PO Box 489, Orting, WA 98360  
 Phone: 360.893.2219 Fax: 360.893.6809  
 Website: www.cityoforting.org  
 Email: malfiere@cityoforting.org

## BANNER PERMIT APPLICATION

This Banner Permit Application allows the City and WSDOT to keep track of a Banner across SR 162. Only organizations that have a council approved sponsorship are eligible to place a banner over SR 162. The Application and Payment must be submitted prior to approval of the banner. Before the installation the City of Orting will contact WSDOT as part of the permitting process. When the Banner is approved by WSDOT the City of Orting will notify you. Please allow up to 3 weeks for approval.

**This form must be completed IN FULL each time a banner is to be installed.**

**\*\*Name, Date and Event Sponsors are ONLY allowed on the banner for it to be approved by WSDOT\*\***

Applicant Name: \_\_\_\_\_ Representing: \_\_\_\_\_

Event Name: \_\_\_\_\_ Event Date: \_\_\_/\_\_\_/\_\_\_

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Non-Profit:  Yes  No UBI #: \_\_\_\_\_

Location of Banner: SR 162 & Leber Cost: \$195.00

Requested period for the banner to be across SR 162: \_\_\_/\_\_\_/\_\_\_ through \_\_\_/\_\_\_/\_\_\_

***The banner may only be across SR 162 for 2 weeks***

### Specifications of Banner

Material Type: \_\_\_\_\_

Size: \_\_\_ x \_\_\_ Thickness: \_\_\_ How many \_\_\_ cuts are on the banner: \_\_\_

One sided or Two Sided:  One  Two

*Drawing of the Banner (Must be drawn each time of application or a photo of the banner attached):*

Manufacturer of the banner: \_\_\_\_\_

Is this a new banner or one that has been used previously in Orting? [ ] New [ ] Previously-used

**Banner must meet the following requirements:** Banner shall not be larger than 24 feet wide and 36 inches high. Banner shall maintain minimal vertical clearance to overhead utility lines set forth by PSE. Banners shall have wind load relief flaps eighteen (18) inches wide and ten (10) inches high spaced at a density of one flap for each ten (10) square feet of surface area. Relief flaps shall be spaced uniformly to provide uniform wind load reduction. Banners shall have two (2) inch high vinyl coated nylon strip (13oz) securely sewn along top and bottom.

**Hold Harmless Agreement:** Permittee agrees to indemnify, defend, and hold the City, its officers, employees, and volunteers, harmless from and against any and all claims, actions, or damages of any type asserted against or incurred by the City in connection with any acts or omissions of the permittee, its agents, employees, contractors, or any person in connection with the permit, provided this obligation shall not include such claims which may be caused by the sole negligence of the City or its officers or employees.

Signature: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**\*\*RETURN COMPLETED FORM ALONG WITH PAYMENT BY MAIL OR IN PERSON AT CITY HAL AT LEAST 3 WEEKS PRIOR TO HANGING OF BANNER\*\***

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**Official Use Only:**

Application Received: ____/____/____	Amount Paid: _____	Receipt #: _____
Date Application Emailed to WSDOT: Date ____/____/____		
WSDOT Contact: _____		
Confirmation from WSDOT: Date ____/____/____ (Attach Authorization document)		
Notification to Applicant: Date ____/____/____ Email or Phone: [ ] Email [ ] Phone		
Date Received Banner: ____/____/____ Received by: _____		
Date Banner Installed: ____/____/____ Date Banner Removed: ____/____/____		
Date Banner Picked-up: ____/____/____ Picked-up by: _____		



**City of Orting  
Council Agenda Summary Sheet**

	<b>Agenda Bill #</b>	<b>Recommending Committee</b>	<b>Study Session Dates</b>	<b>Regular Meeting Dates</b>
<b>Subject:</b>  SouthSound911 Dispatch Agreement	<b>AB23-101</b>	<b>Public Safety</b>		
		<b>10.5.2023</b>	<b>10.18.2023</b>	<b>10.25.2023</b>
	<b>Department:</b>	Police		
	<b>Date Submitted:</b>			
<b>Cost of Item:</b>	<u>N/A</u>			
<b>Amount Budgeted:</b>	<u>N/A</u>			
<b>Unexpended Balance:</b>	<u>N/A</u>			
<b>Bars #:</b>	<b>N/A</b>			
<b>Timeline:</b>	<b>None</b>			
<b>Submitted By:</b>	<b>Devon Gabreluk</b>			
<b>Fiscal Note: None</b>				
<b>Attachments:</b> Agreement Proposed by South Sound 911 to cover Communications Services, Current Agreement for Support Services				
<b>SUMMARY STATEMENT:</b>				
<p>South Sound 911 has requested that we sign an updated agreement for Law Enforcement Communications Services. South Sound 911 currently has an agreement on file with the City for Support Services but recently discovered that they don't have a contract on file for the communications services they have been providing to us since 2020. No new services are being proposed at this time, and Staff is in the process of reviewing the agreement with the City Attorney.</p> <p>The Public safety reviewed this item and recommend council approve.</p>				
<b>RECOMMENDED MOTION: <u>Motion:</u></b>				
To authorize the Mayor to sign an agreement with South Sound 911 for Law Enforcement Communications services.				



**SOUTH SOUND 911  
LAW ENFORCEMENT  
COMMUNICATION SERVICES AGREEMENT**

THIS AGREEMENT is entered between SOUTH SOUND 911 PUBLIC AUTHORITY (hereinafter “SS911”) and the ORTING POLICE DEPARTMENT (hereinafter “Law Enforcement Agency”) for 911 public safety communications.

WHEREAS, SS911 is an independent legal public entity created pursuant to RCW 35.21 and chartered by the City of Tacoma to provide Communication Services, including 24-hour dispatch for law enforcement; and

WHEREAS, Law Enforcement Agency is in need of Communication Services; and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of establishing the terms and conditions under which SS911 will provide Communication Services;

NOW, THEREFORE the Parties agree as follows:

1. Effective Date and Duration. This Agreement shall be effective January 1, 2020, and shall be in full force and effect until terminated under the Termination section below.
2. Communication Services. SS911 shall provide the following services:
  - A. Receive and accept emergency and routine police calls from within the boundaries of areas served by Law Enforcement Agency.
  - B. Handle calls according to procedures established by SS911 with input from Law Enforcement Agency.
  - C. Maintain radio and support communications with Law Enforcement Agency from the time of the initial call until the conclusion of the emergency and provide additional assistance as needed.
  - D. Record and maintain a record of radio and telephone communications relating to all emergency incidents according to the procedures established by SS911.
  - E. The services shall be provided twenty-four (24) hours per day; seven (7) days per week, during the term of this Agreement.
3. Law Enforcement Agency Responsibilities. During the duration of this Agreement, Law Enforcement Agency shall:
  - A. Comply with the standard operating procedures for services as may be established from time to time by SS911 with input from Law Enforcement Agency.

- B. Be responsible for maintaining its equipment. Any phone line or device charges for SS911 to share data shall be the responsibility of Law Enforcement Agency.
  - C. Provide and maintain, at its expense, a licensed operational radio base transmitter with appropriate controls and the designated telephone communication line to SS911.
  - D. Maintain a unit identification system mutually agreed upon by Law Enforcement Agency and SS911.
  - E. Comply with applicable Criminal Justice Information Services (CJIS) and State ACCESS policies and requirements related to SS911 services.
  - F. Authorize SS911 to provide service within Law Enforcement Agency's jurisdiction.
4. Fees for Services. Law Enforcement Agency agrees to pay at least quarterly for services based on the fee schedule approved by the SS911 Governing Board. SS911 shall attempt to give at least three months advance notice of any change to its fee schedule. Law Enforcement Agency shall be notified of the fee schedule by electronic mail and it will be deemed received if email transmission was successful. It is the responsibility of the Law Enforcement Agency to notify SS911 if the fee schedule was not received.
5. Records. SS911 shall maintain all records, reports, and documents created, held and maintained under this Agreement and the services provided hereunder in accordance with RCW 42.56 (Public Records Act) and RCW 40.14 (Preservation and Destruction of Public Records) and all other applicable federal and state regulations and SS911 policies. Upon receiving a request for a record, SS911 may notify the Law Enforcement Agency regarding the request prior to its release. In the event the Law Enforcement Agency requests the record be withheld or redacted, the Law Enforcement Agency shall be liable for any and all claims, costs, or attorney's fees incurred by SS911 in complying with the Law Enforcement Agency's request.
6. Indemnification. Law Enforcement Agency agrees to defend, indemnify and hold harmless SS911, its officers, agents and employees from and against any and all loss, damage, injury, liability suits and proceedings however caused, arising directly from, or indirectly out of, any action or conduct of the Law Enforcement Agency in the exercise or enjoyment of this Agreement.
- SS911 agrees to defend, indemnify and hold harmless Law Enforcement Agency from and against any and all loss, damage, injury, liability suits and proceedings however caused, arising directly from, or indirectly out of, any action or conduct of SS911 in the exercise or enjoyment of this Agreement.
7. Termination. This Agreement may be terminated by either Party submitting written notice to the other Party by September 1 of any year, to be effective at the end of the following

calendar year. Termination of service by SS911 may occur immediately if Law Enforcement Agency fails to pay for service or if Law Enforcement Agency violates the terms and conditions of service as determined by the SS911 Governing Board.

8. Notices. Except for routine operational communications, which may be delivered personally or transmitted by electronic mail, all notices required hereunder shall be in writing and shall be deemed to have been duly given if delivered personally or mailed first-class mail, postage prepaid, to the parties at the following addresses:

<b>SS911</b>	<b>LAW ENFORCEMENT AGENCY</b>
Janet Caviezel Finance Director South Sound 911 3580 Pacific Avenue Tacoma, WA 98418	Devon Gabreluk Chief of Police Orting Police Department PO Box 489 Orting, WA 98360
Phone: (253)287-4804	Phone: (360)893-3111 ext. 173
Fax: (253)287-4822	Fax:
Email: Janet.Caviezel@SouthSound911.org	Email: dgabreluk@cityoforting.org

9. Miscellaneous Provisions.

- A. Governing Law and Venue. Washington State law shall govern the interpretation of this Agreement. Pierce County shall be the venue of any mediation, arbitration or litigation arising out of this Agreement.
- B. Assignment. The Law Enforcement Agency shall not assign, subcontract, delegate, or transfer any obligation, interest or claim to or under this Agreement or for any of the compensation due hereunder without the prior written consent of SS911.
- C. No Third Party Beneficiaries. This Agreement shall be for the sole benefit of the parties hereto, and nothing contained herein shall create a contractual relationship with, or create a cause of action in favor of, a third party against either party hereto.
- D. Waiver. A waiver or failure by either party to enforce any provision of this Agreement shall not be construed as a continuing waiver of such provisions, nor shall the same constitute a waiver of any other provision of this Agreement.
- E. Severability and Survival. If any term, condition or provision of this Agreement is declared void or unenforceable or limited in its application or effect, such event shall not affect any other provisions hereof and all other provisions shall remain fully enforceable. The provisions of this Agreement, which by their sense and context are reasonably intended to survive the completion, expiration or cancellation of this Agreement, shall survive termination of this Agreement.
- F. Entire Agreement. This Agreement contains the entire agreement between the parties as to the services to be rendered hereunder. All previous and contemporaneous agreements, representations or promises and conditions relating to the subject matter of this Agreement are superseded hereby.
- G. Modification. No modification or amendment of this Agreement shall be effective unless set forth in writing and signed by the Parties.



ORIGINAL

**SOUTH SOUND 911  
LAW ENFORCEMENT  
SUPPORT SERVICES AGREEMENT**

THIS AGREEMENT is entered between SOUTH SOUND 911 PUBLIC AUTHORITY (hereinafter "SS911") and the City of Orting Police Department, (hereinafter "Law Enforcement Agency") for support services.

WHEREAS, SS911 is an independent legal public entity created pursuant to RCW 35.21 and chartered by the City of Tacoma to provide Support Services; and

WHEREAS, Law Enforcement Agency is in need of Support Services; and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of establishing the terms and conditions under which SS911 will provide Support Services;

NOW, THEREFORE the Parties agree as follows:

1. Effective Date and Duration. This Agreement shall be effective January 1, 2020, and shall be in full force and effect until terminated under the Termination section below.
2. Support Services. SS911 shall provide services, which may include law enforcement records, firearm licensing, fingerprinting, and other services as selected by the Law Enforcement Agency.
3. Law Enforcement Agency Responsibilities. During the duration of this Agreement, Law Enforcement Agency shall:
  - A. Comply with the standard operating procedures for services as may be established from time to time by SS911 with input from Law Enforcement Agency.
  - B. Comply with applicable Criminal Justice Information Services (CJIS) and State ACCESS policies and requirements related to SS911 services.
  - C. Authorize SS911 to provide service within Law Enforcement Agency's jurisdiction and, where applicable, delegate its authority to SS911 to provide such service.
  - D. Notify SS911 in writing of any changes to the Support Services being sought for the following year at least three months prior to SS911 Governing Board's approval of the Support Services fee schedule, which occurs in September.
4. Fees for Services. Law Enforcement Agency agrees to pay at least quarterly for services based on the fee schedule approved by the SS911 Governing Board. SS911 shall give at least three months advance notice of any change to its fee schedule. Law Enforcement Agency shall be notified of the fee schedule by electronic mail and it will be deemed received if email transmission was successful. It is the responsibility of the Law Enforcement Agency to notify SS911 if the fee schedule was not received.



5. Records. SS911 shall maintain all records, reports, and documents created and held under this Agreement and the services provided hereunder in accordance with RCW 42.56 (Public Records Act) and RCW 40.14 (Preservation and Destruction of Public Records) and all other applicable federal and state regulations and SS911 policies. Upon receiving a request for a record, SS911 may notify the Law Enforcement Agency regarding the request prior to its release. In the event the Law Enforcement Agency requests the record be withheld or redacted, the Law Enforcement Agency shall be liable for any and all claims, costs, or attorney's fees incurred by SS911 in complying with the Law Enforcement Agency's request.
6. Indemnification. Law Enforcement Agency agrees to defend, indemnify and hold harmless SS911, its officers, agents and employees from and against any and all loss, damage, injury, liability suits and proceedings however caused, arising directly from, or indirectly out of, any action or conduct of the Law Enforcement Agency in the exercise or enjoyment of this Agreement.

SS911 agrees to defend, indemnify and hold harmless Law Enforcement Agency from and against any and all loss, damage, injury, liability suits and proceedings however caused, arising directly from, or indirectly out of, any action or conduct of SS911 in the exercise or enjoyment of this Agreement.

7. Termination. This Agreement may be terminated by either Party submitting written notice to the other Party by September 1 of any year, to be effective at the end of the following calendar year. Termination of service by SS911 may occur immediately if Law Enforcement Agency fails to pay for service or if Law Enforcement Agency violates the terms and conditions of service as determined by the SS911 Governing Board.
8. Notices. Except for routine operational communications, which may be delivered personally or transmitted by electronic mail, all notices required hereunder shall be in writing and shall be deemed to have been duly given if delivered personally or mailed first-class mail, postage prepaid, to the parties at the following addresses:

SS911	LAW ENFORCEMENT AGENCY
Janet Caviezel South Sound 911 Budget & Finance 955 Tacoma Avenue South, Suite 102 Tacoma, WA 98402	Name: Chris Gard Orting Police Department 401 Washington Avenue SE Orting, WA 98360
Phone: (253)798-2970	Phone: (253) 377- 4429
Fax: (253)798-7874	Fax: (360) 893-3129
Email: Janet.Caviezel@SouthSound911.org	Email: CGard@cityoforting.org



9. Miscellaneous Provisions.

- A. Governing Law and Venue. Washington State law shall govern the interpretation of this Agreement. Pierce County shall be the venue of any mediation, arbitration or litigation arising out of this Agreement.
- B. Assignment. The Law Enforcement Agency shall not assign, subcontract, delegate, or transfer any obligation, interest or claim to or under this Agreement or for any of the compensation due hereunder without the prior written consent of SS911.
- C. No Third Party Beneficiaries. This Agreement shall be for the sole benefit of the parties hereto, and nothing contained herein shall create a contractual relationship with, or create a cause of action in favor of, a third party against either party hereto.
- D. Waiver. A waiver or failure by either party to enforce any provision of this Agreement shall not be construed as a continuing waiver of such provisions, nor shall the same constitute a waiver of any other provision of this Agreement.
- E. Severability and Survival. If any term, condition or provision of this Agreement is declared void or unenforceable or limited in its application or effect, such event shall not affect any other provisions hereof and all other provisions shall remain fully enforceable. The provisions of this Agreement, which by their sense and context are reasonably intended to survive the completion, expiration or cancellation of this Agreement, shall survive termination of this Agreement.
- F. Entire Agreement. This Agreement contains the entire agreement between the parties as to the services to be rendered hereunder. All previous and contemporaneous agreements, representations or promises and conditions relating to the subject matter of this Agreement are superseded hereby.
- G. Modification. No modification or amendment of this Agreement shall be effective unless set forth in writing and signed by the Parties.
- H. Acknowledgement. SS911 is organized pursuant to Substitute Ordinance No. 28595 of the City of Tacoma, Washington adopted on July 9, 2019, and RCW 35.21.730 through 35.21.755, each as existing or as hereinafter amended. All liabilities incurred by SS911 shall be satisfied exclusively from the assets and properties of SS911 and no creditor or other person shall have any right of action against the City of Tacoma or any other public or private entity or agency on account of any debts, obligations, or liabilities of SS911 unless explicitly agreed to in writing by such public or private entity or agency. RCW 35.21.750 provides as follows: “[A]ll liabilities incurred by such public corporation, commission, or authority shall be satisfied exclusively from the assets and properties of such public corporation, commission, or authority and no creditor or other person shall have any right of action against the city, town, or county creating such corporation, commission, or authority on account of any debts, obligations or liabilities of such public corporation, commission, or authority.”

**IN WITNESS WHEREOF** the parties hereto have accepted an executed this Agreement as of the day and year written above.

**SOUTH SOUND 911**

Andrew E. Neiditz 2/15/2020  
Date  
Executive Director

Approved as to Budget:

Janet Caviezel  
Janet Caviezel  
Assistant Director, Administration

Approved as to Form:  
Peter Beckwith  
Peter Beckwith  
General Counsel

**CITY OF ORTING**

[Signature] 1/29/2020  
Date

Print Name:  
MAYOR JUSTUS PENNER  
Print Title:

Address:  
110 Train St SE  
PO Box 489  
Orting, WA 98360



# Orting Police

## FINAL 2024 ALLOCATION

Communications	\$84,660
Records Management System (RMS)	\$16,600
RMS Capital	\$13,860
Records & Permitting	\$19,380
Warrants	\$10,430

<b>Total Costs</b>	<b>\$144,930</b>
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# Pierce County

## Proposition No. 1

### Sales And Use Tax For Improvements To Pierce County's 9-1-1 Emergency Communication System

#### Ballot Title

The Pierce County Council passed Resolution No. R2011-87 proposing to fund improvements to Pierce County's 9-1-1 emergency communication system. If passed, Proposition No. 1 would authorize a county-wide, one-tenth of one percent (0.1%) local sales and use tax to fund costs associated with financing, design, acquisition, construction, equipping, operating, maintaining, remodeling, repairing and re-equipping the county's 9-1-1 emergency communication system and facilities infrastructure. Should Proposition No. 1 be approved or rejected?

#### Explanatory Statement

If approved by a majority of registered voters in the county, Proposition No. 1 will authorize a new, county-wide local sales and use tax to fund improvements to the county's 9-1-1 emergency communication system. The tax will be in addition to any other taxes authorized by law and will be collected from those persons subject to sales and uses taxes upon the occurrence of any taxable event within the county. The rate of tax is one-tenth of one percent (0.1%) of the selling price in the case of a sales tax, or the value of the article used, in the case of a use tax. All moneys received from the tax must be used solely for the purpose of providing funds for costs associated with financing, design, acquisition, construction, equipping, operating, maintaining, remodeling, repairing, reequipping, and improvement of emergency communication systems and facilities infrastructure.

#### Statement For

##### *The system is broken:*

Pierce County's existing patchwork of public safety radio communications and dispatch centers needs immediate upgrading to meet new federal and state mandates. Our system is fragmented and soon to be obsolete. Too often police and fire cannot directly communicate with each other when responding to an emergency because they use different radio systems. Coverage gaps frequently put first responders out of radio contact.

##### *Improving public safety:*

South Sound 911 will provide a seamless regional solution. Next Generation technologies - along with the merged efforts of existing, experienced dispatchers - will create efficiencies that greatly improve safety for all citizens, businesses and first responders in Pierce County.

##### *Regional cooperation:*

Police, fire and EMS leaders throughout Pierce County developed this practical, collaborative solution. Building a unified system for public safety communications and dispatch makes sense. This makes everyone in Pierce County safer.

##### *Supported by first responders:*

Please join police, fire, EMS and business groups in voting to approve South Sound 911.

Committee Members: Pat McCarthy, Paul Pastor, and Brian Sonntag,  
www.fix911.org,  
Citizens for South Sound 911

#### Statement Against

##### Excessive Taxes

Vote "No" on Prop-#1. Despite implications, a "No" vote will *not* result in loss of services. Pierce County had nearly *a decade* to implement the FCC mandated radio upgrades which cost only a fraction of *the millions in taxes* collected by their proposal. Their *agenda has ballooned* to include new buildings, long term financing, and revenue generation.

##### Alternate Agenda and Excuses

This plan is filled with *deceptive language* and *misdirection*. The proponents use words like "safety," "stream-line" and "cost-effective," and expect the voters to look no further. There are alternate solutions available which are fair, transparent and accountable. The people of Pierce County deserve a well-planned and fiscally-responsible system.

##### Undisclosed Additional Taxes

Most people will pay *another new tax* for every 911 call. Proponents *refuse to disclose* these fees. All of us will pay *more taxes* with no guarantee of improved or even equal service.

##### South Sound 911: A Disastrous Plan

Taxpayers shouldn't bear the burden of *Pierce County's failure* to plan.

Committee Members: Chris McNutt, Ron Morehouse, and Barbara Williamson, 253-271-8060,  
Info@ReasonableGovernment.com,  
www.ReasonableGovernment.com,  
The Committee for Reasonable Government

#### Rebuttal of Statement Against

The county and its cities and towns *each* face huge costs to comply with federal mandates and changing radio industry standards. Police, fire and EMS leaders spent 18+ months developing a collaborative, common-sense solution that *consolidates* dispatch centers, *coordinates* radio purchases and makes every citizen and business *safer*. Critics just want to protect their turf and ignore the obvious benefits of regionalizing the 911 system. Get the straight facts about South Sound 911 at www.fix911.org.

Committee Members: Pat McCarthy, Paul Pastor, and Brian Sonntag,  
www.fix911.org,  
Citizens for South Sound 911

#### Rebuttal of Statement For

Their *only* true statement is they need to upgrade soon; due to procrastination. The mandate only calls for radios, *not extravagant buildings*. This upgrade costs \$20 million. We'd be *taxed over \$500 million*. Those upgrades which *are* required will happen without Pierce County's hostile takeover. They've *invented problems* to justify *their greed*, not address compliance/public-safety. South Sound 911 was *only "developed"* by those who benefit most, *excluding everyone else*. Join Police/Fire/EMS/Dispatch that are *Voting No*.

Committee Members: Chris McNutt, Ron Morehouse, and Barbara Williamson, 253-271-8060,  
Info@ReasonableGovernment.com,  
www.ReasonableGovernment.com,  
The Committee for Reasonable Government



**City Of Orting  
Council Agenda Summary Sheet**

	<b>Agenda Bill #</b>	<b>Recommending Committee</b>	<b>Study Session Dates</b>	<b>Regular Meeting Dates</b>
<b>Subject:</b>  2024 Community Grants.	<b>AB23-88</b>	<b>CGA</b>		
		<b>9.6.2023</b> <b>10.4.2023</b>	<b>10.18.2023</b>	<b>10.25.2023</b>
	<b>Department:</b>	Administrative		
	<b>Date Submitted:</b>	<b>8.31.2023</b> <b>9.29.2023, 10.19.2023</b>		
<b>Cost of Item:</b>				
<b>Amount Budgeted:</b>	<u>2023 Budget - \$34,686.60</u>			
<b>Unexpended Balance:</b>	<u>N/A</u>			
<b>Bars #:</b>	TBD			
<b>Timeline:</b>	None			
<b>Submitted By:</b>	Kim Agfalvi			
<b>Fiscal Note:</b>				
<b>Attachments:</b>	2023 Grant Requests Worksheet			
<b>SUMMARY STATEMENT:</b>				
<p>Following the budget retreat, council sent the grant discussion back to CGA to make recommendations on funding. Council sentiment was to fund grants in 2023 with unanticipated revenue sources. The following organizations have requested grant funds.</p> <p>2023-26 - Orting Chamber of Commerce - \$936.60            2023-27 - Orting Food Bank – \$3000.00            2023-28 - Senior Center - \$8000.00            2023-29 - Angel One Foundation - \$9750.00            2023 – 30 - Orting Rock Festival - \$3000.00            2023 – 31 - Recovery Café of Orting Valley - \$10,000.00</p>				
<b>RECOMMEDED MOTION: <u>Motion:</u></b>				
<p>To adopt Resolution No. 2023-26, 2023-27, 2023-28, 2023-29, 2023-30, and 2023-31 resolutions of the City of Orting, Washington, declaring a public purpose and authorizing a City grant of funds to Orting Chamber of Commerce, Orting Food Bank, Orting Senior Center, Angel One Foundation, Orting Rock Festival Association and Recovery Café of Orting Valley.</p>				

**CITY OF ORTING  
WASHINGTON  
RESOLUTION NO. 2023-26**

**A RESOLUTION OF THE CITY OF ORTING,  
WASHINGTON, DECLARING A PUBLIC PURPOSE AND  
AUTHORIZING A CITY GRANT OF FUNDS TO THE  
ORTING CHAMBER OF COMMERCE.**

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**WHEREAS**, the City of Orting has adopted a Grant Policy (the “Policy”) to provide grant funding to organizations which the City Council determines bring significant value to the citizens of Orting and which serve valid municipal purposes; and

**WHEREAS**, in accordance with the Policy, grant funding is provided to organizations upon application, evaluated by the City Council pursuant to the Policy on a case-by-case basis and at various levels of support depending on the value the applicant provides to the community; and

**WHEREAS**, the City received an application for grant funding from the Orting Chamber of Commerce, a nonprofit corporation registered with the State of Washington; and

**WHEREAS**, the City Council’s Community & Government Affairs Committee reviewed the application on October 4th, 2023, and recommended approval of the application; and the City Council approved the application at their Council meeting on October 25th, 2023; and

**WHEREAS**, the City Council finds that the Orting Chamber of Commerce sponsors the Orting Community Float which is a volunteer community group that puts together an Orting Daffodil Float for the Daffodil Festival every year; and

**WHEREAS**, the applicant has represented that this grant shall be used by the applicant to help purchase a cover for the float and for storage expenses, a contract between the City and the applicant shall be executed to that effect prior to the applicant’s receipt of the grant funding described herein; and

**WHEREAS**, the City Council finds that funding the aforementioned organization/activity serves the valid municipal purposes of promoting community participation and providing an opportunity for strengthening the City’s sense of community; and

**WHEREAS**, the City Council finds that the Orting Chamber of Commerce’s application meets the requirements of the City’s Policy, and qualifies for grant funding as an organization serving valid municipal purposes; and

**NOW, THEREFORE**, the City Council of the City of Orting, Washington, do resolve as follows:

**Section 1. Declaration of Public Purpose.** The City Council declares that the Orting Chamber of Commerce serves the valid municipal purposes described herein, and that the described intent for the requested funding is instrumental in ensuring that the organization meets those purposes.

**Section 2. Authorization for Grant.** The City Council authorizes the City's grant funding Orting Chamber of Commerce, pursuant to the City's Policy, in the amount of \$936.60 funded from the 2023 budget. The Mayor is authorized to enter into a contract with the Orting Chamber of Commerce to memorialize the City's grant funding described herein.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately upon its passage.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 25<sup>th</sup> DAY OF OCTOBER, 2023.**

CITY OF ORTING

\_\_\_\_\_  
Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kimberly Agfalvi, CMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Charlotte Archer, City Attorney  
Inslee, Best, Doezie & Ryder, P.S.

**CITY OF ORTING  
WASHINGTON  
RESOLUTION NO. 2023-27**

**A RESOLUTION OF THE CITY OF ORTING,  
WASHINGTON, DECLARING A PUBLIC PURPOSE AND  
AUTHORIZING A CITY GRANT OF FUNDS TO ORTING  
FOOD BANK.**

---

**WHEREAS**, the City of Orting has adopted a Grant Policy (the “Policy”) to provide grant funding to organizations which the City Council determines bring significant value to the citizens of Orting and which serve valid municipal purposes; and

**WHEREAS**, in accordance with the Policy, grant funding is provided to organizations upon application, evaluated by the City Council pursuant to the Policy on a case-by-case basis and at various levels of support depending on the value the applicant provides to the community; and

**WHEREAS**, the City received an application for grant funding from the Orting Food Bank, a nonprofit corporation registered with the State of Washington; and

**WHEREAS**, the City Council’s Community & Government Affairs Committee reviewed the application on October 4<sup>th</sup>, 2023 and recommended approval of the application and the City Council approved the application at their meeting on October 25<sup>th</sup>, 2023; and

**WHEREAS**, the City Council finds that the Orting Food Bank operates the Orting Food Bank in Orting, which provides food, necessities and funds to help out low-income members of the Orting Community at their hardest time of need; and

**WHEREAS**, the applicant has represented that this grant shall be used by the applicant as follows: (1) \$1500.00 to provide assistance with paying utility bills to restore water service with the City of Orting and; (2) \$1,500.00 will be used for day to day operations of the Food Bank, and a contract between the City and the applicant shall be executed to that effect prior to the applicant’s receipt of the grant funding described herein; and

**WHEREAS**, the City Council finds that funding the aforementioned organization/activity serves the valid municipal purposes of promoting community participation and the health, safety and welfare of the community’s most vulnerable citizens and their families; and

**WHEREAS**, the City Council finds that the Orting Food Bank’s application meets the requirements of the City’s Policy, and qualifies for grant funding as an organization serving valid municipal purposes; and

NOW, THEREFORE, the City Council of the City of Orting, Washington, do resolve as follows:

**Section 1. Declaration of Public Purpose.** The City Council declares that the Orting Food Bank serves the valid municipal purposes described herein, and that the described intent for the requested funding is instrumental in ensuring that the organization meets those purposes.

**Section 2. Authorization for Grant.** The City Council authorizes the City's grant funding Orting Food Bank, pursuant to the City's Policy, in the amount of \$3,000.00 funded from the 2023 budget. The Mayor is authorized to enter into a contract with the Orting Food Bank to memorialize the City's grant funding described herein.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately upon its passage.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 25<sup>th</sup> DAY OF OCTOBER, 2023.**

CITY OF ORTING

\_\_\_\_\_  
Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kimberly Agfalvi, CMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Charlotte Archer, City Attorney  
Inslee, Best, Doezie & Ryder, P.S.



**CITY OF ORTING  
WASHINGTON  
RESOLUTION NO. 2023-28**

**A RESOLUTION OF THE CITY OF ORTING,  
WASHINGTON, DECLARING A PUBLIC PURPOSE AND  
AUTHORIZING A CITY GRANT OF FUNDS TO ORTING  
SENIOR CENTER ORGANIZATION.**

---

**WHEREAS**, the City of Orting has adopted a Grant Policy (the “Policy”) to provide grant funding to organizations which the City Council determines bring significant value to the citizens of Orting and which serve valid municipal purposes; and

**WHEREAS**, in accordance with the Policy, grant funding is provided to organizations upon application, evaluated by the City Council pursuant to the Policy on a case-by-case basis and at various levels of support depending on the value the applicant provides to the community; and

**WHEREAS**, the City received an application for grant funding from the Orting Senior Center Organization, a nonprofit corporation registered with the State of Washington; and

**WHEREAS**, the City Council’s Community & Government Affairs Committee reviewed the application on October 4th, 2023, and recommended approval of the application; and the City Council approved the application at their Council meeting on October 25th, 2023; and

**WHEREAS**, the City Council finds that the Orting Senior Center Organization operates the Orting Senior Center in Orting, which offers events, activities, luncheons, and other services for the Orting Senior Citizens in the Orting Community; and

**WHEREAS**, applicant has represented that this grant shall be used by the applicant to provide activities, food, and events for seniors in need within the Orting community and a contract between the City and the applicant shall be executed to that effect prior to the applicant’s receipt of the grant funding described herein; and

**WHEREAS**, the City Council finds that funding the aforementioned organization/activity promotes community participation and the health, safety and welfare of the community’s senior citizens and their families, and serves the valid municipal purposes of providing an opportunity to strengthen the City’s commitment to seniors and their families, and the applicant seeks to engage the entire community by promoting volunteerism, charity, and community participation; and

**WHEREAS**, the City Council finds that the Orting Senior Center Organization’s application meets the requirements of the City’s Policy, and qualifies for grant funding as an organization serving valid municipal purposes; and

NOW, THEREFORE, the City Council of the City of Orting, Washington, do resolve as follows:

**Section 1. Declaration of Public Purpose.** The City Council declares that the Orting Senior Center Organization and its Orting Senior Center serve the valid municipal purposes described herein, and that the described intent for the requested funding is instrumental in ensuring that the organization meets those purposes.

**Section 2. Authorization for Grant.** The City Council authorizes the City's grant funding Orting Senior Center Organization, pursuant to the City's Policy, in the amount of \$8000.00 funded from the 2023 budget. The Mayor is authorized to enter into a contract with the Orting Senior Center Organization to memorialize the City's grant funding described herein.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately upon its passage.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 25<sup>th</sup> DAY OF OCTOBER, 2023.**

CITY OF ORTING

\_\_\_\_\_  
Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kimberly Agfalvi, CMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Charlotte Archer, City Attorney  
Inslee, Best, Doezie & Ryder, P.S.

**CITY OF ORTING**  
**WASHINGTON**  
**RESOLUTION NO. 2023-29**

**A RESOLUTION OF THE CITY OF ORTING,  
WASHINGTON, DECLARING A PUBLIC PURPOSE AND  
AUTHORIZING A CITY GRANT OF FUNDS TO ANGEL  
ONE FOUNDATION**

---

**WHEREAS**, the City of Orting has adopted a Grant Policy (the “Policy”) to provide grant funding to organizations which the City Council determines bring significant value to the citizens of Orting and which serve valid municipal purposes; and

**WHEREAS**, in accordance with the Policy, grant funding is provided to organizations upon application, evaluated by the City Council pursuant to the Policy on a case-by-case basis and at various levels of support depending on the value the applicant provides to the community; and

**WHEREAS**, the City received an application for grant funding from the Angel One Foundation, a nonprofit corporation registered with the State of Washington; and

**WHEREAS**, the City Council’s Community & Government Affairs Committee reviewed the application on October 4th, 2023 and recommended approval of the application and the City Council approved the application at their meeting on October 25<sup>th</sup>, 2023; and

**WHEREAS**, the City Council finds that the Angel One Foundation provides necessities, clothing vouchers, household items and funds to help out indigent members of the Orting Community at their hardest time of need; and

**WHEREAS**, the applicant has represented that this grant shall be used by the applicant to pay seven and a half months rent on their Angel One Thrift Store which will allow the foundation to provide a greater impact on the lives of children, families, teens and veterans that they serve in the Orting community, and a contract between the City and the applicant shall be executed to that effect prior to the applicant’s receipt of the grant funding described herein; and

**WHEREAS**, the City Council finds that funding the aforementioned organization/activity serves the valid municipal purposes of promoting community participation and the health, safety and welfare of the community’s most vulnerable citizens and their families; and

**WHEREAS**, the City Council finds that the Angel One Foundation’s application meets the requirements of the City’s Policy, and qualifies for grant funding as an organization serving valid municipal purposes; and

NOW, THEREFORE, the City Council of the City of Orting, Washington, do resolve as follows:

**Section 1. Declaration of Public Purpose.** The City Council declares that the Angel One Foundation serves the valid municipal purposes described herein, and that the described intent for the requested funding is instrumental in ensuring that the organization meets those purposes.

**Section 2. Authorization for Grant.** The City Council authorizes the City's grant funding the Angel One Foundation, pursuant to the City's Policy, in the amount of \$9,750.00 funded from the 2023 budget. The Mayor is authorized to enter into a contract with the Angel One Foundation to memorialize the City's grant funding described herein.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately upon its passage.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 25<sup>th</sup> DAY OF OCTOBER, 2023.**

CITY OF ORTING

\_\_\_\_\_  
Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kimberly Agfalvi, CMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Charlotte Archer, City Attorney  
Inslee, Best, Doezie & Ryder, P.S.

**CITY OF ORTING  
WASHINGTON  
RESOLUTION NO. 2023-30**

**A RESOLUTION OF THE CITY OF ORTING,  
WASHINGTON, DECLARING A PUBLIC PURPOSE AND  
AUTHORIZING A CITY GRANT OF FUNDS TO ORTING  
ROCK FESTIVAL ASSOCIATION**

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**WHEREAS**, the City of Orting has adopted a Grant Policy (the “Policy”) to provide grant funding to organizations which the City Council determines bring significant value to the citizens of Orting and which serve valid municipal purposes; and

**WHEREAS**, in accordance with the Policy, grant funding is provided to organizations upon application, evaluated by the City Council pursuant to the Policy on a case-by-case basis and at various levels of support depending on the value the applicant provides to the community; and

**WHEREAS**, the City received an application for grant funding from the Orting Rock Festival Association, a nonprofit corporation registered with the State of Washington; and

**WHEREAS**, the City Council’s Community & Government Affairs Committee reviewed the application on October 4th, 2023 and recommended approval of the application and the City Council approved the application at their meeting on October 25th, 2023; and

**WHEREAS**, the City Council finds that the Orting Rock Festival Association operates the Orting Rock Festival in Orting, which provides an annual festival that is open to the public and includes music, entertainment and donations of food and cash to local organizations in of the Orting Community to help low income citizens at their hardest time of need; and

**WHEREAS**, the applicant has represented that this grant shall be used by the applicant to provide startup money to purchase insurance and reserve a rented stage for the Rock Festival Event in July 2024, and a contract between the City and the applicant shall be executed to that effect prior to the applicant’s receipt of the grant funding described herein; and

**WHEREAS**, the City Council finds that funding the aforementioned organization/activity serves the valid municipal purposes of promoting community participation and the health, safety and welfare of the community’s most vulnerable citizens and their families; and

**WHEREAS**, the City Council finds that the Orting Rock Festival Association’s application meets the requirements of the City’s Policy, and qualifies for grant funding as an organization serving valid municipal purposes; and

NOW, THEREFORE, the City Council of the City of Orting, Washington, do resolve as follows:

**Section 1. Declaration of Public Purpose.** The City Council declares that the Orting Rock Festival Association serves the valid municipal purposes described herein, and that the described intent for the requested funding is instrumental in ensuring that the organization meets those purposes.

**Section 2. Authorization for Grant.** The City Council authorizes the City's grant funding Orting Rock Festival, pursuant to the City's Policy, in the amount of \$3,000.00 funded from the 2023 budget. The Mayor is authorized to enter into a contract with the Orting Rock Festival to memorialize the City's grant funding described herein.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately upon its passage.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 25<sup>th</sup> DAY OF OCTOBER, 2023.**

CITY OF ORTING

\_\_\_\_\_  
Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kimberly Agfalvi, CMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Charlotte Archer, City Attorney  
Inslee, Best, Doezie & Ryder, P.S.

**CITY OF ORTING**  
**WASHINGTON**  
**RESOLUTION NO. 2023-31**

**A RESOLUTION OF THE CITY OF ORTING,  
WASHINGTON, DECLARING A PUBLIC PURPOSE AND  
AUTHORIZING A CITY GRANT OF FUNDS TO ORTING  
VALLEY RECOVERY CAFE.**

---

**WHEREAS**, the City of Orting has adopted a Grant Policy (the “Policy”) to provide grant funding to organizations which the City Council determines bring significant value to the citizens of Orting and which serve valid municipal purposes; and

**WHEREAS**, in accordance with the Policy, grant funding is provided to organizations upon application, evaluated by the City Council pursuant to the Policy on a case-by-case basis and at various levels of support depending on the value the applicant provides to the community; and

**WHEREAS**, the City received an application for grant funding from the Orting Valley Recovery Café, a nonprofit corporation registered with the State of Washington; and

**WHEREAS**, the City Council’s Community & Government Affairs Committee reviewed the application on October 4<sup>th</sup>, 2023, recommended approval of the application, and the City Council approved the application at their Council meeting on October 25<sup>th</sup>, 2023; and

**WHEREAS**, the City Council finds that the Orting Valley, Recovery Café opened its doors on November 17<sup>th</sup>, 2018, to operate a Recovery Café in Orting, which provides a safe caring environment where folks who truly want to break the lifestyle of addiction can find the support the Orting Valley Community needs; and

**WHEREAS**, the applicant has represented that this grant shall be used by the applicant to fund recovery-based peer services, and a contract between the City and the applicant shall be executed to that effect prior to the applicant’s receipt of the grant funding described herein; and

**WHEREAS**, the City Council finds that funding the aforementioned organization/activity serves the valid municipal purposes of promoting community participation and the health, safety and welfare of the community’s citizens and their families; and

**WHEREAS**, the City Council finds that the Orting Valley Recovery Café’s application meets the requirements of the City’s Policy, and qualifies for grant funding as an organization serving valid municipal purposes; and

**NOW, THEREFORE**, the City Council of the City of Orting, Washington, do resolve as follows:



**Section 1. Declaration of Public Purpose.** The City Council declares that the Orting Valley Recovery Café serves the valid municipal purposes described herein, and that the described intent for the requested funding is instrumental in ensuring that the organization meets those purposes.

**Section 2. Authorization for Grant.** The City Council authorizes the City's grant funding Orting Valley Recovery Café, pursuant to the City's Policy, in the amount of \$10,000.00, funded from the 2023 budget. The Mayor is authorized to enter into a contract with the Orting Valley Recovery Café to memorialize the City's grant funding described herein.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately upon its passage.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 25<sup>th</sup> DAY OF OCTOBER, 2023.**

CITY OF ORTING

\_\_\_\_\_  
Joshua Penner, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kimberly Agfalvi, CMC, City Clerk

Approved as to form:

\_\_\_\_\_  
Charlotte Archer, City Attorney  
Inslee, Best, Doezie & Ryder, P.S.

2024 Grant Requests	2023 Grant Awarded	2022 Revenue	2024 request		Policy Recommendation	
Angel One Foundation	\$0.00	\$123,072.63	\$9,750.00	Year 1	\$9,750.00	
Orting Chamber of Commerce	\$3,000.00	\$6,244.00	\$3,000.00	Year 3 - 15% of revenue	\$936.60	
Orting Rock Festival	\$0.00	\$6,000.00	\$3,000.00	Year 1	\$3,000.00	
Recovery Café of Orting Valley	\$0.00	\$1,086,420.83	*See footnote	TBD	\$10,000.00	Grant
<b>Grants Received after 8/21</b>						
Orting Food Bank	\$3,000.00	\$927,411.00	\$3,000.00	Year 3 - 15% of revenue	\$3,000.00	
Orting Senior Center	\$12,000.00	\$349,196.89	\$10,000.00	Year 2 - 15% of revenue	\$8,000.00	
				Total of all grants submitted	\$34,686.60	
<p>*Recovery Café of Orting Valley is requesting use of the old City Hall building located at 110 Train St S. in the year 2024 without paying a rental fee. The current agreement is for \$2,000 per month or \$24,000 per year. Staff is recommending that an in-kind grant be capped at the \$10,000 policy limit that other requests are subject to.</p>						