

CITY OF MOSSYROCK
GROWTH MANAGEMENT
DIRECTORY
2020 UPDATE

Prepared by the
Mossyrock Planning Commission

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INTRODUCTION

Welcome to the City of Mossyrock **Growth Management Directory**. The purpose of the **Directory** is to combine all the City's growth management tools into one simple, straightforward document. It has been prepared to assist the community plan for the future and meet the requirements of the Growth Management Act, RCW 36.70A and Planning and Zoning in Code cities, RCW 35A.63.

The **Directory** has four major sections. This organization makes the **Directory** easy for citizens and city officials to use when planning or making land use decisions.

- ⊗ **Section 1** contains the ordinances adopting the directory and subsequent amendments as adopted by the City Council. This makes the Directory and its contents part of the municipal laws governing the City of Mossyrock.
- ⊗ **Section II** is the *Comprehensive Plan for Future Development*. This section provides the policies that guide all future public and private development decisions in the city. The Comprehensive Plan for Future Development covers future development both in the existing city limits and the Urban Growth Area. Any regulations managing development in the city must reflect the policies in the *Comprehensive Plan for Future Development*. This includes not only the *Rules for Land Development* in Section III, but other plans and ordinances relating to development activities, such as those pertaining to sewer, water, and street improvement.
- ⊗ **Section III** is the *Rules for Land Development*. These are specific regulations governing the use of land, buildings, and structures within the city's two development districts. It also establishes standards and procedures for annexation, subdividing land, protecting critical areas, administering permits, and enforcing regulations in the Directory.
- ⊗ **Section IV** contains Technical Planning Information. This section includes the information used in the writing of the previous two sections, the *Comprehensive Plan for Future Development* and *Rules for Land Development*. In addition, citizens, developers, and city officials looking for information about the City of Mossyrock will find this section particularly useful

The city first adopted the Directory in 1996. Subsequent changes in state growth management laws, the completion of major sewer and water system facility plans, and the general need to update information in the Technical Planning Information was the reason for the first amendment to the original Directory in October 1999. The need to generally update the Directory, especially the Rules of Land Development pertaining to critical areas, brought about this second amendment.

Section 1

ADOPTION

Section 2

COMPREHENSIVE PLAN FOR FUTURE DEVELOPMENT

SECTION II: COMPREHENSIVE PLAN FOR FUTURE DEVELOPMENT

SECTION OVERVIEW

The foundation to the Comprehensive Plan for the Future Development of the City of Mossyrock relies on linkages between community history, life in the city today and citizen hopes for the future. The building blocks for the plan are found in the traditions of the past realities of the present; and citizens' viewpoints.

Traditions of the Past

Mossyrock started as a traditional crossroads settlement along the Cowlitz River at the eastern end of the Klickitat Prairie in the 1840's. Travelers found rest, food, and a place to engage in the exchange of information and ideas at this crossroads. As farmers settled in the surrounding area, the community became a service center for rural agricultural activities. The community of Mossyrock in the early years was a:

- ❖ Trading post for fur trappers;
- ❖ Stopping place for adventurers;
- ❖ Shipping point on the Northern Pacific Railroad,
- ❖ Market center with general merchandise stores, grocers, hotel, post office;
- ❖ Place to catch the daily stage to Chehalis;
- ❖ Farming area with diaries, fruit growers, and ranching;
- ❖ Center for education and social activities for the surrounding area; and,
- ❖ Influenced in the early 1900's by the construction of the Mayfield Dam.

Realities of the Present

Mossyrock is a crossroads and service community at the intersection of US Highway 12 and State Route 122. The city is a local commercial center for surrounding and rural homes and agricultural activities.

Travelers stop for rest, food, supplies, gas, and information as they pass through the city going east or west to the many recreational opportunities in the area. Today the City of Mossyrock:

- ❖ Is a Code City incorporated in 1948;
- ❖ Has an estimated population of 760;

- ❖ Supports two retail market areas: the city's downtown commercial center along State Street and the travelers market area at the intersection of US 12 and SR 122;
- ❖ Has neighborhoods with mixed housing types and some people who work in their neighborhoods in home occupations;
- ❖ Enjoys public school activities as a community hub.
- ❖ Is proud of the three outstanding 1930's brick school buildings on Williams Street;
- ❖ Maintains an agricultural tradition with active farming within the city limits and extension of water and sewer services to farms as far as two miles from the city limits;
- ❖ Continues to be influenced by the building of the Mossyrock Dam in 1968 that brought new residents from flooded communities in the area and attracts tourists to the Mossyrock County Park at Riffe Lake; and
- ❖ Is building a new foundation for future growth by making significant progress in updating and expanding city infrastructure and facilities.

Citizens' Viewpoints for the Future

The original Directory was adopted in 1996 after several citizen participation activities were held including an all-day street fair listening post, a community-wide questionnaire, and public hearings. At this time, citizens gave their views on the future development for the Mossyrock community.

The citizens view the City of Mossyrock within the next twenty years as a place where people will:

- ❖ Show respect for people's private property rights;
- ❖ Appreciate the spirit of freedom for residents to live in neighborhoods with a variety of housing choices, from homes on large lots to homes close together on small lots;
- ❖ Support business growth and prosperity in keeping with the purpose of the city as a small, friendly community serving as a crossroads for travelers and a marketplace for the surrounding agricultural and rural residents;
- ❖ Realize that, to be effective, city government must balance rules and public investments in a way that address both individual citizens and community concerns;

- ❖ Recognize the elementary, middle, and high schools as a focal point of educational and community activities for the city and surrounding area; and,
- ❖ Respect the importance of open spaces, farm activities, and wooded areas for both the economic prosperity and enjoyment of residents.

A VISION FOR MOSSYROCK 2040

Mossyrock is a crossroads city at the intersection of US Highway 12 and State Route 122 at the eastern end of the Klickitat Prairie. The city is a service center for rural agricultural activities, hobby farms, and a vital community for retirees and families. Travelers stop for services and supplies as they pass through the city going to other destinations or stopping to enjoy the natural beauty and the many nearby recreational opportunities. Visitors often chose to stay in the city for a few days to relax and enjoy the community's quiet, friendly, small town atmosphere. Looking at Mossyrock in twenty years, we see:

- ❖ A community that has grown to be a home for around 980 people;
- ❖ A vital downtown commercial district along State Street and an active Traveler's service center at the crossroads of US 12 and SR 122;
- ❖ Established neighborhoods with a mixture of single-family homes, duplexes, several garden apartments, and well- kept manufactured housing parks;
- ❖ People's private investments in their homes and businesses supported by wise public investment in effective and efficient water and sewer systems, safe streets, and quality city services; and,
- ❖ Farmlands, wooded acres, crops and pastureland, and several new parks as important open space features of the city and the city's urban growth area.
- ❖ Mossyrock Area Action League, with the support from the City of Mossyrock, will petition the Lewis County Commissioners regarding a Comprehensive Trail System and Plan for the community. This would encompass bikers, horse riders, ATVs, and walkers.

POLICY FRAMEWORK

The following policy statements will govern public decisions in a way that help citizens and officials achieve the Comprehensive Plan. This policy framework reflects citizens' desires for their preferred future, the Growth Management goals of the State of Washington, and the Lewis County Countywide Planning Policies.

Policies for Future Land Use

Land development districts that reflect the traditional character of the city will guide changing land uses and development. Each district will have a List of Permitted Uses that may include specific performance standards. The Planning Commission and City Council may add new uses to this list after review.

The *Neighborhood District* provides for single family and duplex homes; schools, churches, parks, and agricultural activities; manufactured homes and apartments; and home businesses, professional offices, and bed and breakfast establishments. The density in the Neighborhood District is set at no more than five dwelling units per acre for single family residences or 25 dwelling units per acre for apartments. Clustering dwelling units or placing homes on a variety of lot sizes will achieve this density. If clustered, building sites must accommodate future streets.

The *Market District* provides for shopping and service opportunities for residents of the city and surrounding area, visitors, and travelers. Land uses such as retail sales and services, small equipment sales and repair, offices, public buildings, motels, recreational vehicle parks, and light industry are suitable for this district. The minimum density in the Market District is a lot size of 2,500 square feet and allowable lot coverage of up to 100%, including buffers and off-street parking.

Land annexed into the city from the Urban Growth Area will maintain its previous zoning designation unless noted otherwise, by the City Council.

Policies for Establishing the Urban Growth Area

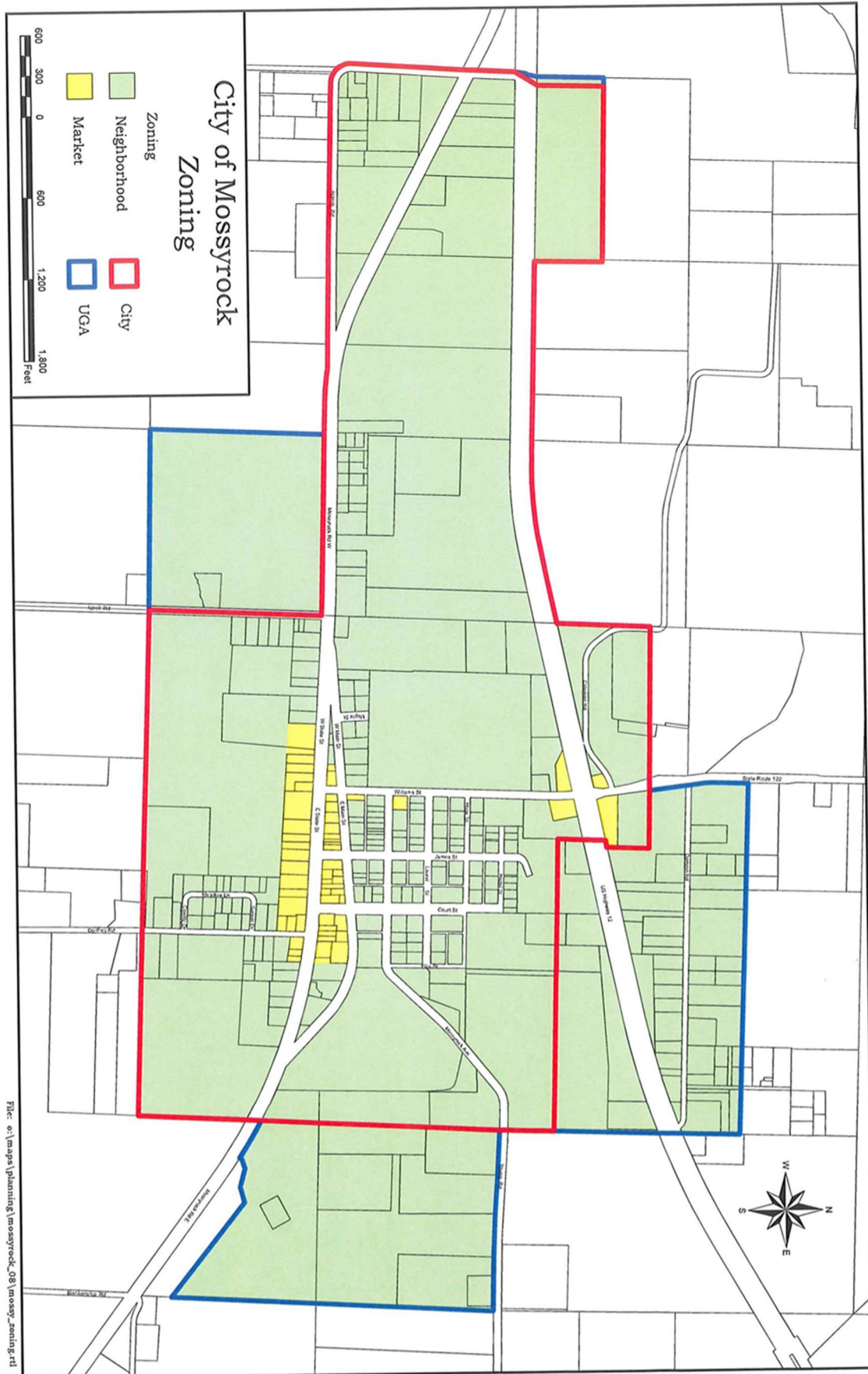
It is important for Lewis County to establish an Urban Growth Area in cooperation with Mossyrock that stresses cost effective planning. Future Urban Growth Area expansion may be necessary for the City to adequately address land supply to meet the goals of the Growth Management Act.

The Mossyrock Urban Growth Area will:

- ❖ Provide Sufficient land to accommodate the city's twenty-year population projection;

- ❖ Deliver adequate public facilities and services for existing and future populations;
- ❖ Protect critical areas;
- ❖ Contain greenbelts and open space; and,
- ❖ Reflect the desire of the community to maintain a rural lifestyle.

An inter-local agreement between Mossyrock and Lewis County helps to maintain appropriate land use and regulations within the Urban Growth Area outside of the city limits. This agreement should facilitate streamlined processing for development permits within the Urban Growth Area.



Parks, Open Space, and Recreation

The Parks, Open Space, and Recreation Element reflect the following framework goals that are highlighted in black:

FRAMEWORK GOALS

1. **Promote a sense of place by requiring quality building and development that is not just compatible with the surrounding environment but enhances the community spirit.**
2. Support a variety of housing opportunities for Mossyrock's diversifying population that are affordable, that enhance a safe and livable community, and that prepare and protect our families for life in the 21st Century.
3. Pursue a strong and diverse economy and assure economic development that creates a "Heart" for Mossyrock and balances regional objectives, while complementing the unique neighborhood character.
4. **Protect the natural environment and preserve environmentally sensitive areas.**
5. **Promote improvements to human services as the community changes and diversifies.**
6. **Assure effective and efficient public investment for quality public services, facilities, and utilities.**
7. Balance the transportation needs of the community with regional objectives through improvement of both street and multimodal systems for Mossyrock's present and future population.
8. **Provide for inclusive and meaningful citizen involvement in community planning decisions.**

City of Mossyrock

The City of Mossyrock is comprised of an estimated 763 citizens, with approximately 51% of the population male and 49% female. The primary industry of the Mossyrock area is predominantly agricultural and tourist bases.

The Mossyrock area provides a great deal of summer recreational opportunities such as boating, water skiing, and fishing. In the fall and winter months the area receives a large number of individuals drawn to the area to hunt for large wild game in our abundant timberlands. Once the

snow arrives people pass through on US Highway 12 to snow ski at White Pass Ski Resort, sixty-four miles to the east. This area is surrounded with agricultural diversity of Christmas tree farms: Blueberry farms and DeGeodes Bulb Farm – with its spring tulip collection. Inside the city limits of Mossyrock there is one large Blueberry farm and one large Christmas tree farm.

Mossyrock is considered the geographic “Heart of Lewis County”. The City of Mossyrock is approximately twelve (12) miles west of the City of Morton and thirty-one (31) miles east of the City of Chehalis, the Lewis County Seat.

Intent

The Growth Management Act goals that relate to parks, recreation, and open space planning are particularly important in ensuring that the area’s high quality of life is sustained as the City grows. The purpose of the Parks, Open Space and Recreation Element is to provide direction for the planning, development and maintenance of a park and open space system for the City. As the City matures and economic and population growth continues to occur, the need for more land for parks and open space will grow.

The Parks, Open Space and Recreation Element serve two related purposes. The first is to determine the type and level of park and recreational services that are desired by the residents of the City. The second purpose is to identify and protect a system of public and private open space lands. Open Space may or may not be publicly owned. It is valued for wildlife habitat, trails, recreation, and connection of critical areas. Open space areas serve multiple purposes, including greenbelt buffers between developments and may be used for agriculture.

Existing Conditions

The City classifies active parks according to the following:

Community Parks: This classification is suited for more intensive recreational facilities, such as athletic complexes, swimming pools, picnicking, walking, viewing, and sitting areas. They are usually fifteen (15) acres or larger and contain recreational facilities that serve populations within a two (2) mile radius.

Inventory: In 2010, using grant funding and funds raised from community events, the City of Mossyrock purchased 32.5 acres of land adjacent to the Community Center to put in place our first ever city park. The project went from plans and dreams to a reality over the last several years, and the Klickitat Prairie Park has really taken shape. A state-of-the-art playground, parking lot, public restrooms, a covered picnic area, and a beautiful new amphitheater were erected, transforming the area from a mere hay field to a full - fledged recreation area with all the amenities, including barbecues, picnic tables, interpretive signage and an addition to the walking trail. Klickitat Prairie Park is located along State Street in Mossyrock, just south of the downtown area.

Passive Parks/Open Spaces: Passive Parks/Open Spaces are lands that are intended to be left primarily in their natural state with little or no facility improvements. Passive parks and open space often contain distinctive geological, botanic, historic, scenic, or other critical area, or natural resource land features. They are intended for passive recreational use in a natural setting.

Inventory:

Table 1. Inventory of the City Passive Parks/Open Spaces by acreage

Passive Park Inventory	
Park Inventory	Passive Parks/Open Spaces
Mossyrock Gardens	.75
Totals	.75 acres

MOSSYROCK GARDENS is located on each end of State Street with .46 acres on the west end and .29 acres on the east end. There is a picnic table in each with no parking at either location.

MOSSYROCK COMMUNITY CENTER is located at 219 East State Street. This site supports civic functions, and recreational use of the property.

TACOMA CITY LIGHT has a privately owned and operated camping and lake access facility with a swimming beach and a boat launch and 60 group camp sites. Tacoma City Light Mossyrock Park is approximately three (3) miles east of city limits. This is a pay to use facility.

MAYFIELD LAKE COUNTY PARK is approximately four (4) miles west of city limits providing camping sites, children's play area, lake access swimming area and a boat launch. This is a pay to use camping facility.

IKE KINSWA STATE PARK is approximately four and a half (4.5) miles north of city limits is a 454-acre camping facility. Ike Kinswa State Park provides 103 camp sites, 46,000 feet of shoreline, lake access via a boat launch and swimming beach. This is a pay to use camping facility.

Private Open Space: In addition to the City-owned passive parks and open space noted above, there are privately-owned properties in Mossyrock that have "current use assessment" tax classification (authorized by RCW 84.34) for open space, timberlands, and agriculture. While these properties are not available for active recreational uses, they provide visual open space as long as they remain in the "current use" tax classification of open space, farm and agriculture, or timberland. In 2010, the Lewis County Assessor's office reported 0 acres with a "current tax" designation of open space, 112.29 acres with agriculture and farm, 3.01 acres with timberland.

Other Recreation Facilities: Though not a part of the City Park system, school facilities provide recreational opportunities for citizens when schools are not in session. Mossyrock School District is an integral part of our community and provides access to playground equipment when possible. As with any school there are limited times that these facilities can be made available for public

use, as well as other limiting restrictions such as no skateboarding on school grounds and use of the outdoor half basketball court and track only. These facilities are available for use only when other activities are not taking place at the school which limits availability to weekends and late evening only after 6:30pm most days Table 2 shows a list of associated facilities.

Table 2 other recreational facilities:

School Related Recreational Facilities Available for Public Use

Facility	Ball Field	Sports Field	Track
Mossyrock School K – 12	NO	NO	YES

Future Parks and Recreation Demand

PUBLIC PARTICIPATION

On September 6, 2011, a Saturday afternoon, a crowd of Mossyrock's faithful community supporters gathered together under a blazing summer sun in a former hayfield behind the City's community center and city hall, a 32.5-acre site now known as the Klickitat Prairie Park, to celebrate the dawning of the dream that quickly became a reality.

The first annual Mossyrock Community Picnic was held to honor the people that had worked so hard over the past two years to plan, fundraise and campaign for the purchase of the land, to celebrate the beginning of the development of the park, and unveil their plans for future progress to the public, and share in the joy and beauty of their new Klickitat Prairie Park.

Through previous public discussions, community members expressed the desire to also have the following incorporated into park facilities:

- Recreation center with computer access point
- Library type facilities
- Swimming Pool
- Skate Park
- Sidewalks from residence to downtown
- Trails

Along with the school and Mossyrock Memorial Garden, Klickitat Prairie Park provides public access to green open space in the City limits of Mossyrock.

CAPITAL IMPROVEMENT PROGRAM

PROJECT TYPE	PROJECT YEAR	COST ESTIMATES
Trail Development	2020	\$60,000.00

This project would be completed with a combination of Community donated funds, time, labor, capital improvement dollars, The Cowlitz Tribe, RCO and, other grant funding. The exact date and project scope are to be determined by engineers, feasibility and studies and City Council Members.

Policies for Including Open Space and Greenbelts

Open spaces and greenbelts will include critical areas, public parks, landscape buffers, and walking paths. Open spaces will be throughout the city. The city will encourage the retention of agricultural activities as open space by supporting the right to farm and allowing the keeping of livestock within the city limits. Directing development away from steep slopes of 15% or greater, wetlands, and aquifer recharge areas will protect additional open space. The city will depend on the city's State Environmental Policy Act (SEPA) Ordinance to assess environmental impacts and define mitigation measures related to land development activities to assure public health, safety, and adequate open space.

Policies for Protecting of Surface & Ground Water

Managing land use activities and development practices will assure protection of the quality and quantity of surface and ground water. The city will follow a wellhead protection program for the city's public water wells. Development will be required to provide adequate storm water management as specified by the City Engineer. Development near or adjacent to environmentally sensitive areas, such as wetlands and Klickitat Creek, shall create no impacts on water quality.

Policies for Protecting Critical Areas

Critical areas in the Mossyrock Urban Growth Area include wetlands, geologically hazardous areas, aquifer recharge areas, fish and wildlife habitat conservation areas and frequently flooded areas. These lands are important community assets that the city will strive to protect in a reasonable manner that balances public needs with private property rights. The city shall implement regulatory controls that:

- ❖ Protect the capacity of wetlands to provide flood control; recharge groundwater; improve water quality; stabilize streambeds; and act as habitat for priority species;
- ❖ Prevent development activities in geologically hazardous areas that pose a threat to life and property;
- ❖ Prohibit activities over or near aquifer recharge areas that reduce groundwater quality and quantity;

- ❖ Reduce the impact of development within frequently flooded areas; and
- ❖ Maintain fish and wildlife species in suitable habitats within their natural geographic distribution.

Policies for Housing

The city will help residents safeguard the value of their homes by maintaining acceptable levels of public facilities and services to protect property values. The city will welcome assistance from people or groups who can help land and moderate-income people with housing rehabilitation. The City will also support the formation of a countywide housing authority in Lewis County.

The city will encourage a mix of new homes within the city limits and urban growth area to fulfill the need for approximately 660 new dwelling units to accommodate projected population growth in the next 22 years. Housing developers will receive accurate and timely information from the city on regulations and procedures. The city will process new permit applications in a prompt and timely manner.

Policies for Public Facilities and Services

Managing Public Facilities and Services

The City will maintain satisfactory government services and the following capital facilities:

- ❖ Water and sewer systems;
- ❖ Streetlights;
- ❖ City buildings, and,
- ❖ City streets

Careful attention to the long-term annual operating and maintenance needs of new or expanded capital facilities is important for Mossyrock. Expenditures in the City's Six-Year Capital Facilities Plan will follow the priorities below:

1. Remedy an urgent or emergency condition that is dangerous to public health or safety;
2. Correct existing deficiencies;
3. Meet the needs of planned growth; and,
4. Add new capital facilities.

Paying for Capital Facilities

All city residents and businesses will contribute equally to correcting existing deficiencies and only those new or expanded capital facilities that benefit everyone. Development will pay its own way through requirements for improvements in subdivisions, charges for utility access, and voluntary contributions for off-site impacts. The city will look to the following revenue sources to finance the Six-Year Capital Facilities Plan: grants and loans, contributions, revenues bonds, and general obligation bonds. The city will support public/private partnerships to develop new public services and facilities that can improve the everyday quality of life for residents and aid community economic development.

Policies for Transportation

City Streets

The city will have standards for city streets to protect public safety, guarantee safe access to all land uses, provide for off street parking, and assure walking and bicycle passage between homes, school, and shopping activities. As specified in the Southwest Washington Regional Transportation Plan, city arterial streets will maintain at least a service Level D standard for Williams Street, State Street and Godfrey Road. Any expansion of the street system will establish logical connections to existing streets for efficient traffic circulation. New development shall have functional connections with adjoining existing development.

Paying for Streets

The city will make investments in the street system based on the required Six-Year Street Plan. Public expenditures for streets will follow these priorities:

1. Remedy an urgent or emergency condition that is dangerous to public health or safety;
2. Correct existing deficiencies;
3. Preserve existing infrastructure; and
4. Add desirable new streets or amenities.

All city residents and businesses will contribute equally to correcting existing deficiencies in the city's street system and only the cost of new or improved city streets that benefit everyone. New development will pay its own way through

subdivisions requirements and voluntary contributions for off-site impacts. The city will look to the following revenue sources to finance the Six-Year Street Plan: grants and loans; contributions; property tax; state-shared Motor Vehicle Excise and Fuel Taxes; and, if feasible, a street utility tax.

Amenities

If finances allow, the city will develop sidewalks and/or trails along existing city streets to separate pedestrian from vehicular traffic. An effort will be made to use landscaping, coordinated street signage, and street lighting to enhance the visual appeal of the city. The city will require sidewalks and streetlights in all new public and private projects.

Policies for Utilities

The city will cooperate with all utility providers to see that the community has adequate and affordable electrical, telecommunication, and cable television services. The location of both public and private utility transmission facilities will be in the public right-of-way. The city engineer shall establish standards for placement of utilities in city right-of-way and utility providers must complete restoration of right-of-way to city standards in a reasonable period. Dedication of all new right of ways will require ample land for placement of utility transmission facilities.

Utility providers, both public and private, will consider the existing landscape when constructing and maintaining their transmission facilities. The city will supervise tree trimming on right of way and request utility providers to respect community values when trimming trees on private property. The city will *encourage* utility providers to place existing services underground and *require* developers of new subdivisions to have all utilities underground.

Policies for Regional Planning

Sitting of Essential Public Facilities

The city recognizes its obligation to cooperate in the sitting of public facilities of a regional, state, or nationwide nature. Mossyrock will do this through active involvement with the Lewis County Planned Growth Committee and the Countywide Planning Policies.

Coordination

The city will make every effort to meet the regional coordination requirements of the Growth Management Act. The city will review the plans and regulations of adjacent jurisdiction to meet consistency requirements. Inter-local agreements will be maintained with other jurisdiction to coordinate development standards and cover situations when transportation impacts created by new or expanded public or private development activities are anticipated to have inter-jurisdictional consequences.

PLAN IMPLEMENTATION

This implementation strategy outlines a process to help the community carryout their comprehensive plan. It is built on three major ingredients: citizen participation, public investment, and rules and standards for new development.

Citizen Participation

Citizens and local government working together for a better future is the key to effective community planning for the City of Mossyrock. This is recognized in state law that requires citizen participation in comprehensive planning activities. The following strategy supports early and continuous citizen participation in land use planning activities by citizens and community groups.

In addition to legal requirements, volunteer efforts are the heart of community progress. Many actions that citizens identified in the community participation program leading to the development of this Directory cannot be carried out by local government alone, but require a partnership of the city with individuals, families, and community groups.

The City Council, Planning Commission, and city staff will follow these principles for citizen participation in community planning:

- ❖ Encourage citizens to take part in community planning through creative, positive participation with open discussion and clear and fair decision procedures;
- ❖ Share with the community what state and federal law requires and what is open to change;
- ❖ Understand that there are no “dumb questions” and that people in the community have different points of view;
- ❖ Respect every citizen’s knowledge and do not reject citizen ideas prematurely by saying “That won’t work”

- ❖ Tell the community how the city used their suggestions and comments in making planning decisions; and,
- ❖ Support volunteer efforts and public/private partnerships for the benefits of all residents

Action Strategies

Planning Commission Procedures

1. Direct all meetings and public hearings following an adopted set of procedural rules that guarantees everyone an equal opportunity to participate.
2. Make information about plans and proposals available to citizens in advance of any meeting.
3. Allow public participation in workshops regarding major development proposals or changes to the Growth Management Directory and publish materials at least fifteen days in advance of a hearing for public review.
4. Provide official notice of all public hearings fifteen days prior to the hearing date for permit applications, plan amendment(s) or changes to the land development rules.
5. Provide notice of all Planning Commission meetings or workshops in advance by posting at City Hall, the Post Office, School, and city businesses and notify area newspapers.
6. Conduct public hearings for all amendments to the *Community Growth Management Directory* and make a recommendation to the City Council based on findings of fact.
7. Conduct the official “open record public hearing” for land development permit applications.
8. Schedule a time at each Planning Commission to listen to community ideas and concerns.
9. Sponsor an annual citizen workshop for residents and business owners to discuss ideas for changes and improvements to the city’s growth management planning process.

City Council Procedures

1. Direct public hearings following an adopted set of procedural rules that guarantees everyone an equal opportunity to participate.

2. Provide official notice of all public hearings fifteen days prior to the hearing date for amendment(s) to the *Community Growth Management Directory*, variances, appeals or administrative decisions, and “closed record” appeals of Planning Commission land development permit decisions.
3. Conduct public hearings for all amendments to the *Community Growth Management Directory* recommended to the City Council by the Planning Commission.
4. Conduct a “closed record appeal” of all appeals of land development permit decisions made by the Planning Commission.
5. Act as the City’s Board of Adjustment, conduct public hearings and decide:
 - a. Applications for variances from the Rules for Development, Section III: *Community Growth Management Directory*, based on special circumstance relating to the physical aspects of a property to assure development rights and privileges permitted to other properties in the district; and,
 - b. Appeals from, orders, decisions, or determinations made by city official(s) in the administration or enforcement of the provisions of the *Community Growth Management Directory*.

Changing the Comprehensive Plan

The City of Mossyrock will only consider changes to Sections II and III of the *Community Growth Management Directory* once annually. Any request to add, delete, or rephrase the text or change the Official Development District Map will be reviewed by the City as long as it is within the minimum requirements of state law. Any citizen, property owner in Mossyrock, or the City Council may initiate changes.

The city will maintain a list of suggested changes to Sections II and III of the *Directory* on file at City Hall. This file will be available for review by the public during regular office hours. The City Clerk will forward this file to the City Council for their review on a quarterly basis.

The procedures for changing Section II and III of the *Directory* are:

1. A request may be submitted by application at any time to the City Clerk or City Treasurer. The request shall specify the exact text changes(s) to the Growth Management Directory or boundary changes(s) to the Official District Map and the factual reasons why these changes are needed.

2. The proponent will comply with the State Environmental Protection Act (SEPA) and submit an environmental checklist to the city as part of the process.
3. If the City Council requests changes(s) by motion, the City Clerk or City Treasurer will be responsible for completing the application and assuring SEPA requirements are met.
4. The City Clerk or City Treasurer will transmit each completed application for change(s) and necessary SEPA information to the Planning Commission.
5. The Planning Commission determines more information is needed on any application, it will submit a written request to the City Clerk or City Treasurer who will notify the applicant.
6. The Planning Commission will review each complete application under SEPA consistent with the Growth Management Act to consider the cumulative impacts overall.
7. The Planning Commission will conduct duly noticed public hearing(s) in September of each year for all applications received by August 31st of that calendar year.
8. The Planning Commission will prepare a Finding of Fact Report and recommendations for each application as one amendment package and will forward this information to the City Council by October of each year.
9. The City Council will either accept the recommendations and set a public hearing date or request more information from the Planning Commission.
10. The City Council will hold a duly noticed public hearing to take testimony on all applications before December 31st for all applications received by August 31st of that calendar year. Immediately following the public hearing, the City Council may act to adopt the proposed changes.
11. Prior to the final adoptions, by ordinance, of any changes to the Section II and III of the *Growth Management Directory*, the City Council shall submit a copy of the proposed change(s) to the Department of Community, Trade and Economic Development (CTED) for review and comment as required by Chapter 365-195-820 of the Washington Administrative Code. CTED has at least 60 days upon receipt of the copy to conduct its review and provide comments on the proposed changes. Once the city receives comments from CTED, or if they chose not to comment by the end of the review period, final adoption by the City Council may proceed.
12. Upon final adoption by the City Council, the City Clerk or City Treasurer will prepare an addendum document or reproduce Sections II and III of the

Directory showing all changes. The City Clerk or City Treasurer will issue a notice of adoption to CTED and the public within 10 days of adoption.

Community Volunteer Efforts

The city can play an influential role in encouraging greater community volunteerism by:

1. Jointly promoting a set of community activities that bring people together, such as picnics, celebration parades, and potluck suppers. Team with organizations such as the School, Fire District, Chamber of Commerce, Four-H Clubs, etc.
2. Sharing sponsorship of an annual community-pride day with local civic groups to encourage residents to clean up their yards and businesses to fix up and repair buildings, signs, and landscaping.
3. Promoting citizen efforts to preserve the heritage of the community by assisting volunteers to maintain the city's historical society, salute regional efforts to celebrate the history of east Lewis County, and encourage local businesses to have information on the area's history.
4. Accommodating local non-profit cultural and arts events and programs by offering use of the community center at a rental fee to cover only operating costs.
5. Collaborating with local community groups.

Public Investments

Public investment in water and sewer systems, city buildings, streets, street lighting, storm water management, and parks support the public's health, safety, welfare, and economic benefit. Public investment plans help:

- ❖ Match capital spending choices with planning and financial policies;
- ❖ Give an Overall view of the community's fiscal needs to avoid too much emphasis on a single project;
- ❖ Balance resource demands for annual operating expenses with long term capital investments; and,
- ❖ Inform people when public facilities will become available.

Additionally, the concurrency requirement of the Growth Management Act requires that adequate public facilities be available when the impact of development occurs.

State law mandates cities to prepare two separate financial plans for supervising long term public improvements. The Six-Year Capital Facilities Plan identifies proposed improvements, expansions, and/or new capital facilities and sources of public money to finance the Plan. The Six-Year Street Plan identifies street, bicycle and pedestrian projects and funding sources. The city must monitor and maintain both plans annually so that they continue to support the land use plan and identify adequate funding.

Capital Facilities, Utilities, and Transportation

Each city planning under the Growth Management Act must sufficiently plan for public services. This includes a Six-Year Plan to finance capital facilities and transportation projects to meet a level of growth consistent with the land use plan to guarantee basic levels of services that promote public safety and welfare.

The City of Mossyrock currently provides a variety of services including sewer and water. The City has contracted with the City of Morton for coverage of Police force for road patrol, crime prevention, and traffic and City code enforcement. The City also contracts with Lewis County Emergency Management Services for 911 dispatch, and fire protection is provided by Lewis County Fire District #3.

Sewer Service

Sewer treatment for Mossyrock is provided by the City. Wastewater is treated at a facility located at 3963 US Hwy 12. The old lagoon system was replaced by an extended aeration activated sludge plant and effluent is discharged into the Mayfield Reservoir. The collection system consists of approximately 21,000 lineal feet with two lift stations, one located on Meadow Lane and the other on Isbell Rd. The City has remained in compliance with the Department of Ecology and received a permit reauthorization in 2016 for a period of 5 years and has sufficient capacity to maintain levels of service for future growth. The City's General Sewer Plan is adopted and incorporated into this Plan. The sewer plan shows the mapped location of existing facilities and the City's service area.

Water Utilities

The City of Mossyrock Water System Comprehensive Plan was approved in 2016. This Plan shows the mapped location of existing facilities and the service area. It also includes complete data, analyses, and an improvement and financial program sufficient to support future growth. The City of Mossyrock Water System

Comprehensive Plan is adopted and incorporated into the Mossyrock Growth Management Directory.

The city owns and operates the water system. As of 2014 the City served 541 connections. The existing system consist of two wells with a combined capacity of 350 gpm, three storage reservoirs with a combined capacity of 407,000 gallons, and a distribution system that extends northwest and south of the city limits. This service area covers approximately 800-acres. In 2006, a water right certificate was issued for the City allowing for an additional 200 gpm of instantaneous withdrawal and an additional 143.6 ac-ft/yr. of total withdrawal. With this, based on annual growth rates and equivalent connections, the City has capacity to serve future growth within its existing service area.

Fire Protection for the service area is provided by Lewis County Fire District #3. The system has capacity for fire flow consistent with criteria provided by the Fire Chief.

Transportation

A safe and efficient transportation system is an essential component for development in any community. Williams and State Street are the classified minor collectors which provide primary access through the City and connect with US Hwy 12 which provides regional travel throughout Lewis County.

Approximately one mile of US Hwy 12 lies within the City limits at its northern boundary. US Hwy 12 is also part of the White Pass Scenic Byway.

The City owns and maintains 4.78 miles of local access streets which provide circulation throughout the City, including schools, government facilities, residential, and commercial areas. The road network throughout the City is largely rural although there are limited sidewalk and pedestrian facilities throughout the City. Transit service is provided by the Lewis Mountain Highway Transit. This regional transit services Eastern Lewis County between Packwood and Centralia.

Although the City has not adopted specific levels of service, it plans under the levels of service (LOS) required under the Growth Management Act which recommends LOS “D” within urban areas. Currently, all City streets and intersections (un-signalized) operate within LOS “A” or “B”.

City of Mossyrock Capital Improvement Project Summary

Capital facilities are those structures, improvements, or other major assets that are provided for public purposes and services including, but not limited to, potable water, sanitary sewer, storm water, sidewalks, and roads.

The following plan addresses capital facility and transportation projects to meet growth demands for the next six years. Furthermore, it identifies existing deficiencies and necessary capital improvements that the city must make to create, expand, or modify a capital facility to meet its obligations to provide basic public health and safety and meet or maintain service standards as new development occurs.

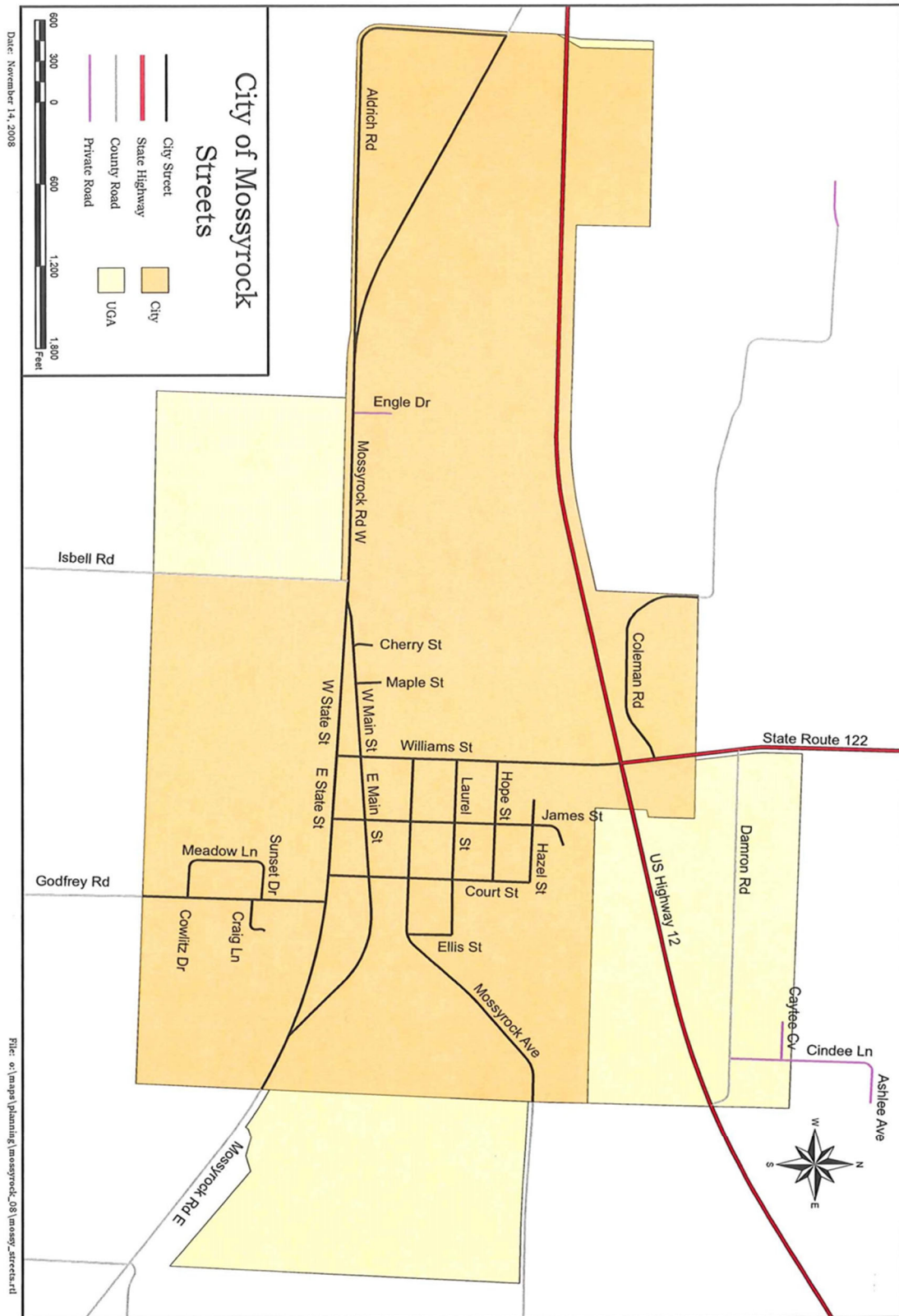
Table ____.

Project	Funding Source	Estimated Cost	Completion By
Water Meter Replacements	LID, City	\$56,250	2021
Mossyrock Road W Resurface	TIB, PWTF, STP, City	\$90,000	2020
Aldrich Rd Resurface	TIB, STP, City	\$65,000	2022
Mossyrock Road E Resurface	TIB, STP, City	\$55,000	2021
3 rd Well Install	CDBG, DOE, SRF, LID, USDA RD, City	\$500,000.00	2030
Sewer Enhancement SR 122 Lift Station	CDBG, DOE, SRF, LID USDA RD, City	\$1,500,000	2024
Sewer Enhancement Aldrich Rd Lift Station	CDBG, DOE, SRF, LID USDA RD, City	\$1,500,000	2021
Mossyrock Rd W Sewer Main	SRF, LID, City	\$80,000	2020
Neilson Ln to Degoede Water Main Extension	SRF, LID, City	\$60,000	2023
Comm Center Floor	City	\$25,000	2019
City Hall Remodel	City	\$30,000	2025

Funding for Transportation projects is typically available through the Transportation Improvement Board (TIB) small city programs: Small City Arterial Program, Small City Preservation Program, and Small City Sidewalk Program. Public Works Trust Fund (PWTF) supplies low interest loans with a small local match. SAFETEA-LU (FHWA) funding is available on a limited basis for eligible

projects. The City of Mossyrock is a member of the Lewis County Transportation Strategy Council (LCTSC).

Funding for water/sewer infrastructure is available through several sources. Community Development Block Grant (CDBG) programs, Department of Ecology (DOE) State Revolving Fund (SRF), USDA Rural Development (RD) are funding options available to the city. The City may consider increased water rates or creation of a Limited Improvement District (LID) to fund extension and improvement of water lines.



Section 3

**RULES FOR LAND
DEVELOPMENT**

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ARTICLE I: CREATION OF DEVELOPMENT DISTRICTS

Part 1. Creation of Districts

In order to regulate the use of land, buildings, and structures in accordance with Section II, the Comprehensive Plan for Future Development, and the provisions of Section III, the Rules for Land Development, the City of Mossyrock is hereby divided into the following development districts:

1.01 The Neighborhood District

The purpose of the Neighborhood District is to regulate development to protect the neighborhood character and rural residential lifestyle of the City of Mossyrock.

1.02 The Market District

The purpose of the Market District is to support business growth and encourage commercial development to maintain a vital downtown and an active tourist/service center for the economic stability of the City of Mossyrock.

1.03 The Official Development District Map

This ordinance shall consist of the text herein and, as though contained herein, a map identified as the “Land Development District Map” of the City of Mossyrock. This Official Development District Map shall be available for public viewing at the Mossyrock City Hall.

1.04 Development District Boundary Changes

Changes in the boundaries of a Development District shall be made by ordinance of the City Council by adopting an amended Official Development District Map. Changes shall be made only once each year according to the procedures established in Section II, under changing the Comprehensive Plan of the City of Mossyrock Management Directory.

Part 2. Annexations

Any uses contained within the boundaries of an annexation must comply with these Rules for Land Development. In order to not cause undue economic hardship on uses that existed before an annexation, they may continue under the provisions in Article V, Part 2

ARTICLE II: GENERAL PROVISIONS

This Article contains rules that apply to all land use activities within the City of Mossyrock’s corporate limits.

Part 1. Structures

1.01 Placement of Structures on Lots

The placement of all newly constructed structures shall conform to the requirements of the Uniform Building Code and the Uniform Fire Code.

1.02 Clear Vision Area

A property owner shall maintain a clear vision area of at least fifteen (15) feet from the corners of all property at the intersection on two streets. A clear vision area shall contain no sight-obscuring structures or planting exceeding forty-eight (48) inches in height, except for trees with branches and foliage removed to a height of eight (8) feet above the ground.

1.03 Height Standard

No building, structure, or accessory building shall exceed two stories, or thirty-five (35) feet, in height unless a variance is granted under Article VIII, Part 8 of this ordinance. This provision does not apply to antennas.

Part 2. Public Streets and Parking

2.01 Access to Lot

Future lots shall be adjacent to a public street. All buildings shall also be located on the lot in such a way as to provide safe and convenient access for fire protection and required off-street parking. Each lot created through the subdivision of land in Article VI and Article VIII, Part 6.03 shall have access to a public street. The street line of each lot created shall be no less than fifty (50) feet in width.

2.02 Ingress and Egress

A parking area serving more than two (2) automobiles shall have ingress or egress so that no vehicle shall create unsafe or hazardous condition for traffic on adjacent streets or roads.

2.03 Required Parking Spaces

Off street parking in conjunction with all land or building uses established after the enactment of this ordinance shall be provided according to Table 1 below. No on street parking shall fulfill the parking requirements for any use.

Table 1. Off Street Parking Requirements

Land Use	Number of Required Spaces
Single Family Home, Duplexes, Manufactured Homes, & Apartments	1 for each dwelling unit
Food stores, markets, and shopping centers having more than 2000 square feet of gross floor area	1 for each 200 square feet of gross floor area of the building with public access
Motels and Bed and Breakfast Establishments	1 for each rental room
Residential care facilities and adult homes	1 for each 5 regular beds plus 1 for each employee

Public assembly facilities	1 for each three seats
All other general commercial and Restaurants	1 for each 100 square feet of interior gross floor space with public access
Manufacturing	1 for each employee

2.04 Grading and Surfacing Schools

All required off-street parking areas shall be at least graded and graveled.

2.05 Commercial and Light Manufacturing Uses Generating Greater than 25 auto trips per day
Commercial and light manufacturing uses capable of generating traffic volumes of greater than twenty-five (25) auto trips per day shall be located on an arterial street or highway to lessen the impact on local and collector City public streets. Access to commercial and light-manufacturing uses shall ingress and egress standards for arterial streets or highways.

2.06 Loading and Service Space Requirements

Each business building requiring service vehicles for shipments or deliveries shall have an off-street loading space with access to a public street. The size of the place shall be large enough to accommodate all servicing of vehicles. No servicing vehicle shall extend into a public street when using the loading space.

Part 3. Environmental Standards

3.01 Air Quality Standards

The emission of any air pollutants by any use shall be subject to RCW, Chapter 70.94 and WAC, Chapters 173.400-401 and 173.460.

3.02 Noise Level Standards

The intensity of sounds emitted by any use to adjacent properties shall not exceed the levels stated in WAC, 173.60 and 173.62.

3.03 Light and Glare Standards

Land uses creating intensive glare or light shall screen the view of this glare or light from any point along the property line in accordance with Part 4.03 of this Article.

3.04 Toxic Chemical Storage

All toxic chemicals shall be stored in containers and at locations that prevent leakage and are not hazardous to ground water sources and adjacent or nearby properties.

3.05 City Public Utility Connections

New development shall connect to the City of Mossyrock public water and sewer systems. Existing on-site wastewater disposal systems shall be in conformance with WAC, Chapter 246-272 until such systems fail thus requiring connect to the public water and sewer system.

Part 4. Aesthetic Standards

4.01 Prohibited Signs

The following signs are prohibited:

- a. Signs determined to interfere with the view of traffic signs, signals, or devices, approaching or merging traffic, and pedestrian and vehicular traffic.
- b. Sign containing uncomfortably intense lights.
- c. Signs determined by the Building Official to be structurally unsafe.

4.02 Political Campaign Signs

Candidates may display political campaign signs thirty (30) days before an election and must be removed no later than seven (7) days after the election. A sign(s) of a successful candidate in a primary election may remain until the final election. The candidate for whom a sign promotes is responsible for its removal.

4.03 Buffers and Screens

Buffers and screens may be required as a condition of a development permit to reduce impacts created by light, glare, and noise on adjacent and areas properties. The width of buffers or screens may vary to account for natural features, volumes, proposed setback in design, or other factors. The general rule is that the more intensive the proposed use and its potential for adverse impacts on adjacent or areas properties, the larger the buffer or screen that will be required.

The land area of all buffers and/or screens consisting of planted materials shall sufficiently serve its purpose within six (6) months of planting and be properly maintained for as long as the use creating the impact continues. Wall, fences, or earth berms shall be required where noise reduction is necessary. All screens shall be of sufficient height to ensure that the proposed use mitigates light, glare, and noise impacts.

Part 5. Permitted Uses Allowed in All Districts

This section lists all of the permitted uses allowed in all Districts. Uses may be added or deleted to this list in accordance with the amendment procedures for Adding or Deleting to the Permitted Uses Lists in Article VIII, Part 9. All new uses in all Districts, or the expanded portion of an existing use, shall comply with the provisions and standards of this Article.

5.01 Public Community Buildings

5.02 Public Utility Structures

Public utility structures under thirty-five (35) feet in height shall be allowed when they:

- a. Serve the intended area with a minimal effect on surrounding property.
- b. Do not degrade scenic views from a public street or private property.
- c. Are buffered, screened, fenced, or kept within a structure.

5.02 Public utility structures over 35 Feet in Height

5.03 Farms, Crops, and Pasture for Livestock

All agricultural activities shall be allowed on two (2) or more contiguous acres of land.

5.04 Public Parks

5.05 Public or Private Open Space Left in a Natural, Undisturbed State.

5.06 Walking and Jogging

ARTICLE III: THE NEIGHBORHOOD DISTRICT

Part 1. Individual Lots

1.01 Lot Size

The minimum lot area shall be eight thousand seven hundred (8,700) square feet with the exception of residential cluster subdivisions in which lot size shall conform to the standards in Article VI, Part 3.

1.02 Lot Coverage

All structures, including accessory buildings, shall cover no more than fifty percent (50%) of the lot area except as set forth in Article II, Part 1.01. Parking spaces and private swimming pools are excluded when calculating lot coverage.

1.03 Setbacks

The following setbacks are determined from the edge of property:

Front: 25 feet Side: 5 feet Back: 15 feet

Part 2. List of Permitted Uses

This section lists all the permitted uses allowed in the Neighborhood District in addition to those listed in Article II, Part 5. No other uses are allowed. Uses may be added or deleted to this list in accordance with the amendment procedures for Amending Lists of Permitted Uses as provided in Article VIII, Part 9. All new uses in the Neighborhood District, or the expanded portion of an existing use, shall comply with the provisions and standards of this Article.

2.01 Single-Family and Two-Family (Duplexes) Dwellings-Units

2.02 Single-Family Dwelling with Accessory Dwelling Unit

Single-family dwelling units may have an interior accessory dwelling unit provided that the accessory dwelling unit:

- a. Has a floor area of no larger than thirty percent (30%) of the main dwelling unit;
- b. Does not change the basic single-family appearance of the structure; and,
- c. Provides one (1) off street parking space for the accessory dwelling unit.

2.03 Apartments/Multiplexes

The following standards shall apply to all apartments/Multiplexes:

- a. Provide a minimum of 100 square feet of recreation space for each dwelling unit in each apartment building or complex of buildings. No more than fifty (50%) percent of this area may be indoors or covered. Where the total required recreation area is three thousand (3000) square feet or less, the outdoor space shall be a continuous piece of land. No part of the recreation space may have driveways, parking, or other automobile use.
- b. Adequate buffers and screening shall separate the recreation space from public streets, parking area, and driveway.
- c. All parking areas shall have buffers to mitigate impacts to surrounding residential uses.
- d. All lights provided to illuminate parking areas shall be so arranged as to direct light away from adjoining land uses.

2.04 Manufactured Homes (Mobile Homes) on Individual lots

Manufacture Homes shall:

- a. Conform to all requirements for any single-family dwelling units as defined by the ordinance;
- b. Bear a tag or seal of approval of the State of Washington or the Department of Housing and Urban Development;
- c. Be provided with a foundation that shall be improved to provide adequate support for the placement of a manufactured home in accordance with the
 - a. Department of Housing and Urban Development standards;
- d. Have skirting enclosing the space between the home and the foundation that provides adequate ventilation and access, and which is properly maintained, pit set; and
- e. Be assembled on site in compliance with Department of Housing and Urban Development Standards.

2.05 Manufactured Home (Mobile Home) Parks

All Manufactures Home Parks shall meet the following requirements:

- a. Spaces within a manufactured home park shall contain a minimum of three thousand (3,000) square feet per home.
- b. Each space shall accommodate only one manufactured home.

- c. Unless an intervening firewall is provided, a manufactured home accessory structure shall not be located closer the fifteen (15) feet from any other manufactured home or closer that five (5) feet from a roadway.
- d. The installation of manufactured homes shall comply with Part 2.04 above.
- e. Each manufactured home space shall have:
 - i. A continuing supply of safe and potable water;
 - ii. Sanitary facilities and services; and,
 - iii. Electricity.

2.06 Home Occupations

All home occupations shall meet the following requirements:

- a. The occupation must be incidental and accessory to the principal residential use of the structure.
- b. The area devoted to the home occupation shall occupy no more than twenty-five percent (25%) or more than five hundred (500) square feet of gross floor area of the residential structure, including all other buildings on the property serving the home occupation.
- c. The home occupation shall not create traffic to and from the residential dwelling unit that is disruptive to the residential area where it is located.
- d. There shall be no more than one non-resident employee at the occupation.
- e. There shall be one off-street parking space for the employee.
- f. The home occupation may have one advertising sign located directly on the dwelling unit with a surface area of no more than 600 square inches.
- g. No home occupation may have freestanding signs.

2.07 Adult Family Homes

2.08 Day Care Centers

2.09 Bed and Breakfast Inns

All Bed and Breakfast Inns shall:

- a. Assure that the owner of the business lives on the premise;
- b. Offer no greater than five (5) rooms for transient guests; and
- c. Limit meals to guests only.

2.10 Professional Offices

2.11 Churches and Meeting and Assembly Halls.

When churches, meeting, or assembly halls are located next to a residence(s), the hours of operation of these uses shall be controlled so as not to disrupt residential uses.

2.12 Schools

2.13 Tiny Homes

The main dwelling area of a tiny home shall be a minimum of 100 square feet and not to exceed 600 square feet. To qualify as a “tiny home” each unit will be required to have a kitchen, bathroom and one (1) bedroom.

A tiny home shall contain a minimum of three thousand (3,000) square feet per home.

ARTICLE IV: THE MARKET DISTRICT

Part 1. Individual Lots

1.01 Lot Size

The minimum lot area shall be two thousand five hundred (2500) square feet.

1.02 Lot Coverage

All structures, including accessory buildings, may cover up to one hundred percent (100%) of the lot, including buffers and off-street parking.

Part 2. List of Permitted Uses

This section lists all the permitted uses allowed in the Market District in addition those uses listed beginning in Article II, Part 5. No other uses are allowed. Uses may be added or deleted to this list in accordance with the amendment procedures for Amending Lists of Permitted Uses as provided in Article VIII, Part 9. All new uses in the Market District, or the expanded portion of an existing use, shall comply with the provisions and standards of this Article.

2.01 Retail Activities Dispensing Commodities or Services

2.02 Professional and Business Offices

2.03 Indoor Entertainment and Recreation Facilities

2.04 Medical Clinics and Residential Care Facilities

2.05 Retail Services Requiring Outdoor Storage or Sales Space

Retail services, which require outdoor storage or sales, shall:

- a. Have all outdoor storage and sales areas adequately buffered to reduce the visual impact of stored material on adjacent properties;
- b. Direct all outdoor lighting in such storage areas such that no direct light is projected on adjoining properties; and,

- c. Limit outdoor retail sales activity from the hours of 7 a.m. to 10 p.m. to limit noise and traffic impacts on adjoining properties.

2.06 Automobile Service Stations

All automobile service stations shall have the leading edge of the base of any pump island no closer than 15 feet from any property line

2.07 Restaurants, Taverns, and Cafes

2.08 Drive-in Restaurants

All drive-in restaurants shall:

- a. Have ingress and egress to an arterial street or highway.
- b. Be designed to ensure that all vehicles waiting to be serviced are contained within the property boundaries.

2.09 Veterinary Clinics, Kennels, and Animal Hospital

All uses that provide short- or long-term lodging for animals shall prevent all noise, odor, and other obtrusive impacts on adjoining or neighboring property by using buffers or screens.

2.10 Motel

2.11 Recreational Vehicle Parks

All recreational vehicle parks designed for short-term occupancy shall:

- a. Have ingress and egress to an arterial street or highway;
- b. Provide connections for recreational vehicles to water and sanitary facilities and/ or provide for disposal of sanitary waste;
- c. Be buffered and/or screened to reduce the impact of noise, light, and visual obtrusiveness to adjoining properties; and
- d. Provide individual lots for each vehicle no smaller than five hundred (500) square feet.

2.12 Contractor's Office, Shops, and Storage Yards

In cases where equipment and supplies are stored in the open, such equipment or supplies shall be screened from adjacent lots by buffers and/or screens which reduce the visual and auditory impact of the equipment and supplies.

2.13 Assembly of Small Equipment

2.14 Cabinet, Carpenter's Shop, Furniture Manufacturing and Repair, and Fix-It Shops

2.15 Blacksmith and Welding Shops

ARTICLE V: VARIANCES AND NONCONFORMING USES AND STRUCTURES

Part 1. Variances

1.01 Variance Defined

A variance provides a property owner relief when the strict application of the provisions in the Rules for Land Development would impose unusual, practical difficulties or unnecessary physical hardships on the development of a permitted use. The standards for evaluating practical difficulties and unnecessary hardships shall include:

- a. The size, shape, and dimension of a site;
- b. The location of any existing structures on a site or on adjacent property; and
- c. Any geographic or topographic condition on the site or in the immediate vicinity of the site.

A variance cannot be used to allow a non-permitted use to locate within the Neighborhood District or the Market District.

1.02 Criteria for Granting a Variance

The City Council shall grant no application for a variance unless all three of the following standards are met:

- a. The variance does not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and district in which the property is located;
- b. The variance is necessary because of:
 1. Special circumstances relating to the size, shape, topography, location, or surroundings of the property, and
 2. To provide it with rights and privileges permitted to other properties in the vicinity and district in which the subject property is located; and,
- c. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and district that the property is located.

1.03 Attaching Conditions

In granting any Variance Permit, the City Council may attach any conditions to the permit deemed necessary to mitigate any possible adverse impacts created by the proposed use.

1.04 Variance Permit Required

No use shall be allowed to vary from the Provisions in Articles II, III or IV of this Ordinance until a Variance Permit has been received by the applicant as specified in Article VIII, Part 8.

Part 2. Nonconforming Uses and Structures

2.01 Nonconforming Uses and Structures Defined

Nonconforming uses and structures are those uses and structures which existed prior to the adoption of amendment of the Rules for Land Development that do not conform to all the requirements of this Ordinance.

2.02 Continuation of Nonconforming Uses

In order not to cause undue economic hardship to owners of property with nonconforming uses, these uses are allowed to continue under the conditions outlined below.

2.03 Discontinuance of Nonconforming Uses

If a nonconforming use discontinues for a period of twelve (12) months or more, then the nonconforming use is no longer legal and subsequent uses shall conform to this ordinance.

2.04 Destruction of Nonconforming Use or Structure

If a nonconforming structure or use becomes damaged beyond fifty percent (50%) of its assessed value and if it is not returned to use or repaired within twelve (12) months, any future use or structure shall conform to all provisions of the Rules for Land Development.

ARTICLE VI: SUBDIVISION OF LAND

Part 1. Purpose and Exemptions

1.01 Purpose

The purpose of this Article is to establish uniform procedures for dividing land into five or more lots, tracts, parcels, sites, or divisions, with public dedications, for the purpose of sale, lease, or transfer of ownership. This Article supplements the requirements of Chapter 58.17, RCW.

1.02 Exemptions

The following actions are exempt from this Article:

- a. Cemeteries and other burial plots;
- b. Divisions of land into lots or tracts each of which is one-one hundred twenty-eighth (1/128) of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land;
- c. Divisions of land made by testamentary provision, or the laws of decent; and,
- d. A division made for the purpose of alternation by adjusting boundary lines between platted or un-platted lots of both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient areas and dimension to meet minimum requirements for width and area for a building site.

Part 2. Approval

2.01 Approval of Subdivision

No subdivision of land shall be allowed in the City of Mossyrock unless the City Council have approved it as provided in Article VIII, Part 10.

2.02 Compliance with Rules for Land Development

Every subdivision of land shall comply with the City of Mossyrock Growth Management Directory, all City ordinances, and Chapter 58.17, RCW.

2.03 Subdivisions Next to Highway 12 or Highway 122.

Upon receiving a Subdivision Application for land that is located next to Highway 12 or Highway 122, the City Clerk or Treasurer shall notify the Washington State Department of Transportation by sending copies of the Subdivision Application and, environmental information as appropriate. The Department of Transportation has fourteen (14) days upon receiving the copies of the Application to comment on the proposed subdivision. Comments received from the Department by the City Clerk or City Treasurer shall be forwarded to the Planning Commission for their consideration and the public hearing record.

Part 3. Residential Cluster Subdivisions

3.01 Purpose

The purpose of the residential cluster subdivision is to provide flexibility for a developer to decrease the lot sizes without increasing overall density by placing the remaining land area into open space devoted to recreation, preservation of environmentally sensitive areas.

3.02 Cluster Subdivision Requirements

Cluster subdivisions shall conform to the following standards:

- e. Each lot must be of sufficient size and dimensions so that it can support the structure proposed to be located on the lot and be consistent with applicable requirements for public health and safety provisions in Article II;
- f. The number of dwelling units in a residential subdivision may not exceed five (5) dwelling units per gross acre;
- g. In order to use the provisions of Article VI, Part 3, at least 10,000 square feet of open space must be saved.
- h. The land saved by creating lots smaller than the minimum lot area must be set aside as usable open space, not dedicated to the public, and remain under ownership of the developer and/ or an owners' association.
- i. Saved open space land cannot be used for roadways, parking areas, and sidewalks.

Part 4. Improvements

4.01 Consideration of Critical Areas

The City of Mossyrock shall consider the physical characteristics of a proposed subdivision site and may either disapprove or approve with conditions a proposed plat to protect critical areas as provided in Article VII, Section III of this ordinance.

4.02 Completion of Required Improvement before Filing of Final Plat

All required preliminary plat improvements shall be completed prior to submittal of the final plat to the City Council. However, in lieu of required completed improvements, the City of Mossyrock may accept a performance bond before final plat approval. The performance bond shall have satisfactory surety and conditions, or other secure method, for an amount equal to the actual cost of construction and installation of such improvements within the period specified by the City.

4.03 Owner Maintenance of Dedicated Areas until Public Acceptance

The owner shall maintain all facilities and improvements that the owner offers towards public dedication until the appropriate public authority accepts the dedication.

ARTICLE VII: CRITICAL AREAS PROTECTION

Part 1. Purpose

It is not the intent of this article to deny a reasonable use of public or private property, but to assure that land development is accomplished in a manner that will protect critical areas: wetlands, aquifer recharge areas, frequently flooded areas, geologically hazardous areas and fish and wildlife habitat conservation areas.

Part 2. Compliance Critical Areas Protection

All public and private land uses in the City of Mossyrock shall comply with the requirements of this Article as a condition to of any of the following permits:

- a. Building permits for any construction.
- b. Clearing and grading permit,
- c. Subdivision or short subdivision.
- d. Variance.

Part 3. Exempt Activities in Critical Areas

The following uses or activities within a critical area or critical area buffer are exempt from the requirements of this Article to the extent that they are not prohibited by other state or federal laws and do not degrade the critical area.

- a. Conservation, enhancement, restoration, or preservation measures or projects;
- b. Low intensity, passive recreational uses;
- c. Short-term scientific studies and educational uses;
- d. Repair and maintenance of existing public roads, bridges, and storm water facilities;
- e. Walkways without structures;
- f. Public parks;
- g. Site investigations work necessary for land use applications; and

- h. Forest practices governed by RCW 76.09.

Part 4. Emergency Work in Critical Areas

The Mayor may authorize emergency work in critical areas without a permit if s/he determines an imminent threat to public health or safety will occur before completion of normal permit procedures. Emergency work shall be limited to abating the emergency only and restoration of the critical area, if possible, shall follow the emergency.

Part 5. Technical Assessments Required

Applications for building permits, short plats, subdivisions, and variances shall indicate whether any critical area is located on or within 200 feet of the site. The Mayor or designated representative shall visit the site, and in conjunction with a review of the Growth Management Directory, information provided by the applicant, and any other suitable information, make a determination as to whether or not sufficient information is available to evaluate the proposal. If it is determined that the information presented is not sufficient, the Mayor, City Clerk or Treasurer shall notify the applicant that additional assessments shall be provided before the issuance of a Notice of Completion.

It shall be the responsibility of an applicant to provide the City with appropriate technical assessments and reports prepared by a qualified expert, if necessary, to fulfill the requirements for application review under Article VIII or any other City, state or federal laws.

Part 6. Wetland Areas

6.01 Wetland Protection Standards

The City shall regulate development activities to protect wetlands that provide public benefit. Development activities shall not diminish the capacity of wetlands to:

- a. Provide flood control and groundwater recharge;
- b. Improve surface and ground water quality by trapping sediments, removing nutrients, and providing chemical detoxification;
- c. Stabilize the streambed along Klickitat Creek; and
- d. Jeopardize federally listed endangered and threatened species.

6.02 Delineating and Rating Wetlands

The City adopts by reference the following maps and best available science resources for wetlands in the Mossyrock Urban Growth Area:

- a. National Wetlands Inventory Map, US Fish and Wildlife Service
- b. Soil Survey of Lewis County Area, Washington, Map Sheets 68 and 69, USDA, 1980
- c. Washington State Wetlands Identification and Delineation Manual, Washington Department of Ecology, 1997, Publication #96-94.
- d. Washington State Wetland Rating System for Western Washington, Washington Department of Ecology, 1993, Publication #93-74.

- e. If the location, designation, or classification of a wetland shown on any map adopted by reference under this code conflicts with the determination of any field investigation, the latter shall prevail.

6.03 Prohibition of Development within Wetlands

The City prohibits development activities in wetlands unless:

- a. No practical alternative exists for locating the project elsewhere; or
- b. The prohibition precludes any reasonable use of the property.

6.04 Wetland Buffers

A wetland buffer that separates a wetland boundary from a regulated use is mandatory to mitigate adverse impacts of development activities. The following standards shall apply when determining buffer widths:

- a. Buffer widths are measured perpendicularly from the wetland boundary;
- b. Buffer widths are determined according to a wetland's rating:
 - 1. Category I wetlands require a buffer width of 200 feet;
 - 2. Category II wetlands require a buffer width of 100 feet;
 - 3. Category III wetlands require a buffer width of 50 feet; and,
 - 4. Category IV wetlands require a buffer width of 25 feet.
- c. Buffer widths may be reduced if a technical assessment prepared by a qualified expert finds that a lesser width will not adversely affect the function of the wetland or that the use of other mitigation measures achieves the same result.

6.05 Wetland Replacement and Enhancement

If an application for development activities makes it necessary to alter or eliminate a wetland, the applicant shall enhance or replace the wetland based upon a technical assessment and mitigation plan prepared by a qualified expert. Altered wetlands may require enhancement to ensure the same level of wetland function that existed at the time of the permit application. The replacement of eliminated wetlands shall be at a ratio of 1:1 and have an equal or greater wetland rating.

6.06 Wetland Technical Assessments

A qualified expert shall prepare any wetland technical assessments required by the City. The report shall include:

- a. The exact location of the wetland boundary;
- b. An evaluation of wetland functions and values;
- c. An analysis of how the proposed use would or would not diminish the wetland
- d. protection standards under Section 6.01 of this Article; and
- e. Recommendations for mitigating adverse environmental impacts on wetland values and functions during construction and post-construction.

Part 7. Geologically Hazardous Areas

7.01 Geologically Hazardous Areas Protection Standards

The City shall regulate development activities in geologically hazardous area to protect the public's health, safety, and welfare. Development activities in geologically hazardous areas shall:

- a. Use best management practices for land clearing, grading, or filling activities;
- b. Preserve or replace vegetation in erosion hazard areas;
- c. Prevent increased surface water discharge or sedimentation to adjacent properties;
- d. Prevent decreased slope stability on adjacent properties;
- e. Design or mitigate projects in geologically hazardous areas to eliminate unsafe conditions to on-and off-site property owners.

7.02 Delineating Geologically Hazardous Areas

The City adopts by reference the following maps and best available science resources for geologically hazardous areas in the Mossyrock Urban Growth Area:

- a. Soil Survey of Lewis County Area, Washington, Map Sheets 68 and 69, USDA, 1980
- b. Geologic Map of the Centralia Quadrangle, Washington, Washington Division of Geology and Earth Resources, 1987
- c. If the location, designation, or classification of a geologically hazardous area shown on any map adopted by reference under this code conflicts with the determination of any field investigation, the latter shall prevail.

7.03 Geologically Hazardous Areas Technical Assessments

A qualified expert shall prepare any technical assessment required by the City for a geologically hazardous area. The report shall:

- a. Determine the exact boundaries of all geologically hazardous areas affecting the site and the impact of the proposed development on the standards set forth under Section 7.01 of this Article; and
- b. Recommend mitigation measures to ensure compliance with the standards set forth under Section 7.01 or, if mitigation is not possible, recommendations for adequate buffers from the hazard or hazards to protect public health, safety, and welfare.

Part 8. Aquifer Recharge Areas.

8.01 Aquifer Recharge Areas Protection Standards

The City shall regulate development activities in aquifer recharge areas to protect groundwater quality and quantity for use as a potable water source.

8.02 Delineating Aquifer Recharge Areas

The City adopts by reference the following best available science resources for aquifer recharge areas in the Mossyrock Urban Growth Area:

- a. Geology and Groundwater Resource of West-Central Lewis County, Washington, Weigle and Foxworth, Washington Department of Conservation, Division of Water Resources (Department of Natural Resources), 1962.
- b. City of Mossyrock Water System Comprehensive Plan.

- c. If the location, designation, or classification of an aquifer recharge area shown on any map adopted by reference under this code conflicts with the determination of any field investigation, the latter shall prevail.

8.03 Aquifer Recharge Area Technical Assessments

A qualified expert shall prepare any technical assessment required by the City for an aquifer recharge area. The report shall include:

- a. A characterization of the site and its relationship to the aquifer;
- b. A discussion of the effects of the proposed development activities and its ability to meet the establish standards of Section 8.01 of this Article; and
- c. Recommended mitigation measures to ensure compliance with the standards set forth under Section 8.01.

Part 9. Fish and Wildlife Habitat Conservation Areas

9.01 Fish and Wildlife Habitat Conservation Areas Protection Standards

The City shall regulate development activities in fish and wildlife habitat conservation areas to maintain species in suitable habitats within their natural geographic distribution and to prevent isolated subpopulations.

9.02 Delineating Fish and Wildlife Habitat Conservation Areas

The City adopts by reference the following maps and best available science resources for fish and wildlife habitat conservation areas in the Mossyrock Urban Growth Area:

- a. Priority Habitat Maps, Washington Department of Fish & Wildlife

9.03 Fish and Wildlife Habitat Conservation Areas Technical Assessments

A qualified expert shall prepare any technical assessment required by the City for development activities on parcels fifteen (15) acres or larger and located within 200 feet of a fish and wildlife habitat conservation area. The technical assessment shall include:

- a. An analysis and discussion of species or habitats known or suspected to be located within two hundred feet (200') of the site;
- b. Evaluation of the effects of the proposed development activities and its ability to meet the establish standards of Section 9.01 of this Article; and
- c. Recommended mitigation measures to ensure compliance with the standards set forth under Section 9.01. In cases where a fish and wildlife habitat conservation area is on or adjacent to a development site, a minimum separation of up to fifty feet (50') or greater may be required for regulated uses if the technical assessment indicates the need for a buffer.

Part 10. Variance

10.01 Variance Application Review

The City shall review variance Applications according to the procedures in Article VIII, Part 8 of this ordinance.

10.02 Additional Requirements

In addition, variances shall not be authorized within a wetland or wetland buffer, on slopes in excess of ten percent (10%), in aquifer recharge areas or fish and wildlife habitat conservation areas except where it can be demonstrated that:

- a. All economic uses are denied, and/ or
- b. There are no practical alternatives that would not have other significant environmental impacts.

10.03 Mitigation Measures

Mitigation measures shall be required for impacts caused by extraordinary hardships and use exceptions in Part 9.02 (a) (b) above.

Part 11. Administration

The administration of this Section shall be in accordance with the all the provisions in Article VIII of this ordinance, the Mossyrock Growth Management Directory and all other applicable City, state, and federal laws.

ARTICLE VIII: ADMINISTRATION

Part 1. Purpose

The purpose of this Article is to establish procedures for administering the Rules for Land Development in the City of Mossyrock. This includes the requirements and procedures for:

- a. Building Permits;
- b. Short Plats;
- c. Boundary Line Adjustments;
- d. Variance Permits;
- e. Adding or Deleting to the Permitted Use Lists in Articles III and IV;
- f. Subdivision Approval;
- g. Amendments to the Rules for Land Development;
- h. Enforcement of the Rules for Land Development; and
- i. Administrative interpretations.

Part 2. Application Requirements

2.01 Applications

Applications for a building permit, variance permit, adding or deleting to the permitted use lists in Articles III and IV, short plat, subdivision, and amendment to the Rules for Land Development are available at the Mossyrock City Hall from the City Clerk or Treasurer.

2.02 Application, Designated Representative

The applicant shall designate a single person or entity to receive all determinations and notices required by Article VIII.

2.03 Permit Application Conference

- a. The City Clerk or Treasurer or designated representative shall schedule an application conference with the applicant not later than fourteen (14) days after an application has been submitted to:
 1. Review each application for completeness and compliance with provisions of this ordinance and any other applicable codes or ordinances;
 2. Provide an exchange of information regarding the proposed permit, development plan, and/ or amendment, and applicable elements of Section II, Comprehensive Plan for Future Development in the City of Mossyrock Growth Management Directory, and other development policies, regulations, and requirements; and
 3. Identify any additional information required to make the application complete.
- b. The City Clerk or Treasurer may invite the City Engineer or other City representatives, as deemed appropriate, to the application conference.
- c. If the applicant fails to attend the permit application conference, the City Clerk or Treasurer shall notify the applicant in accordance with Article VIII, 2.04 that the application is incomplete. The application will be considered withdrawn if the applicant fails to reschedule an application conference with the City Clerk or Treasurer within fourteen (14) days of the issuance of the Determination of Completeness.

2.04 Determination of Completeness

The City Clerk or Treasurer, or designated representative, shall review all applications for variance permits, adding or deleting to the permitted use lists in Article III and IV, subdivisions, short plats, and amendments to the Rules for Land Development. The procedures for determining the completeness of applications are as follows:

- a. Within fourteen (14) days after receiving the application, the City Clerk or Treasurer shall mail or provide a written determination to the applicant stating either that the permit application is complete or incomplete, and if incomplete, what is necessary to make the application complete.
- b. If the applicant fails to provide the additional information, as requested, within sixty (60) days, the application will be considered as withdrawn by the applicant.
- c. An application shall be deemed complete if the City issues a Determination of Completeness or does not provide a written Determination of Completeness to the applicant within twenty-eight (28) days.

2.05 Determination of Completeness, Administrative Permits

- a. Building Permit applications shall be reviewed by the Planning Committee and/or Mayor and determined complete as follows:

1. Within 28 days after receiving the application, the Planning Committee and/or Mayor shall mail or provide a written determination to the applicant stating either that the permit application is complete or incomplete, and if incomplete, what is necessary to make the application complete. To be determined at the next Planning Committee meeting.
 2. If the applicant fails to provide the additional information requested by the Planning Committee and/or Mayor within sixty (60) days, the application will be considered as withdrawn by the applicant.
- b. Short plat applications shall be reviewed by the City Clerk or Treasurer or designated representative and determined complete as follow:
1. Within 28 days after receiving the application, the City Clerk or Treasurer shall mail or provide a written determination to the applicant stating either that the permit application is complete or incomplete, and if incomplete, what is necessary to make the application complete.
 2. If the applicant fails to provide the additional information requested by the City Clerk or Treasurer within ninety (90) days, the application will be considered as withdrawn by the applicant.

2.06 Notice of Application

Upon receipt of a completed application for variance permit, subdivision, or a consolidated permit application the City Clerk or Treasurer will provide a Notice of Application to public agencies with jurisdiction at least fifteen (15) days prior to the open record public hearing on the application.

A Notice of Application shall include:

- a. Date of application, date of Determination of Completeness for the application and date of Notice of Application;
- b. Description of proposed permits including location, SEPA checklist if applicable, existing environmental documents that evaluate the proposed permit(s), and where the application and any additional studies can be reviewed;
- c. The identification of other permits not in the application to the extent known;
- d. A statement of the public comment period, which shall be not less than fifteen (15) or more than thirty (30) days; and
- e. The date, time, and place of the open record public hearing on the application.

Notice of Application is not required for actions that are categorically exempt from environmental review.

2.07 Application Transmittal

Within five (5) working days after an application is deemed complete, the City Clerk or Treasurer shall forward the completed applications for variance permit, Adding or Deleting to the Permitted Use Lists in Article III and IV, subdivision, and amendment(s) to the Rules for Land Development with all appended information and the Notice of Application, if applicable, as follows:

- a. Application for a variance permit to the Mayor; and

- b. Adding or Deleting to the Permitted Use Lists in Article III and IV, subdivision and amendment(s) to the Rules for Land Development to the Chair of the City Planning Commission.

2.08 Public Notice

- a. The City shall require public notice for all boundary line adjustments, variances, subdivisions, short plats, and consolidated permit applications as follows:
 - 1. A waterproof sign posted on the site in a conspicuous place and visible to the public which states, in a minimum of two (2) inch high letters, the type of permit and the date, time and place of the open record public hearing; and if a Notice of Application is required,
 - 2. Publication of the Notice of Application in a newspaper of general circulation in the area where the proposal is located.
- b. Public notice for Adding or Deleting to the Permitted Use lists in Article III and IV and amendment(s) to the Rules for Land Development shall be in accordance with RCW 35A.63.070 and RCW 35A.63.152.
- c. The applicant shall be responsible for the cost of public notice requirements for all applications.

Part 3. Determination of Consistency and Concurrency

3.01 Consistency

During application review, the reviewing body or official shall determine that development regulations applicable to the application or, in the absence of pertinent regulations, the adopted City of Mossyrock Growth Management Directory, are consistent by:

- a. Type of land use;
- b. Level of development, such as units per acre or other measures of density;
- c. Availability and adequacy of public facilities needed to serve the development; and
- d. Character of the development, such as development standards.

3.02 Concurrency

During application review, the reviewing body shall determine that concurrency exists at the time when the impacts of development will occur. Compliance with this requirement shall be sufficient to satisfy the concurrency requirements of RCW 58.17.110 and 58.17.060 and WAC 365-195-835. The City reserves the right to deny approval to any application for development if concurrency is not met.

3.03 Inclusion of Determination in Notice of Decision

The City shall include a statement as to the determination of consistency and concurrency in the Notice of Decision for the approval, approval with conditions or disapproval of the application.

Part 4. Identification of Deficiencies

If during permit review, the reviewing body or official identifies deficiencies in the City of Mossyrock Growth Management Directory or any other development regulations of the City of Mossyrock they shall:

- a. Not be used as a comprehensive planning process to stop application review
- b. Be recorded and consideration for potential amendment(s) to the City of Mossyrock Growth Management Directory on, at least, an annual basis.

Part 5. Notice of Decision

In making an order, requirement, recommendation, determination, or decision in the administration of the Rules for Land Development, the City shall provide to the applicant and to any person who submitted substantive comments on the application prior to the decision, a written Notice of Decision that includes the following:

- a. Findings and conclusions demonstrating a decision is supported by the record; and
- b. Procedures for appeal.

Part 6. Administrative Approvals

6.01 Building Permit

- a. The Building Official shall review all building permit applications. If during the course of the review of a building permit application the Building Official determines that an application needs additional approval(s) for activities listed in Article VIII Part 1 of the Rules for Land Development, the Building Official shall inform both the applicant and the City Clerk- or Treasurer accordingly in writing within three (3) days of receiving the application. No further action will be taken by the Building Official until he/ she is notified by the City Clerk or Treasurer of any other permit or amendment approval.
- b. The Building Official shall issue a building permit only when all the Rules for Land Development and other City laws are satisfied.

6.02 Short Plat (*Public Hearing Not Required*)

- a. In accordance with RCW 58.17.060, the Mayor, City Clerk, City Treasurer, or designated representative, is appointed as the City's administrator who shall approve the subdivision of land into four or less lots, tracts, parcels, sites or divisions, and alterations or the vacation of existing short plats.
- b. The Mayor, City Clerk, City Treasurer or designated representative shall review the application for a short plat, circulate copies of the proposed short plat to the City Engineer, Planning Commission and other agencies, as necessary, for their approval or disapproval as to appropriate provisions for public health, safety and general welfare for; but not limited to, drainage, potable water, sanitary sewer, streets and to assure safe walking conditions for students who walk to and from school.

- c. The City shall provide written notice of any application for a short plat that is located adjacent to the right of way next to Highway 12 and/or Highway 122 including legal description and a location map to the Washington State Department of Transportation.

The Department shall furnish the City Clerk or Treasurer within fourteen (14) days after receiving notice of the short plat application, a statement with any information that the department deems relevant about the effect of the proposed short plat upon the legal access to the state highway, the traffic carrying capacity of the state highway and the safety of the users of the state highway.

- d. The Mayor, City Clerk, City Treasurer shall review the completed application, comments from the City Engineer, citizens and other interested agencies, and approve or disapprove the short plat within twenty-eight (28) days from the date of a completed application provided:
 - 1. Approval of a short plat shall include a determination that appropriate provisions are made for public health, safety and the general welfare, the public interest will be served by the short subdivision and the short plat is in conformance with this ordinance and other applicable ordinances;
 - 2. The City Engineer shall specify any easements necessary prior to approval of the short plat and such easements will be agreed upon and filed prior to approval; and,
 - 3. A short plat granted approval pursuant to local regulations shall not be deemed approved until filed with the Lewis County Auditor by the applicant.
 - b. Lots within a short plat shall not be resub divided within a period of five (5) years unless the person wishing to resub divide any such lot applies in the same manner as for a regular subdivision. Such application shall include all the lots in the original subdivision.

6.03 Boundary Line Adjustments

- a. The boundary lines separating parcels may be adjusted under the provisions of this chapter; provided that such adjustment
 - 1. Will not result in the creation of any additional lot, tract, or parcel; and
 - 2. Will not create any lot, tract, or parcel, which contains insufficient area and dimension to meet the requirements of the Rules for Land Development; and
 - 3. Will not adversely affect access, easements, or drain fields; and
 - 4. Will be consistent with any applicable health, building, or similar regulations; and
 - 5. Will not increase the nonconforming aspects of an existing nonconforming lot.
- b. The owner of the subject property or the authorized agent(s) of the owner may apply for a lot line adjustment by submitting to the City Clerk or Treasurer a completed application for a boundary line adjustment.
- c. The Mayor, City Clerk, City Treasurer or designated representative shall review the application for a boundary line adjustment, circulate copies of the proposed short plat to the City Engineer, Planning Commission, and other agencies, as necessary, for their approval or disapproval as to appropriate provisions for public health, safety, and general welfare for; but not limited to, drainage, potable water supply, sanitary sewer, and streets.

- d. The Mayor, City Clerk, City Treasurer shall review the completed application, comments from the City Engineer, citizens, and other interested agencies, and approve or disapprove the boundary line adjustment within twenty-eight (28) days of the Determination of Completeness.
- e. A boundary line adjustment granted approval pursuant to local regulations shall not be deemed approved until filed with the County Auditor by the applicant.

Part 7. Appeal of an Administrative Approval

Any person aggrieved by orders, recommendations, permits, decisions or determinations made by a City official in the administration or enforcement of the Rules for Land Development may appeal such decision to the City Council in writing; including the date and nature of the decision and the grounds for appeal, within ten (10) days of such decision. The City Council shall:

- a. Conduct an open record appeal hearing not less than fifteen (15) nor more than thirty (30) days after receiving the appeal and issue a decision not later than seven days (7) after the close of the open record public hearing.
- b. The decision of the City Council shall be final within ten (10) days unless appealed to Superior Court.

Part 8. Variance Permits

8.01 Conditions for Granting Variance Permits

Variances to the Rules for Land Development may be granted only if they conform to the requirements in Article V, Part 1.01, 1.02, 1.03, and 1.04 of Section III, Rules for Land Development of the Mossyrock Growth Management Directory.

8.02 City Council Review

- a. The Planning Committee shall review the variance and make recommendations to the City Council.
- b. The City Council shall review the variance permit application, conduct an open record public hearing, at least fifteen (15) but not more than thirty (30) days after the Notice of Application is published, review written testimony to assure conformance with the requirements of the Rules for Land Development and any other City ordinances and issue a decision to approve, approve with conditions or deny the application for a variance permit not later than seven days (7) after the close of the open record public hearing.
- c. In granting any Variance Permit, the City Council may attach conditions to the permit deemed necessary to mitigate any possible adverse impacts.

8.03 Appeal

The decision of the City Council shall be final within ten (10) days unless appealed to Superior Court.

8.04 Time Limit

Substantial construction must start within six (6) months of the issuance of a variance permit. If substantial construction has not been started within six (6) months, the variance permit shall become void.

Part 9. Adding or Deleting to the Permitted Use Lists

9.01 Planning Commission Review

Upon receiving an application for adding or deleting a use to the permitted use lists in Articles III, IV and VII and the special uses in Article VII, Part 5; the Planning Commission shall conduct a public hearing within thirty (30) days after the Planning Commission receives the application. At the hearing, the Planning Commission will review the application, take public testimony, and make written recommendations on the proposed addition or deletion to the City Council.

9.02 Standards for a Proposed Added Use

The Planning Commission may include specific performance standard for the proposed new use in their written findings based on mitigation of the following impacts:

- a. Erosion;
- b. Excessive water runoff;
- c. Environmental hazards;
- d. Visual or auditory impacts;
- e. Traffic hazards;
- f. Traffic congestion;
- g. Impact on public facilities;
- h. Fiscal Impact; and,
- i. Any unusual impact associated with the proposed use.

9.03 City Council Review

The City Council at their next public meeting shall set a date for a public hearing to consider the Planning Commission recommendation. The date for the public hearing shall be within thirty (30) days of the receipt of the Planning Commission recommendation. At the public hearing, the City Council shall review the application and the Planning Commission's recommendations, take public testimony, and make a final decision. The City Council may decide to:

- a. Deny the application to add or delete a use; or
- b. Refer the matter back to the Planning Commission for further study with the provision that if be returned to the Council within sixty (60) days; or
- c. Accept the application, including any performance standards which it deems necessary to mitigate impacts created by an added use.

9.04 Appeal

The decision of the City Council shall be final within ten (10) days unless appealed to Superior Court.

Part 10. Land Subdivision

10.01 Purpose

The purpose of this section is to establish the procedures for approving subdivision of land into more than 4 lots, tracts, parcels, sites, or divisions; with public dedications, for the purpose of sale, lease, or transfer of ownership.

10.02 Planning Commission Review

The Planning Commission shall conduct an open record pre-decision public hearing on the preliminary plat application, at least fifteen (15) but not more than thirty (30) days after the Notice of Application, and take written and public testimony on the application to assure conformance of the proposed preliminary plat to the City of Mossyrock Guide to Community Development and all requirement of Chapter 58.17 RCW and forward a recommendation for approval, approval with conditions, or denial of the preliminary plat application to the City Council within fourteen (14) days following action by the Planning Commission.

10.03 City Council Review

Upon receipt of the Planning Commission recommendation, the City Council, at their next public meeting, shall set a date for a public meeting to consider the recommendation of the Planning Commission of the preliminary plat as follows:

- a. The City Council may adopt or reject the recommendation of the Planning Commission based on the record established at the open record pre-decision public hearing; or
- b. If, after considering the matter at a public meeting, the City council deems a change in the Planning Commission's recommendation is necessary, they shall adopt their own recommendations to approve or disapprove the preliminary plat.

10.04 Appeal

The decision of the City Council shall be final within ten (10) days unless appealed to Superior Court.

10.05 Time Limit

Approval of the preliminary plat shall be effective for one year from the date of approval by the City Council during which time a final plat may be submitted. The City Council may extend the approval period on the written request of the applicant, provided such request is made prior to the expiration of the preliminary approval. No preliminary plat shall receive more than three (3) one-year extensions of time.

10.06 Approval of Final Plat

A Subdivision Application becomes a final plat when it is submitted to the City Council for final review and receives approval for filing. The final plat shall show all lots, streets, dedications, and

conditions placed on the approved Subdivision Application and all improvements shall be constructed except as provided in Part 10 of this Article.

10.07 Filing of Final Plat

After the City Council approves the final plat, the applicant shall file an original of the final plat with the Lewis County Auditor no later than three (3) years from the date of its approval by the City Council, unless as provided in Part 6.03 of this Article. A copy of the Final Plat shall be provided to the Lewis County Assessor and a reproducible copy shall be provided to the City Clerk or Treasurer. Each final plat shall contain:

- a. A statement of approval from the City Engineer as to the layout of streets, alleys and other rights of way, sewage and water systems and other structures; and
- b. Be accompanied by a complete survey of the section or sections in which the plat or replat is made to Department of Natural Resources surveying standards; and
- c. Be acknowledged by the person filing the plat before the Lewis County Auditor; and
- d. Contain a certification from the proper officer(s) in charge of tax collections that all taxes and delinquent assessments for which the property may be liable as of the date of certification have been duly paid, satisfied, or discharged; and
- e. Show written finding by the City Council approving the plat.

10.08 Extension of Time for filing a Final Plat

The City Council, at the request of the applicant, may extend the required filing period for the final plat for up to one (1) year.

Part 11. Optional Consolidated Review

11.01 Request for Consolidated Review

An applicant may request a consolidated review and decision on two or more required permits which shall be conducted as a single application review and approval process.

11.02 Consolidated Project Review

Consolidated project review combining any of the following; building permit, short plat, subdivision, variance, and/or subdivision, except as specified in 12.03 below, shall be conducted as follows:

- a. The Planning Commission shall hold a public meeting within thirty (30) days after the issuance of the Determination of Completeness to obtain comments from City administrators, the public and/or other agencies on the proposed permits and make a recommendation to the City Council within fourteen (14) days of the public meeting;
- b. The City Council shall conduct an open record pre-decision public hearing to consider the Planning Commission recommendation and evaluate the proposed permits(s) as required in Section III, Rules for Land Development of this ordinance;

- c. The City Council shall issue a final decision to approve, approve with conditions, or deny the consolidated application not later than thirty days (30) from the date of the public hearing; and
- d. Decisions may be appealed to Superior Court within ten (10) days of the issuance of the decision.

11.03 Consolidated Project Review, Administrative Approvals Only

Project review combining only administrative approvals; building permit, short plat, and/ or critical areas permit shall be conducted jointly by the Building Official and City Clerk, Treasurer, or designated representative. These officials shall:

- a) Review individual permits to assure they incorporate all the requirements of the Rules for Land Development and other applicable regulations;
- b) Issue a written decision to approve, approve with conditions or deny the permit action not more than five (5) days after the applicant has been provided with a Determination of Completeness for SEPA exempt permits and not more than one-hundred-twenty (120) days for non-exempt projects; and
- c) An appeal of an administrative decision on the project may be made to the City Council as provided in Part 7 of the Article not later than ten (10) days after the administrative decision is issued.

Part 12. Amendments to the Rules for Land Development

12.01 Authority for Amendment

The City Council may amend the text to the Rules for Land Development whenever public necessity, convenience, and general welfare require such action.

12.02 Initiation of Amendment

Amendments to the text of the Rules for Land Development may be initiated by:

- a. One or more owners of property within the corporate boundaries of the City of Mossyrock.
- b. A motion of the City Council requesting the Planning Commission to set the matter for hearing, or
- c. A motion of the Planning Commission.

12.03 Planning Commission Review

The Planning Commission at their next public meeting shall set a date for a public hearing to review the application to amend the text of the Rules for Land Development not less than fifteen (15) or more than thirty (30) days after receipt of an application or motion for amendment. The Planning Commission shall forward a recommendation for approval or denial of the application to the City Council within fifteen (15) day of the Planning Commission public hearing.

12.04 City Council Review

- a. The City Council shall set a date for a public hearing to review the Planning Commission recommendation to amend the text of the Rules for Land Development not less than fifteen (15) or more than thirty (30) days after receipt of the recommendation.
- b. The City Council shall prepare written findings of fact and conclusions to approve, disapprove, or refer the application back to the Planning Commission.
- c. Prior to the final passage of any ordinance adopting an amendment to the Rules for Land Development, the Mayor shall first transmit a copy of the proposed amendment to the Washington State Department of Community, Trade, and Economic Development to allow for review and comment by state agencies in accordance with Chapter 36.70A106(3), RCW.

The City Council shall take no action on the final adoption of the amendment for sixty (60) days.

12.05 Appeal

The decision of the City Council shall be final and conclusive within ten (10) days unless appealed to Superior Court.

Part 13. Enforcement

13.01 Filing Complaints

Whenever a violation of the Rules for Land Development occurs, any person may file a complaint. All complaints shall be made in writing to the City Clerk or Treasurer who shall forward the complaint to the City Attorney for review.

13.02 Violations

The City Attorney shall review the complaint and, upon finding a violation, forward it to the City of Mossyrock Chief of Police who shall issue a misdemeanor citation to the property owner for the violation. The Chief of Police shall provide the City Clerk or Treasurer a copy of the citation.

13.03 Penalty Clause

The conviction of any property owner violating the provisions of the Rules for Land Development shall be a misdemeanor, and the fine for that conviction shall be not more than \$100 for each offense. Each day a violation continues shall be considered a separate offense.

13.04 Costs and Fees

Any property owner found in violation of the Rules for Land Development shall pay all attorney and court costs involved in any legal action(s) related to the offense.

Part 14. Interpretation and Application

In their interpretations and application, the Rules for Land Development shall be held to be the minimum requirements adopted for public health, safety, and general welfare. Whenever the

requirements of this ordinance differ with requirements of any other lawfully adopted rules, regulation, or ordinance, the most restrictive of those imposing the highest standards shall govern.

ARTICLE IX: DEFINITIONS

Unless otherwise specifically provided, the work and phrases defined in the City of Mossyrock Rules for Land Development shall mean the following:

Accessor: A use, building, or structure, part of a building or other structure which is subordinate to and the use of which is incidental to that of the main building, structure or use on the same lot, including a private garage.

Accessory living quarters: "Accessory living quarters" means living quarters within an accessory building for the sole use of the family or of persons employed on the premises, or for the temporary use of guests of the occupants of the premises. Such quarters have no kitchen facilities and are not rented or otherwise used as a separate dwelling unit. The term "accessory living quarters" includes "guest house."

Adult family home: The regular family abode of a person or persons who are providing personal care, room and board to more than one but not more than four adults who are not related by blood or marriage to the person or persons providing the services; except that a maximum of six adults may be permitted if the Washington State Department of Social and Health Services determines that the home and provider are capable of meeting standards and qualifications provided for by Chapter 70.128.010 RCW.

Agricultural land: Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long-term commercial significance for agricultural production.

Alley: A public thoroughfare or way which affords only a secondary means of access to abutting property.

Alterations: A change or rearrangement of the structural parts or exit facilities, or an enlargement by extending the sides or increasing the height or depth, or the moving from one location to another. In buildings for business, commercial or similar uses, the installation or rearrangement of partitions affecting more than one-third of a single floor area shall be considered an alteration.

Apartment: A room or suite of rooms in an apartment house or multifamily dwelling.
See Dwelling, multifamily.

Aquifer recharge area: "Aquifer recharge area" means an area with a critical recharging effect on an aquifer that is vulnerable to contamination and is used as a sole source of potable water supply. Aquifer recharge areas are those areas designated pursuant to:

- a) The Federal Safe Drinking Water Act
- b) RCW 90.44, 90.48, and 90.54, and
- c) WAC 173-100 and 173-200.

Arterial: Any street which has been designed to carry large volumes of traffic and designated as an arterial in the City of Mossyrock Comprehensive Plan for Future Development.

Automobile, boat, trailer, and recreational vehicle sales area: An open area, other than a street, used for the display, sale or rental of new or used automobiles, boats, trailers, or recreational vehicles, and where no repair work is done except minor incidental repair of automobiles, boats, trailers, or recreational vehicles to be sold, displayed, or rented on the premises.

Automobile Service Station: A retail place of business engaged primarily in the sale of motor fuels, but also supplying goods and services required in the operation and maintenance of automotive vehicles.

Bed and Breakfast Inn: A residence that has five (5) or fewer guest rooms where lodging with or without meals is provided for compensation.

Block: A group of lots, tracts, or parcels within well-defined and fixed boundaries.

Buffer: A horizontal distance, measured perpendicularly from a property line, intended to provide attractive spaces to reduce the impacts of proposed uses on adjacent property or natural features.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building height: The vertical distance above "Grade" to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped-roof. The measurement may be taken from the highest adjoining sidewalk or ground surface within a five- foot horizontal distance of the exterior wall of the building. The height of a stepped or terraced building is the maximum height of any segment of the building.

Building line: The line of face or corner of a part of a building nearest the property line, and parallel to the property line.

Building, main: The principal buildings or other structure on a lot or building site designed or used to accommodate the primary use to which the premises are devoted.

Business or commerce: The purchase, sale, offering for sale, or other transaction involving the handling, disposition of any article, service, substance or commodity for livelihood or profit.

Cemetery: Land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes.

Church: An establishment, the principal purpose of which is religious worship and for which the principal building or other structure contains the sanctuary or principal place of worship, and including accessory uses in the main building or in separate buildings or structures, including Sunday School rooms and religious education classrooms, assembly rooms, kitchen, library room or reading room, recreational hall, a one-family dwelling unit and residences on the site for nuns and clergy, but excluding facilities for training of religious orders.

Closed record appeal: An administrative appeal on the record to a local government body or officer, including the legislative body, following an open record public hearing on a project permit application when the appeal is on the record with no or limited new evidence or information allowed to be submitted and only appeal argument allowed.

Commission, Planning Commission: The Mossyrock Planning Commission.

Concurrency: "Concurrency" means that adequate public facilities are available when the impacts of development occur.

Corner lot: A lot situated at the intersection of two or more streets, the street frontages of which form an angle not greater than one hundred twenty-eight degrees, and not less than forty-five degrees.

Critical Areas: Critical Areas include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

Day Care Center: A person or agency that provides care for children during part of the twenty-four-hour day.

Dedication: The deliberate appropriation of land by an owner for any general public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner filing a final plat showing the dedication thereon; and the acceptance by the public shall be evidenced by the approval of such plat for filing by the City of Mossyrock.

Development: Development covers all activities for which a permit is required under the Standards for Future Development.

Development district: An area defined as to boundaries located on an official map in which standards are applied that regulate the impact or effect of an activity on land and neighbors.

Dwelling: A building designed exclusively for residential purposes.

Dwelling/ single-family: A detached building designed exclusively for occupancy by one family and containing one (1) dwelling unit.

Dwelling, duplex: A building designed exclusively for occupancy by two families living independently of each other and containing two (2) dwelling units.

Dwelling, multi-family: A building designed exclusively for occupancy by three (3) or more families living independently of each other and containing three (3) or more dwelling units.

Dwelling unit: One or more rooms occupied by one family and containing kitchen facilities for use solely by one family. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit.

Family: An individual, or two (2) or more persons related by blood or marriage, or a group of not more than six (6) persons who are not related by blood or marriage.

Fence: A wall or barrier for the purpose of enclosing space or separating parcels of land. 5 feet or over requires a building permit.

Final plat: The final drawing of the subdivision and dedication that is filed for the record with the county auditor and containing all elements and requirements set forth in Chapter 58.17.160 of the Revised Code of Washington and in Article VIII, Part 10 of the Rules for Land Development.

Fish and wildlife habitat area: Fish and wildlife habitat conservation means land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not mean maintaining all individuals of all species at all times, but it does mean cooperative and coordinated land use planning is critically important among counties and cities in a region. In some cases, intergovernmental cooperation and coordination may show that it is sufficient to assure that a species will usually be found in certain regions across the state. Fish and wildlife habitat conservation areas include areas with which endangered, threatened, and sensitive species have a primary association; waters of the state; state natural area preserves and natural conservation areas; and streams and rivers planted with game fish by a governmental agency.

Floor area: The sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from the center line of division walls. Floor area shall include: Basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces with headroom of seven feet six inches or more, penthouse floors, interior balconies and mezzanines, enclosed porches. Accessory water tanks and cooling towers, mechanical equipment, or attic spaces with headroom of less than seven feet six inches, exterior steps or stairs, terraces, breezeways, and open spaces shall not be counted.

Frequently flooded areas: "Frequently flooded areas" are lands in the flood plain subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like. The 100-year flood plain designations of the National Flood Insurance Program shall delineate the presence of frequently flooded areas.

Garage, private: An accessory building or an accessory portion of the main building, designed or used only for the shelter or storage of vehicles owned by or operated only by the occupants of the main building or buildings.

Geologically hazardous areas: Geologically hazardous areas are areas that because of the susceptibility to erosion, sliding, earthquake, or other geological events, are not generally suited to siting commercial, residential, or industrial development consistent with public health or safety concerns. Geologically hazardous areas are characterized by slopes greater than 15% and known erosion, landslides, settling, rockslide, debris flow and/ or seismic hazards as defined by the US Department of Agriculture Soil Conservation Service.

Grade: Is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

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Growth Management Act: Planning enabling legislation as provided generally in Chapter 36.70A RCW and Chapters 365-190 and 365-195 WAC.

Height: See Building height.

Home occupation: An occupation or profession carried on by a member of the family residing within any dwelling.

Hospital or clinic, small animal: An establishment in which veterinary medical services, clipping, bathing and similar services are rendered to dogs, cats and other small domestic animals and pets.

Junk yard: Any premises devoted wholly or in part to the storage, buying or selling or otherwise handling or dealing in old rags, sacks, bottles, cans, metal, papers, rubber, or other articles commonly known as junk.

Kennel: A place where four (4) or more adult dogs or cats or any combination thereof are kept. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of four months.

Loading space: A space on the same site with the use served which provides for the temporary parking of a vehicle while loading or unloading merchandise, materials, or passengers.

Lot: A fractional part of divided lands having fixed boundaries, that meets the minimum general provisions of a district. The term shall include tracts or parcels.

Lot Area: The total horizontal area within the boundary lines of the lot.

Interior lot: A lot other than a corner

Medical clinic: A facility specializing in providing clinical, temporary, and emergency services of a medical or surgical nature to human patients and licensed by state law to provide facilities and services.

Mineral Resource Land: Lands that include gravel, sand, and valuable metallic substances.

Mobile/ manufactured home: A dwelling on one or more chassis for towing to the point of use and designed to be used with a permanent foundation as a residence on a year around basis and which bears an insignia issued by a state or federal regulatory agency indicating that the mobile manufactured home complies with all applicable construction standards. A recreational vehicle is not a mobile/ manufactured home.

Modular home: A structure constructed of factory assembled parts that are transported to the building site and assembled at the site. The completed structure is not mobile and should not be considered a manufactured home.

Motel: A building that has more than five (5) guest rooms where lodging with or without meals is provided for compensation. The building may include one (1) apartment for use of the resident manager.

Nonconforming building: A building, or fully erected and maintained prior to this ordinance, but which does not conform to the regulations of this ordinance.

Nonconforming use: A use which was lawfully established and maintained prior to this ordinance, but which does not conform to the regulations of this ordinance.

Open record public hearing: An open record public hearing means a hearing, conducted by a single hearing body or officer authorized by the City of Mossyrock to conduct such hearing, that created record through testimony and submission of evidence and information under procedures prescribed by ordinance or resolution. An open record hearing may be held before a local government's decision on a project permit to be known as a "open record pre-decision hearing". An "open record appeal hearing" may be held if no open record pre-decision public hearing of the project permit has been held.

Parking area, private: An open area other than a street, alley, or other public property, limited to the parking of automobiles of occupants or employees uses to which these facilities are appurtenant.

Parking area, public: An open area other whether publicly or privately owned, which of more than four automobiles and is available to the public.

Parcel: A tract or plat of land of any size which may or may not be subdivided or improved.

Parking space: An area which is improved, maintained, and used for the sole purpose of accommodating a motor vehicle.

Plat: A map or representation of a subdivision, showing the division of a tract or parcel of land into lots, blocks, streets, and alleys, or other divisions and dedications.

Plat short: A map or representation of a subdivision of land into four or less lots, tracts, parcels, sites, or divisions.

Preliminary plat: A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with requirements of this chapter. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

Principal use: The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

Project permit or project permit application: Any land use or environmental permit or license required from the City of Mossyrock for a project action, including but not limited to building permits, subdivisions, and variance permits, but excluding the adoption or amendment of development regulations.

Public meeting: An informal meeting, hearing, workshop, or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the City of Mossyrock's decision on the permit. A public meeting does not include an open record hearing. The proceeding at a public meeting may be recorded and a report or recommendation may be included the project permit application file.

Public utility: A private business organization such as a public service corporation performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the services by either or which are paid for directly by the recipients thereof. Such services shall include but are not limited to, water supply, electric power, gas, telecommunications, and transportation for persons and freight.

Public utility structure: Structures such as telecommunication and electrical transmission towers, tanks, pumping stations, electrical transformer stations, and similar large equipment that is owned by a public utility.

Qualified Expert: A person preparing a technical assessment who has expertise appropriate to the relevant critical area being assessed. Expertise shall consist of professional credentials and/ or certification, any advanced degrees earned in the pertinent scientific discipline from a recognized university, the number of years of experience in the pertinent scientific discipline, recognized leadership in the discipline of interest, formal training in the specific area of

expertise, and field and/ or laboratory experience with evidence of the ability to produce peer-reviewed publications or other professional literature.

Recreational area commercial: An area operated for profit and devoted to facilities and equipment for recreational purposes.

Recreational vehicle: A vehicular type unit designed as temporary living quarters for recreational camping or travel uses, with or without motive power. This definition includes vehicles such as travel trailers, truck campers, commercial coaches, and motor homes. A recreational vehicle is not a mobile/ manufactured home.

Recreational vehicle park: A lot or series of lots designed to provide safe and sanitary temporary housing or storage of recreational vehicles for limited periods of time but which are not intended for use as a manufactured housing park.

Residence: A building or structure, or portion thereof, which is designed for and used to provide an abode for human beings.

Residential care facility: A facility licensed by the State of Washington that cares for at least five people with functional disabilities and is not an "Adult family home".

Roof: A structural over covering over any portion of a building or structure, including the projections beyond the walls or supports of the building or structure.

Schools, elementary, junior high or high: Institutions of learning offering instruction in the several branches of learning and study required by the Educational Code of the State of Washington to be taught in the public and private schools.

Screen: A vertical barrier located in a limited space intended to provide a buffering effect, particularly for noise reduction or visual separation. Screens may consist of existing or planted vegetation, attractive sight obscuring fencing, hedges, walls or earth berms, or similar techniques.

Shoreline of statewide significance: The water area of the Tucannon River together with the land underlying it.

Site area: The total horizontal area within the property lines excluding external streets.

State Environmental Policy Act (SEPA): The environmental review process as provided by Chapter 43.21c RCW and Chapter 197-11 WAC.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it. If there be no floor above it, then the space between the floor and the ceiling next above it shall be considered a story. If the finished floor level directly above the basement or cellar is more than six (6) feet above grade, such basement or cellar shall be considered a story.

Street: A public or recorded private thoroughfare which affords primary means of access to abutting property.

Street line: The boundary line between a street and the abutting property.

Structure: Anything constructed in the ground, or anything erected which requires location in the ground, but not including something having location on or in the supporting members of a fences less than six (6) feet in height, or paved areas.

Structural alterations: Any change in the supporting members of a building or structure.

Subdivision: The division or re-division of land into two or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Through lot: A lot having frontage on two streets, including a lot at the intersection of two streets when the side streets of such lot form an internal angle of less than forty-five degrees.

Tiny Home: Single family dwelling unit. Minimum 100 square feet but not to exceed 600 square feet. Must contain a kitchen, bathroom and one (1) bedroom. Space for a tiny home must have at least three thousand (3,000) square feet per unit.

Unlisted uses: Uses which are not specifically named as permitted in any use classification contained within this title.

Use: The nature of the occupancy, the type of activity, or the character and form of improvements to which land is devoted or may be devoted.

Wetland: Wetland" or "wetlands" means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally

created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the City of Mosbyrock. The methodology used for delineating the presence of wetlands will be the U.S. Army Corps of Engineers 1987 Federal *Manual for Identifying and Delineating Jurisdictional Wetlands*.

Variance: An adjustment in the specific regulations of this title regarding a particular piece of property because it is deprived of the privileges commonly enjoyed by other properties in the same vicinity. This adjustment remedies disparity in privileges.

SECTION 4

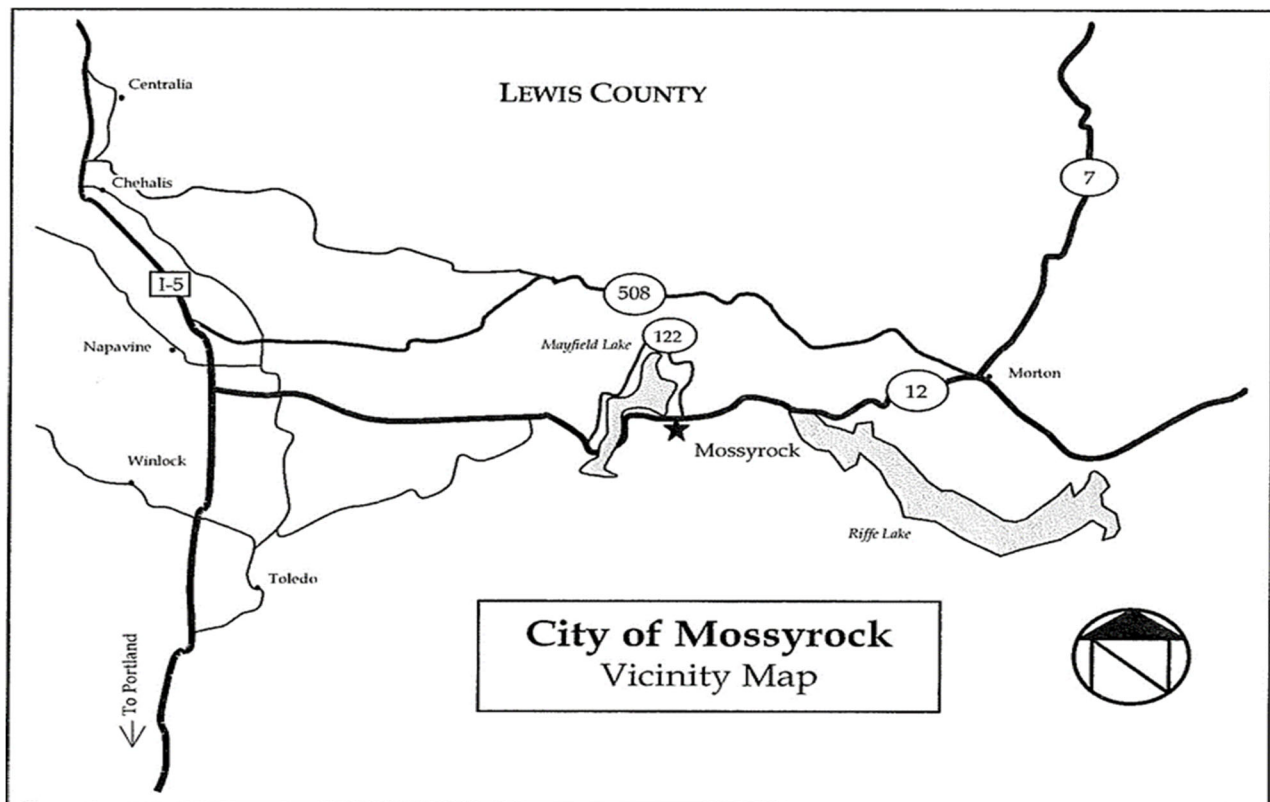
TECHNICAL PLANNING

INFORMATION

THE NATURAL ENVIRONMENT

Location

The City of Mossyrock is located in the Cowlitz River Valley in central Lewis County, Washington. The Mossyrock Urban Growth Area covers portions of Sections 7, 18, and 37 of Township 12 North, Range 3 East and Sections 12 and 13 of Township 12 North, Range 2 East. The main community is located south of the intersection of US Highway 12 and State Route 122 (Harmony Road). Mossyrock lies under the "arch" of the Cowlitz River, which flows approximately one mile to the north and three miles to the east and west. The Cowlitz River has been dammed to form Riffe Lake to the east and Mayfield Lake to the west. Ike Kinswa State Park lies almost three miles directly to the northwest. The cities closest to Mossyrock are Morton (11 miles), Toledo (16 miles), and Chehalis (30 miles).



Climate

The climate in Mossyrock is typical of inland-marine climates. Summers are relatively dry and cool, and winters are mild and wet. Rainfall averages around 45 inches annually and snowfall is generally light. The average daily temperature is around 51.

Topography

Most development in Mossyrock sets on nearly level prairie at an elevation of nearly 670 feet above sea level. Two large hills that rise slightly over 800 feet in elevation, dominate the eastern and northwestern sections of the city. Except for the hillsides, drainage patterns are generally slow and flow towards to the southwest with Klickitat Creek.

Soils

Deep and well-drained silt loam soils dominate most the surface area of Mossyrock. The soil that covers the largest area is Mossyrock silt loam, normally found on 0% to 3% slopes. Cinebar silt loam soils make up the next largest group of soils and are very similar to the Mossyrock silt loam. Cinebar soils can be found where slopes range from 0% to 30%. Both soils types have moderate permeability and are deep and well-drained. These soils are well-suited agriculturally for hay, pasture, and field crops production. Lacamas soil is another silt loam in the city that forms a band around Klickitat Creek. This soil is similar to Mossyrock and Cinebar silt loams, but it differs in that it drains poorly and typically has a high- water table. Other soil-types covering relatively small areas within the city include Andic Xerumbrets, Galvin silt loam, and Klaber silt loam. A table showing the specific properties of these soils and a map of their location follows on the next two pages. The Lacamas and Klaber soil series are the only hydric soils in the Mossyrock Urban Growth Area.

The Natural Resources Conservation Service (NRCS) defines prime farmland as areas with soil types that "...have properties that are favorable for the economic production of sustained high yields of crops." Soils classified as prime farmland by the NRCS in Mossyrock are: Mossyrock (133), Cinebar (49), Lacamas (118), Galvin (89), and Klaber (116). When designating resource lands, however, the city selected not to designate them as soils of long-term commercial significance because of their location within the urban growth area.

Geology

The predominant geology underlying the soils of Mossyrock is a layer of glacier and river deposits of sand, gravel, and rock flour approximately 100 feet known as the Layton Prairie Unit Quaternary Deposits. Lower parts of this layer yields moderately large supplies of groundwater. The two hills in the city and the beneath the Quaternary Deposits lies a bedrock composed of sedimentary and igneous materials, which includes shale, siltstone, sandstone, lava, and conglomerates. This layer generally yields very little groundwater.

There is no specific geological analysis available for the City of Mossyrock, but those areas lying on slopes below 15% show no risk of being within a geologically hazardous area. However, those areas in the city that have slopes greater than 15% could be subject to landslide. Any development on these steeper slopes will require individual site analysis to determine if any geologically hazardous conditions exist.

Surface Waters

Surface waters in Mossyrock include Klickitat Creek and its associated wetland. There is approximately 5 acres of "mapped" wetland situated next to US Highway 12 and State Route 122. The wetland may or may not meet the GMA definition for "wetland" despite its mapped presence on the National Wetlands Inventory Map.

Klickitat Creek is a seasonally flooded, Palustrine wetland (freshwater swamp or bog variety) of the scrub-shrub type with a deep-water linear habitat. Klickitat Creek within the city limits does not have a mean annual flow greater than 20 feet per second; thus, it is not a shoreline of the state under Chapter 173-18 WAC. The creek does not gain this status until it joins an unnamed creek approximately 2 1/2 miles west of the city. 1 No priority species or habitats are associated with Klickitat Creek.

Storm and Ground Water

Mossyrock's storm water management system relies on a combination of natural and man-made systems. The relatively flat terrain of the developed areas and the moderate permeability and high retention capacity of the soils allow percolation to handle much of the storm water. A storm water

system consisting of catch basins does exist; however, the city lacks any records or maps showing its design or capacity.

Although there have been no groundwater studies specific to Mossyrock, regional studies do suggest that groundwater exists in large quantities below the surface. The moderate to high permeability of the soil types and underlying geology contribute to the presence of these aquifer sources. Groundwater levels in Mossyrock generally range from 100 feet deep all the way to the surface where it is evident in wetlands and Klickitat Creek. Groundwater sources in the area can be assumed to be highly vulnerable to point and non-point contamination given these conditions. Mossyrock's water system depends on these groundwater resources for its potable water supply.

Frequently Flooded Areas

Frequently flooded areas are those lands with a one percent (1%) or greater chance of flooding within a given year. The Federal Emergency Management Agency (FEMA) has mapped such an area within the City of Mossyrock that covers approximately 17 acres along Klickitat Creek. Expanding the culvert under Isbell Road could reduce flooding in this area. The city has been participating in the National Flood Insurance Program (NFIP) since 1993. City of Mossyrock Ordinance No. 243 regulates all development within the designated 100-year flood plain and floodway.

Fish and Wildlife Habitat Areas

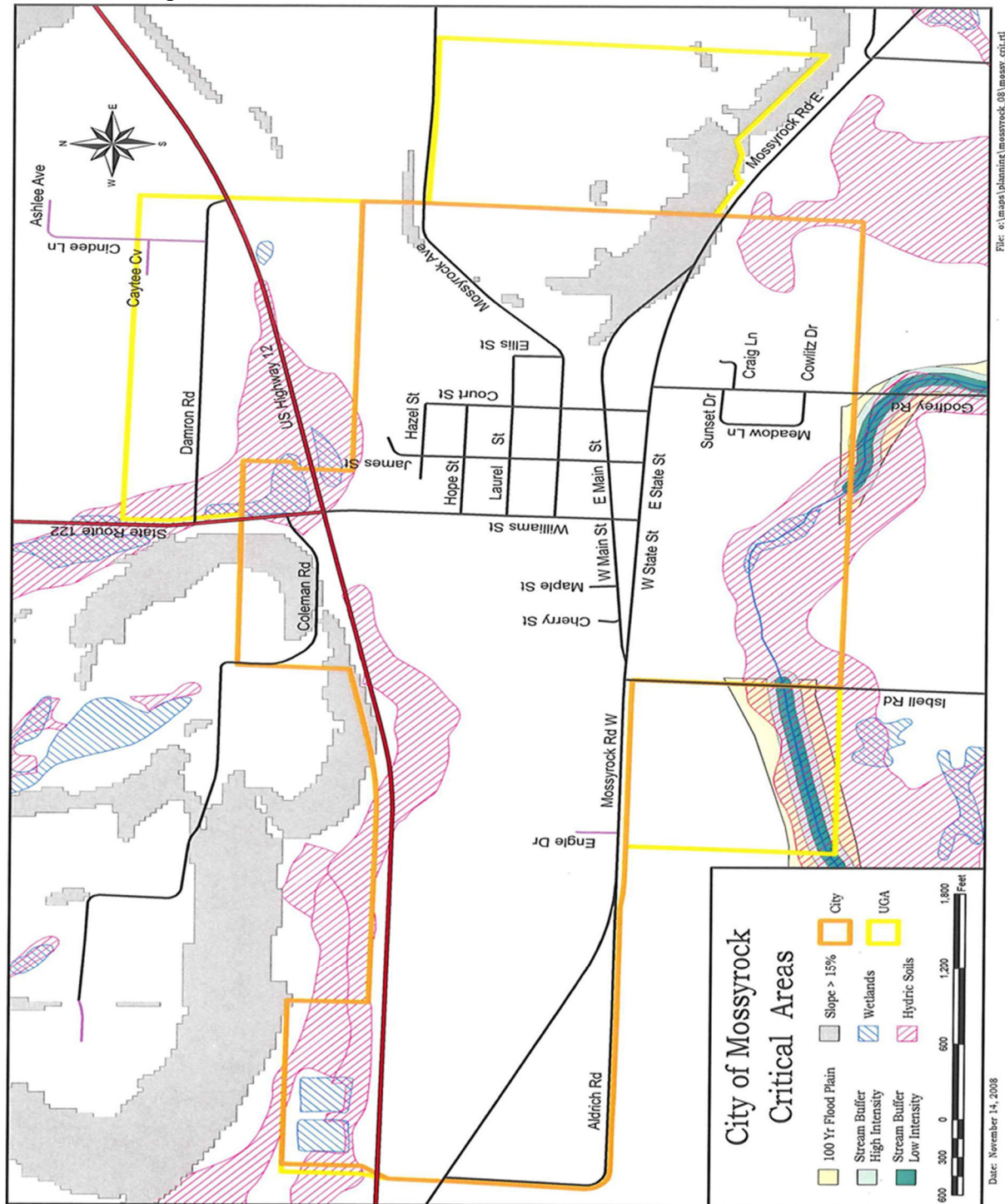
The Department of Fish and Wildlife designates the Klickitat Prairie area as a priority habitat wintering range for Rocky Mountain and Roosevelt elk belonging to the Mt. Rainier and Mt. Saint Helens herds. It is likely that these elk feed and pass through the Mossyrock Urban Growth Area in regularly moderate concentrations.

Other fish and wildlife species live in or pass through the city limits. The Klickitat Creek has planted game fish (rainbow and cut-throat trout) and serves as habitat for various bird species. Wooded and pasture areas in the city support a variety of birds, as well as other small and large mammal species such as squirrels, raccoons, possums, skunks, and deer.

Development Constraints

Critical area that could pose development constraints within the city limits and the proposed Urban Growth Area include steep slopes, seasonal flooding, and wetlands. All are quite limited in area and technical assessments are important for determining their capacity to support development. Development on the steep slopes may require special geologic and soils analysis to ensure structures remain stable and safe. Any work in and immediately adjacent to the wetlands should undergo review to ensure compliance with federal, state, and local laws.

Development of structures along Klickitat Creek should consider the problems associated with seasonal flooding and impact to riparian habitat. The map on the next page identifies the locations of these development constraints.



THE HUMAN ENVIRONMENT

Population Trends

Population analysis involves reviewing past trends and using them to make projections for the future.

Historical Trends

The City of Mossyrock formally incorporated in 1948 and has grown at a relatively slow, steady rate of 0.9% over the past 55 years. Mossyrock's population has consistently remained around 0.8% of Lewis County's total population in every US Census since 1950. An estimated 0.7% growth from 2018 – 2023 is anticipated for the City of Mossyrock. The 2010 Census reported a total population of 759.

Mossyrock Population Projections 2017 - 2026

2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
755	786	818	851	885	920	957	996	1036	1078

Projection

The City of Mossyrock, just as the rest of Lewis County, will continue to grow over the next 20 years. The Washington State Office of Financial Management (OFM) has prepared for Lewis County a series of three population projections for the 2000 to 2025 planning period. The table below summarizes the OFM low, intermediate, and high series.

Projection	2000	2025	Net Gain
Low Series	68,600	73,563	4,963
Intermediate Series	68,600	90,678	22,078
High Series	68,600	113,620	45020

The development of a 20-year population projection for the City of Mossyrock follows the parameters listed below:

- ❖ Legal requirements under RCW 36.70A.110(2);

- ❖ The following Lewis County Wide Planning Policy that "cities and towns and all urban growth areas shall include areas and residential densities sufficient to accommodate the majority of the County's adopted 20 population projection",
- ❖ The desire of the citizens of the community to grow slowly to a population no larger than 1,000 as expressed in the 1995 *Citizens' Questionnaire on Growth Management Planning*; and
- ❖ Accepted population projection techniques.

Assuming the City of Mossyrock remains 0.8% of the county's total population, the three OFM population projection scenarios show the range of growth possibilities for the community over the next 25 years. The results of these projections are in summary below:

Projection	Year 2025
Low Series	589
Intermediate Series	725
High Series	909

The Mossyrock Planning Commission has selected the third projection as the likely growth scenario for the community. It should be noted, however, that a population estimate is simply a “best guess” estimate of the future. A variety of unanticipated economic and social issues can influence population growth with a five-year, let alone 25-year period. This, the city must monitor population growth and make periodic adjustments over time to the *Growth Management Directory* and the city’s investments.

Socioeconomic Profile

How do socioeconomic statistics for the City of Mossyrock compare to the rest of Lewis County and Washington State? The 2010 US Census presents the following profile:

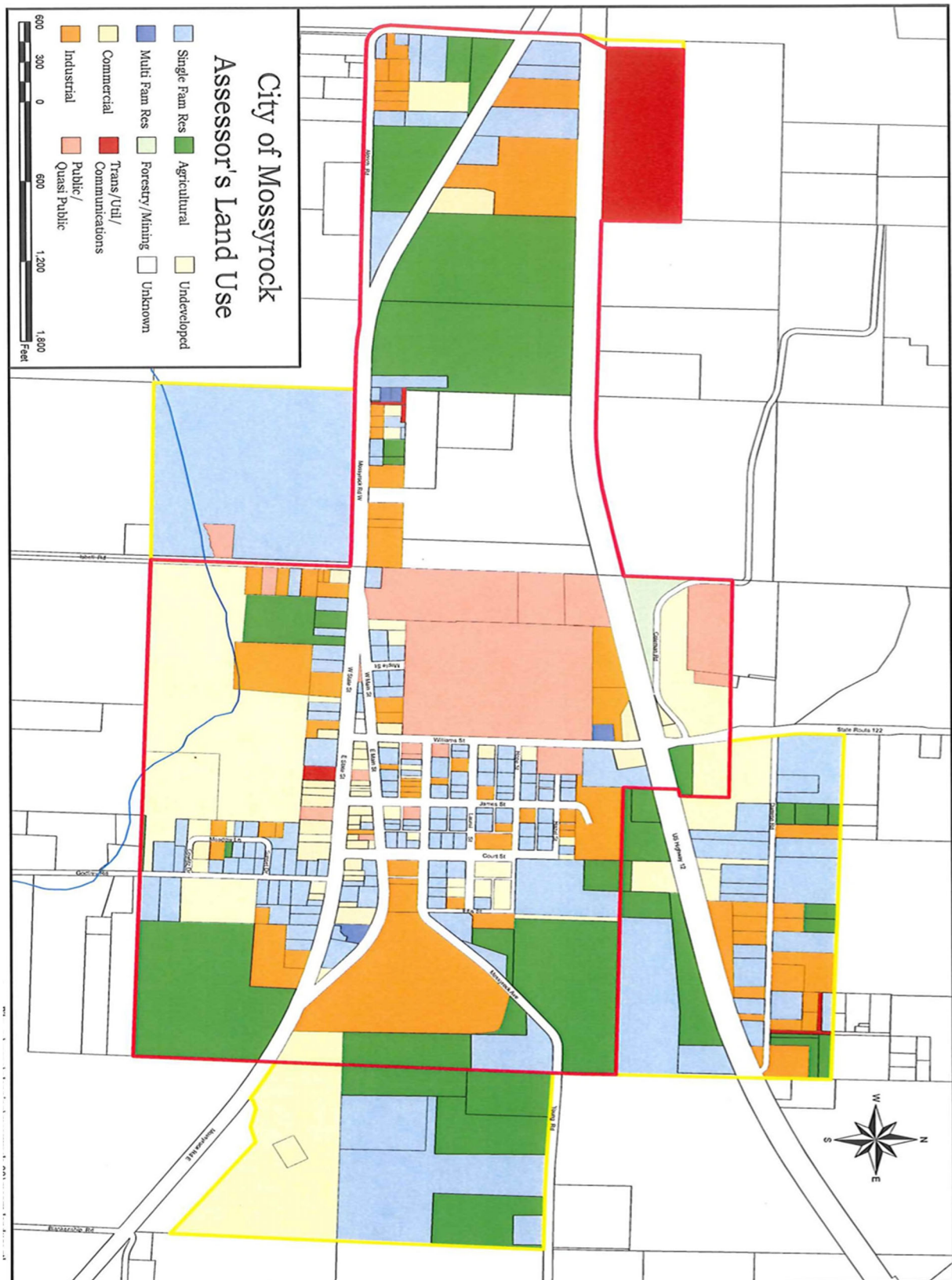
Selected Characteristic	Mossyrock	Lewis Co.	State
Median age	37.8	42.8	37.5
% of people 65 years and older	8.2%	20.8%	14.1%
% of people under 18 years of age	16.1%	21.6%	22.7%
% of population who is white	71%	92.6%	80.7%
People per average household size	2.8	2.52	2.56
People per average family size	3.2	2.6	2.7
% families headed by women with children	9.6	16%	6.5%
% of family households	61.5%	86%	91.5%
% of people 65 & older living alone	28.9%	11.2%	7.5%
% of individuals living in poverty	19.5%	15.3%	20.0%
% if people 65 & older living in poverty	18.2%	5.8%	7.6%
% of families with children under 18 living in poverty	18.9%	20.8%	13.7%
% of families living in poverty	18.6%	10.4%	7.3%
Per capita income	\$20,740	22,480	21,278

Median household income	\$39,938	\$44,100	\$64,129
Median family income	\$33,542	\$42,917	\$55,775

Land Use

Current Land Uses

Land uses within the Mossyrock City Limits reflect the community's function as a crossroads for travelers and a service center for the surrounding area. These land uses include homes, businesses, schools, churches, public buildings, cemetery, streets, highway, agricultural activities, and undeveloped vacant land. The map on the next page shows the location of these land uses.



The table below shows the number of acres for each land use as well as the corresponding percent of the total land base.

Land Use	Acres	Percent of Total
Residential	68.9	22.2%
<i>Single Family</i>	49.6	16.0%
<i>Manufactured Housing</i>	15.1	4.9%
<i>Duplex & Apartments</i>	4.2	1.3%
Commercial	7.1	2.3%
Public Facilities	36.0	11.6%
Churches & Institutions	1.1	.04%
Utilities	.05	.02%
Rights-of-way	43.2	13.9%
Vacant & Non-urban	153.2	49.4%
<i>Agriculture</i>	60	19.4%
<i>Vacant with development potential</i>	15	4.8%
<i>Vacant with development constraints</i>	85	25.2%
Total	310	100.0%

Surrounding Land Uses

Land uses surrounding the city include rural home sites, relatively steep, wooded slopes, and agricultural land. Land uses north of US Highway 12 are limited to rural home sites and agricultural activities. Land is sparsely developed adjacent to, and immediately northwest of the cemetery and city reservoir. As slopes become less steep farther north along SR 122 there are more rural home sites west of the road. A significant number of rural home sites lie about ¼ mile northeast of the city limits on both sides of Damron Road.

There are steep slopes between Highway 12 and Mossyrock Road due east of the city. Agricultural activities dominate the landscape so the south of Mossyrock Road with a few scattered rural home sites. A new land use pattern is beginning to emerge as rural home sites increase south of US Highway 12 and in all directions from the city limits.

Currently there are a significant number of homes just south of the city limits on Godfrey Road and a number of rural home sites along Blankenship and Swigert Roads. Additional home sites are spread out in the foothills to the south.

Approximately one mile west of the city limits is a manufactured home park and home sites with urban densities lie adjacent to Mossyrock Road. It is important to note that agricultural activities still dominate most of the land uses west of the city on the Klickitat Prairie.

Recreational lands to the southeast and north have a considerable impact on the city. Mossyrock Park, 3 miles east of the city on Riffe Lake, draws people for picnicking, boating, and overnight camping. The park covers 272 acres along the lakeshore. Primary access to

the park is through the city. Ike Kinswa State Park, 454 acres in size, is 3 miles northwest of the city on Mayfield Lake. Camping, picnicking, and boating, as well as extensive hiking trails are available.

Land Supply and Demand Analysis

Land demand analysis estimates the amount of land needed for accommodating future growth. Land supply analysis assesses the availability of and to accommodate future development. The land supply and demand analysis guides how the *Growth Management Directory* designates the City of Mossyrock's proposed urban growth boundary.

Land Supply

Land supply depends on how owners' make decisions about the use of their land, market conditions, and physical and legal constraints. The City of Mossyrock has a limited supply of vacant land suited for urban development due to critical area constraints, size of available parcels, and probable continued agricultural practices within the current city limits.

Of the 153 acres that are presently vacant or used for agricultural activities, approximately 85 acres of this total is unsuitable for development due to serious environmental constraints, such as steep slopes, wetlands, seasonally flooded areas, etc. Another 60 acres of developable land south of State Street is currently in agricultural use and since the city will allow agricultural activities in the city limits, it is doubtful that all agricultural properties will be converted to urban uses. The analysis assumes that 50 out of these 60 acres will remain in agricultural production over the next twenty years.

In terms of infill development, there remains less than one gross acre of vacant land in the downtown area along State Street. About 10 acres of vacant land in the northeast corner of the city has development limitations due to slope but may be suitable for a residential cluster type of development. There is also about one acre of land to the east of Court Street, readily convertible to urban land uses. There are also a few scattered, individual residential lots within neighborhoods.

In all, the available land supply within the existing city limits capable of supporting development is around 18 acres.

Land Demand

The anticipated twenty-year population projection for the city is 909, an increase of

423 people. This estimate generates a demand for 163 new housing units based on the current 2.60 people per household size within the city limits. The land base necessary for accommodating this number of new homes is around 35.4 net acres for residential use.

	DU/AC	Percent of Housing	Number of DU	Needed Net Acres	Needed Gross Acres
Single-family	5	80%	130	26.0	32.5
Duplex	10	5%	8	1.3	1.6
Multi-family	25	15%	25	1.0	1.3
TOTAL	-	100%	164	28.3	35.4

There will be a demand for land used for new commercial activities, public facilities, streets, and open space. Currently, the total land uses devoted to commercial, public facilities, and institutional activities account for nearly .65 acre for every one acre of residential lands. If this ratio continues, 35.4 net residential acres create a demand for approximately 23 net acres for these other land uses.

The city also anticipates a corresponding land demand to accommodate industrial activities within its boundaries as the region grows and infrastructure becomes available. Typical densities for manufacturing processes common to rural areas are around eight workers per net acre. For instance, a small firm employing 50 workers typically would need an estimated 6 1/4 net acres. The city estimates that at least five firms of this size potentially could locate within the Mossyrock Urban Growth Area over the next 20 years. Five firms of this size would generate a land demand for around 31 1/4 net acres.

Altogether, accommodating future growth will require approximately 112 gross acres over the next 25 years. Some of this future development may occur within the existing city limits. Currently, there are 75 acres within the existing city limits without development constraints that is either vacant or used for agriculture purposes. A difficult factor to predict is how much of this land will or will not be available for conversion; that is, some landowners may wish to keep the land vacant or in agricultural use. Therefore, it may be assumed that over the next 25 years, about one-quarter of the land will remain in its present use, leaving about 56 acres in the city with development potential.

This amount is half of the total acreage needed to accommodate future growth. As a result, the city will need to expand another 56 acres from its current boundaries into the

county. The map on page 7 in Section II delineates an Urban Growth Area that makes up for this land deficit and includes areas close to the city already characterized by urban development receiving city water. This area covers 209 acres. Of this total land area, 87.9 acres already has urban development similar in scale and density to development within the current city boundaries. This allows about 121 acres of land available to accommodate the remaining 56 acres of future growth that cannot fit in the city during the planning. The 65-acre residual between developable land and the anticipated land demand accounts for variances in the market availability of land, provides a compact boundary, and includes sufficient area for unanticipated land contingencies.

Housing

As of 2018 Mossyrock has 318 housing units, of which 160 are single-family residences. There are 9 mobile home parks, 39 manufactured homes, and 11 duplexes or apartments.

The 2000 US Census shows that 17.5% of Mossyrock's housing was built 1939 or earlier. In comparison, 19.2% of housing in Lewis County and 12.5% of housing statewide was built during this same period. Nearly 65% of residents moved into their homes between 1990 and 2000.

The Census also estimates that 63.6% of the residences in Mossyrock are owner-occupied and that the median monthly mortgage payment is \$725. The median gross rent in the city is \$611. Nearly 15% of homeowners have monthly housing costs that exceed 35% of their household income. A higher percentage of renters, 21.9%, have monthly housing costs that exceed 35% of their household income.

The median value for owner-occupied homes reported by the 2010 US Census is \$119,600 in Mossyrock, and \$269,300 statewide. The Washington Center for Real Estate Research reports that the median home price in Lewis County for 2016 was \$174,800.

The 1994 Centralia College Affordable Housing Project conducted a housing condition survey. The survey rated homes on the following scale:

Condition	Definition
Standard	House appears structurally sound with no defects.
Marginal	Unit with one-to-three non-critical defects or one critical defect.
Substandard	Unit with four or more non-critical or two critical defects.

Results of the study revealed that 64% of homes ranked as either marginal or substandard. A summary of the results follows below:

Housing Type	<u>Condition</u>			Total Surveyed
	Standard	Marginal	Substandard	
Single-family	46	64	16	126
Four-Plex	0	1	0	1
Apartments	1	1	1	3
TOTAL	47	66	17	130

City of Mossyrock Public Facilities and Services

The City of Mossyrock provides residents with basic general government services: law enforcement, water, sewer, streetlights, and a community center. Fire protection is provided by Fire District #3, public education by School District #206, burial services are available from Cemetery District #2, and library service, for a fee, is available at the Salkum branch of the Timberland Library. The nearest medical services are 14 miles east in Morton. Medical evacuation service, which uses the landing pad at 238 Mossyrock Road East. The school district play field for landing and take-off, is available for serious emergencies.

City Buildings

The public buildings owned and operated by the City of Mossyrock include the City Hall, and the Community Center. The current City Hall, situated at 231 East State Street, which houses the administrative office and the satellite police station. City Hall was at one time the old County Shop and is in need of being remodeled. The Community Center, located on State Street, serves a variety of community functions that includes all public meetings for the City Council and Planning Commission, and community meetings.

Law Enforcement

The City of Mossyrock currently has an Interlocal Agreement with the City of Morton for Law Enforcement Services. The Morton Police Department will provide services which are normally and routinely provided but not limited to, investigations, emergency response, civil and warrant services, evidence, administration duties, and routine patrol. Morton shall furnish all personnel and any and all other items necessary to accomplish the levels of law enforcement service anticipated by the agreement.

Streetlights

The city has a total of 42 streetlights, located throughout the city. Mossyrock Area Action League has proposed to put lighting in and/or around Klickitat Prairie Park.

Water System

The City of Mossyrock owns and operates a Group A municipal water supply system No. 56350. The system relies on two wells located immediately beyond the southwest city limits. Well Number 1 is 140 feet deep, has a static water level of 85 feet, and uses a submersible pump capable of delivering 200 gpm. Well Number 2, put into service in 1996, is 155 feet deep and has a submersible pump capable of delivering 170 gpm. Currently, the wells have an average daily production of around 142,477 gallons.

Two reinforced concrete tanks provide a total storage capacity of 157,000 gallons to the system. A newly constructed 250,000-gallon reservoir came online in 2002 to increase storage supply. Distribution is through six-, four-, three-, two-, and one-inch AC and PVC lines. Six-inch lines serve the 21 fire hydrants in the community. The city meets its fire flow requirement of 1,500 gpm for one- and one-half hours for multi-family, public, and commercial buildings.

The water system services an area of nearly 800 acres within and beyond the Urban Growth Area. The system primarily supplies the water needs of residential customers. Other system users include a small number of commercial businesses and the school district. System lines extend beyond to the city limits to the west and north for around two miles. There are around 438 hookups currently connected to the system.

Source The City currently holds Ground Water Right Certificate No. G2-GWC6340 for 200 gpm, 145.6 acre-feet per year and 129,975 gallons a day. Water Right Permit No. G2-28651 (issued June 1, 2006) increased rights by 200 gpm, 143.6 acre-feet per year and 128,189 gallons a day allowing both pumps to operate simultaneously.

The city and its consulting engineering firm prepared a wellhead protection plan that the City adopted in February 2000.

Distribution The majority of the distribution system is comprised of undersized lines that do not meet state requirements. There are two problems currently facing the distribution system: inadequate fire flow in places and unaccounted water loss. As part of the on-going leak detection and repair, the city has steadily been reducing unaccountable water losses by repairing leaks and installing or replacing meters as funds allow. While the system is able to meet present fire flow requirements and maintain a pressure of 20 psi within City limits, the City will need to install an 8-inch water main along Main Street to meet future fire flow demands. The City also needs to continue to install additional fire hydrants and valves on the 6-inch lines within the City to meet minimum hydrant spacing requirements.

Sewer System Mossyrock operates a sewer collection and wastewater treatment system. The collection system has over 22,000 feet of gravity-fed lines, three-quarters of which are eight-inch diameter lines (17,210 feet). There are also 2,400 feet of 10-inch line, 1,050 of six-inch, and 1,890 of 4-inch line. The majority of the sewer line installation occurred in 1969. Two new city-owned lift stations serve around 50 households in the Sunset Drive and Isbell Road areas in the southern half of the community.

The city constructed a new wastewater treatment facility in 2001. The plant relies on an extended aeration activated sludge basin process. Completed in 2002, this new treatment plant is capable of handling an average daily flow of 297,000 gallons per day, along with peak daily flows as high as 729,000 gallons. The city discharges plant effluent into Mayfield Reservoir on the Cowlitz River. The city currently operates the treatment system under a National Pollution Discharge Elimination System (NPDES) permit; the permit regulates the amount and quality of the effluent the city may discharge to the Cowlitz River.

There are 205 residential accounts, 34 commercial accounts, and 4 public accounts connected to the system. The current population estimate served by the system, both within and outside the Urban Growth Area, is 789. The projected flow for this population size is around 120,000 gallons per day.

The city's Comprehensive Sewer and Wastewater Facility Plan estimates that the sewer system will serve a population base of 1,416 people in 20 years within the Urban Growth Area.² This is equivalent to an average daily flow of 170,000 gallons. The sizing of the system will be able to accommodate this growth.

Collection System Improvements.

Despite the recent construction of the wastewater treatment facility and lift stations, the city still needs to correct deficiencies in the collection system. The city proposes major rehabilitation work to remove the current problems caused by infiltration and inflow (1/1). Infiltration is groundwater that seeps into pipes because of breaks, cracks, or separation in lines. Inflow is surface water, such as rain, that pours into the collection system through roof drains and manholes.

Reducing 1/1 to increase system capacity involves fixing identified manholes, capping clean-outs, and repairing side sewers that connect private homes to the collection lines.

The city anticipates the addition of two new collection lines serving the Damron Road and Highway 12 areas in the Urban Growth Area outside the current city limits. The cost of these two new lines is unknown at present; their design and construction costs will be borne by a future developer.

Facilities and Services Provided by Special Use Districts

Mossyrock School District #206

The Mossyrock School District delivers educational services to 522 students as of October 2018. The district covers the City of Mossyrock and a large area of the Klickitat Prairie. Total school district population is approximately 2,800. Fluctuating population growth in the east Lewis County area during the early 2000's affected the district in the last few years

The district's primary facilities include elementary, middle, and high schools. All these facilities are located in the City of Mossyrock on the east side of Williams Street south of Highway US 12. The buildings were built in the 1930's and are excellent examples of pre-World War II brick school architecture. The school district completed a \$3.8 million dollar remodeling of the buildings in the fall of 1994. Immediately across the street is the district school bus garage and maintenance facility. If recent growth trends continue, district facilities will soon become inadequate due to overcrowding.

Fire District

Fire District #3 provides fire protection and ambulance services to Mossyrock and the surrounding unincorporated area. The district is staffed with a paid chief and approximately 25 firefighters and EMT's. Equipment includes two pumper trucks, three tankers, a wildland engine and two ambulances. The district provides intermediate level medical care and transport and relies on contracted paramedics for advanced level medical care.

The district will construct a new fire hall located at 238 Mossyrock Rd. East. This new building will accommodate additional space needs. Grand Opening is scheduled for 2018.

Transportation

Transportation to, from, and within the City of Mossyrock is limited to roads, streets, and sidewalks. US Highway 12 bisects the northern part of the city from east to west, State Route 122 (Harmony Road) joins US 12 from the north, and Mossyrock Road east and west of the city is a well-traveled county road from Riffe Lake joining US Highway 12 about one and a half miles east of the city limits.

Washington State Department of Transportation (WSDOT) traffic counts for 2017 from the intersection of US 12 and SR 122 (Mile Post 86.88) to I-5 show 5,400 average daily trips (ADT). SR 12 at this intersection has not seen appreciable growth in ADTs since the

early 1990s. WSDOT estimates that truck traffic makes up approximately 16% of all vehicles along this stretch of highway. From milepost 86.88 to Morton counts showed 4,400.

According to a 2010 WSDOT report, the convergence of Williams Road, State Route 122, and U.S. Highway 12 at Mossyrock has been the site of four fatal collisions in five years, there have been 25 collisions from 1999-2008. A temporary traffic light has since been placed at the intersection.

There are just over 4.2 miles of city streets. Williams Street, State Street, and Godfrey Road are designated arterial streets. The street pattern north of State Street and south of Highway 12 is generally a classic grid pattern from Williams Street to Ellis Street.

There are only two through streets south of State Street. All streets are paved or have chip/ seal surfacing and are in good to excellent condition. There is a sidewalk on the west side of Williams Street and sidewalks on State Street from Williams Street to Godfrey Road.

Regular maintenance and surfacing should keep the existing street system in good order. It is very important for the city to coordinate street projects with sewer and water improvements.

Future street design must be capable of supporting the development it serves. The concern exists that there is a real danger that large, undeveloped, or agricultural properties will have difficulty developing due to access problems. In particular, the conversion of agricultural land south of State Street between Godfrey Road and Isbell Road will require adequate public roads to the property from State Street and Godfrey and Isbell Road. A similar situation occurs to the east of Godfrey Road and north of Young Road to the city limits.

Safety is another issue for consideration. Vehicles traveling through the city along State Street and traveling to and from Highway 12 present a danger to pedestrians and bicyclists. Increased development will contribute to the problem of conflicts between pedestrians, bicycles, and vehicles along all city streets. Solving this problem may require placing caution signals at locations near the school or Mossyrock Park. In addition, future improvements should stress safe pedestrian crossings, especially if the community becomes involved in any overall design plan for the market district. Careful attention to new streets that serve multi- function of vehicle traffic, pedestrian and bicycle paths, and storm water management will be required for the future safety of residents and visitors to the City of Mossyrock.

LEWIS Mountain Highway Transit links Mossyrock to Centralia with three round trips daily. The non-profit transit agency picks up and drops off passenger in the City at the Mossyrock Community Center. The Lewis County Department of Community Services also provides on-demand transportation assistance for Mossyrock seniors who must travel out-of-town for medical related appointments. Lewis Mountain Highway Transit will potentially end its service as of January 01, 2018.

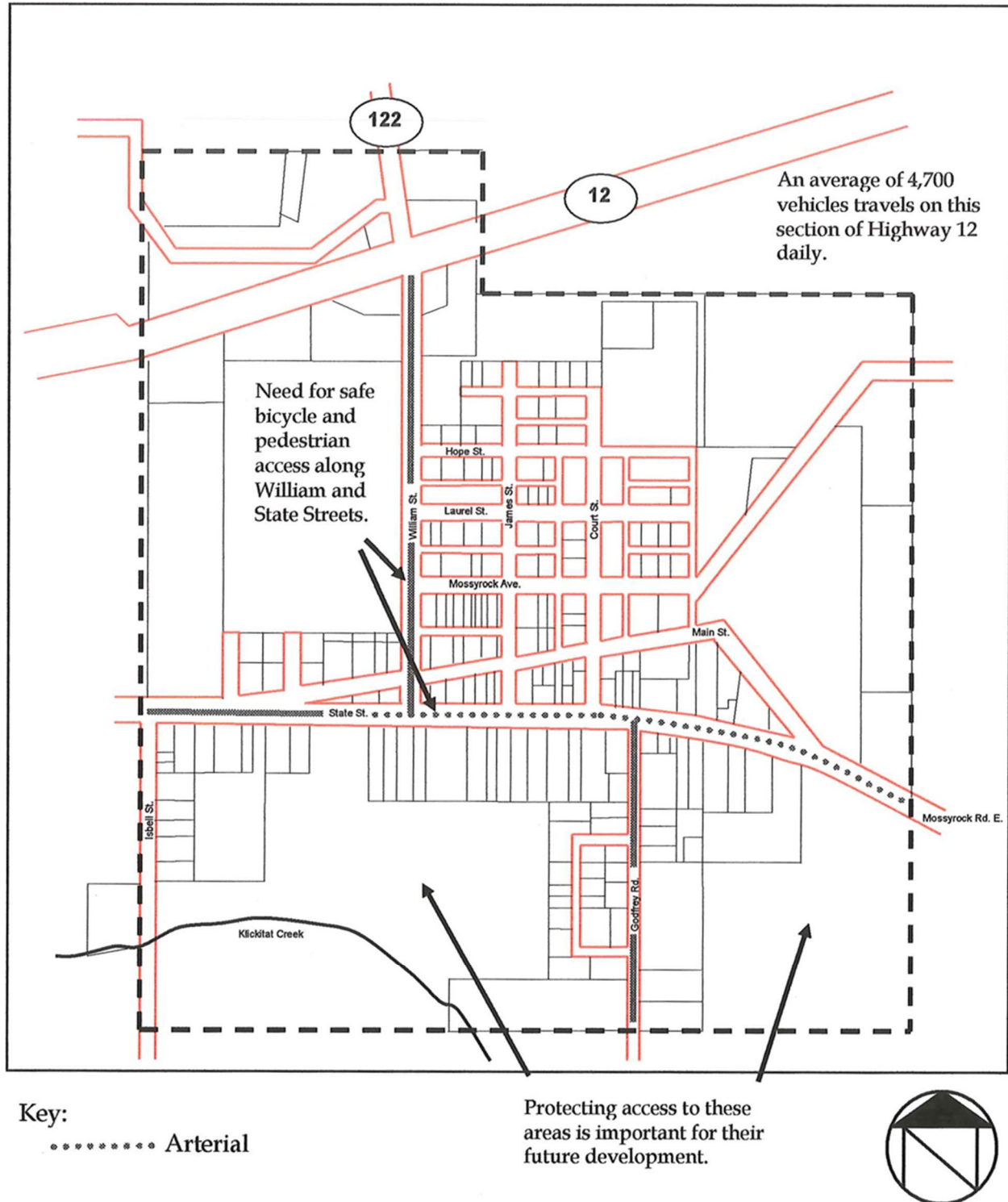
Future Funding for Capital Facilities

The City of Mossyrock is a small community with a limited capacity to raise large sums of money for public projects. Finding the necessary financial resources for the Capital Facilities Plan and the Six-year Street Program to meet the requirements of the Growth Management Act will be difficult. There are always uncertainties in financial planning and the best the city can expect is to look for reasonable alternatives to cover these future costs. Savings and grants are the first choice of funding by most small communities. A concerted effort to secure grant funding is also important for the city to pursue, but it is unwise to count on outside dollars to meet all the city's needs. Competition for these limited public resources is always high and there are never enough grant dollars to meet the needs of every local government. In addition, low interest loans programs are quickly replacing grants.

Large increases in existing revenue are not likely unless the city expands its tax base through new residential or commercial development, annexation, or adoption of new revenue sources. The city currently uses all major revenue sources available to code cities except for utility taxes. Both public and private utilities are taxable, which can be a significant source of revenue. The city may levy utility taxes on gross operating revenues for water, sewer, solid waste, electric, gas, telephone, and storm water. Revenues from utility taxes may be used for either operating and/ or capital expenditures.

A street utility tax is available for street maintenance, operation, and preservation. Under this program, households and businesses pay up to \$2 monthly. The city may also consider forming Local Improvement Districts for smaller street projects. Property owners adjacent to improved streets are assessed the cost of the improvements. Adoption of utility taxes would help in funding some of the smaller capital facility needs such as water storage capacity and street surfacing. It is also useful for leveraging facility grant and loan applications.

City of Mossyrock City Streets and State Highways



Small cities are at a disadvantage in making use of impact fees authorized by RCW 82.02.050. Impact fees on projects that are typical of small communities fail to yield sufficient revenues to address capital facility needs. The city also faces legal limitations from financing off-site capital facilities to accommodate large developments. In these cases, it will be important for the city and the private developer to come to voluntary agreements on contributions for expanding or building new capital facilities to serve their projects. Another option available to the city is exercising its substantive authority under the State Environmental Policy Act.

The practical choices for enterprise funding are revenue bonds and low interest loans. These financing tools work on the concept that a debt is retired from the revenues paid by the users of a project. Presently, all the city's long-term debt is related to enterprise projects.

There is a \$500,000 loan with USDA Rural Development for construction of the wastewater treatment plant and lift stations. The P&I payment in 2017 for this loan was \$18,024.15. This loan expires in 2041. The city also has a \$300,000 loan with USDA Rural Development for construction of the reservoir located above Mossyrock Road. The P&I payment in 2017 for this loan was \$10,457.77. This loan also expires in 2041

The city has incurred major financial obligations for water and sewer system improvements. It is doubtful that city residents and businesses can support additional loans or revenue bonds in the near future. The only other source of revenue available to the city to finance major capital facilities and street projects is general obligation bonds. Property tax is the revenue source for general obligation bonds. Statutory limits and voter requirements govern decision concerning general obligations bonds.

The total amount of general obligations bonds the city may issue is limited to not more than the 7 ½% of the community's assessed valuation.

The potential total revenues available from general obligation bonds, based on statutory limits and the city's total 2002 assessed property value of \$14,544,002 is:

Statutory Rate	Project Type	Total Potential Revenue
Without Voter Approval ¾ of 1%	General purpose	\$109,080
With Voter Approval		
2 ½%	General Purposes	\$363,600
2 ½%	Water, lights, sewer & parks	\$363,600
2 ½%	Open space, parks	\$363,600
TOTAL POTENTIAL GO BOND CAPACITY		\$1,199,880

Source: Lewis County Assessor for assessed value

The tax rate for property owners in Mossyrock is currently 1,8845 per \$1,000 of assessed value for improved property. It is extremely unlikely that voters would endorse new general obligation bonds for the current maximum amount available; however, this is the most feasible source of revenue for future capital projects not associated with the water and sewer systems.

APPENDICES

APPENDIX A: ILLUSTRATED PROCEDURES FOR SECTION III, ARTICLE VIII

The illustrated procedures assist the reader of Section III, Article VIII in understanding administrative procedures in the text. The flow charts are simplified renditions of specific Parts and do not replace the text. Please use them only as a supplement to the Growth Management Directory.

1. Procedures for a Building Permit exempt from SEPA as provided in Article VIII, Parts 2.05, 6.01, and 7.

Timeline:	
Step 1. <i>Applicant submits Building Permit Application</i>	
Step 2. <i>Review by Building Official</i>	
If not complete, application returned to applicant to add requested information.	<i>CLOCK STOPS UNTIL APPLICATION IS COMPLETE</i>
Step 3. <i>Determination of Completeness</i>	<i>Issued within 28 days of receiving application</i>
Step 4. <i>Building Permit issued or denied</i>	
<i>If necessary...</i>	
Step 5. <i>Appeal of Administrative Decision to City Council</i>	

2. Procedures for a Building Permit not exempt from SEPA as provided in Article VIII, Parts 2.05/ 2.06, 6.01, 7 and Mossyrock Environmental Policy Ordinance.

Timeline:	
Step 1. <i>Applicant submits Building Permit Application</i>	
Step 2. <i>Review by Building Official</i>	
If not complete, application returned to applicant to add requested information.	<i>CLOCK STOPS UNTIL APPLICATION IS COMPLETE</i>
Step 3. Determination of Completeness	<i>Issued within 28 days of receiving application</i>
Step 4. Notice of Application	
Step 5. Public Comment Period	<i>At least 15 days</i>

- | | | |
|----------------|---|---|
| Step 6. | SEPA Determination | <i>Made after public comment period ends on Notice of Application</i> |
| Step 7. | Building Permit Issued or Denied | <i>Within 120 days from date of completed application</i> |
| | <i>If necessary...</i> | |
| Step 8. | Appeal of Administrative Decision to City Hall | |

3. Procedures for Short Subdivisions as provided in Article VIII, Parts 2.05, 6.02, and 7.

Timeline:

- | | | |
|----------------|---|--|
| Step 1. | Applicant Submits Short Subdivision Application | |
| Step 2. | Determination of Completeness | |
| | If not complete, application returned to applicant to add requested information | <i>CLOCK STOPS UNTIL APPLICATION IS COMPLETE</i> |
| Step 3. | Application circulated for comment*
(Planning Commission, City Engineer, and other agencies if necessary) | |
| Step 4. | Mayor, City Clerk, OR Treasurer Approves/Denies Application | <i>Decision made within 28 days from date of receiving completed application</i> |
| | <i>If necessary...</i> | |
| Step 5. | Appeal of Administrative Decision to City Council | |

**PLEASE NOTE: If an applicant's proposed short subdivision is next to Highway 12 or 122, the City must notify WSDOT. WSDOT has 14 days from their date of receiving a copy of the application to comment. See Article VI, Part 2.03. Short subdivisions undertaken partly or wholly within lands covered by water or in critical areas must comply with SEPA*

4. Procedures for Administrative Appeal as provided in Article VIII, Part 7.

Timeline:

- | | | |
|----------------|--|--|
| Step 1. | Applicant Submitted in writing to Mayor, City Clerk, OR Treasurer | <i>Submitted within 10 days of decision</i> |
| Step 2. | City Council conducts Pre-decision Open Record Public Hearing | <i>Held within 15 days or no more than 30 days from date of appeal</i> |
| Step 3. | City Council Decision | <i>Issued no later than 7 days from Public Hearing.</i> |

5. Procedures for Variance Permit as provided in Article VIII, Parts 2.04, 2.06, 2.08, 5 and 8.

Timeline:

Step 1. Applicant submits Variance Application

Step 2. Mayor, City Clerk, OR Treasurer reviews Application for completeness

If not complete, application returned to applicant to add requested information

CLOCK STOPS UNTIL APPLICATION IS COMPLETE

Step 3. Determination of Completeness

Issued within 28 days of receiving application

Step 4. Notice of Application

Step 5. Public Comment

At least 15 days

Step 6. City Council conducts Open Record Public Hearing

Conducted no earlier than 15 days before or no more than 30 Days from Notice of Application

Step 7. City Council Decision

Step 8. Notice of Decision

Issued within 7 days of hearing and within 120 days of Completed application

If necessary...

Step 9. Appeal to Superior Court

6. Procedures for Adding or Deleting to the List of Permitted Uses as provided in Article VIII, Parts 2.04, 5, and 9.

Timeline:

Step 1. Applicant submits application

Step 2. Mayor, City Clerk, OR Treasurer reviews Application for completeness

If not complete, application returned to applicant to add requested information

CLOCK STOPS UNTIL APPLICATION IS COMPLETE

Step 3. Determination of Completeness

Issued within 28 days of receiving application

Step 4. Mayor, City Clerk, OR Treasurer forwards Application to Planning Commission

At next regular meeting

Step 5. Planning Commission sets date, time, & place for Public Hearing

Within next 30 days

Step 6. Planning Commission holds Public Hearing and makes decision

Step 7. Planning Commission forwards recommendation to City Council

Step 8. City Council sets date, time and place for Public Hearing

Within next 30 days

Step 9. City Council holds Public Hearing and makes decision

Step 10. Notice of Decision

Issued within 7 days of hearing

Step 11. Mayor, City Clerk, OR Treasurer amends Standards for Future Development

7. Procedures for subdividing land as provided in Article VIII, Parts 2.04, 2.06, 2.08, 5, and 10.

Timeline:

Step 1. Applicant submits Preliminary Plat Application

Step 2. Mayor, City Clerk, OR Treasurer reviews Application for completeness

Within 14 days of receiving application

If not complete, application returned to applicant to add requested information

CLOCK STOPS UNTIL APPLICATION IS COMPLETE

Step 3. Determination of Completeness

Issued within 28 days of receiving application

Step 4. Notice of Application

Step 5. Public Comment Period

At least 15 days

Step 6. SEPA Determinations

Made after public comment period ends

Step 7. Planning commission conducts Open Record Public Hearing

Conduct no earlier than 15 days before or no more than 30 days From Notice of Application

Step 8. Planning Commission prepares & Forwards recommendation to City Council

Issued within 14 days of public hearing

Step 9. City Council decision on Planning Commission recommendation

Final decision within 120 days of completed application

- | | | |
|-----------------|---|---|
| Step 10. | Completion of required Improvements by applicant or bond | <i>Within 1 year, but may receive up to 3-year extensions</i> |
| Step 11. | Applicant submits for Final Plat Approval | <i>City Clerk OR Treasurer submits to Mayor & Council within 3 days</i> |
| Step 12. | City Council votes on accepting Final Plat | <i>Votes at next regular meeting</i> |
| Step 13. | Applicant files Final Plat with County Auditor | <i>Filed within 95 days of City Council Acceptance</i> |
- 8. Consolidated Permit Review for Combining Building Permits, Short Subdivision, Variance Permits, and/or Subdividing land as provided in Article VIII, Parts 2.04, 2.06 2.08, 5 and 11.**

Timeline:

- | | | |
|-----------------|---|--|
| Step 1. | Submittal of Consolidated Application by Applicant | |
| Step 2. | Mayor, City Clerk, OR Treasurer reviews Application for completeness | <i>Reviewed within 14 days of receiving application</i> |
| | If not complete, application returned to add requested information | CLOCK STOPS UNTIL APPLICATION IS COMPLETE |
| Step 3. | Determination of Completeness | <i>Issued within 28 days of receiving application</i> |
| Step 4. | Notice of Application | <i>At least 15 days</i> |
| Step 5. | Public Comment Period | <i>Made after public comment period ends</i> |
| Step 6. | SEPA Determination | |
| Step 7. | Planning Commission conducts Open Public Meeting | <i>No later than 30 days from Determination of Completeness</i> |
| Step 8. | Planning Commission makes recommendation to Council | <i>Within 14 days from date of Public Meeting</i> |
| Step 9. | City Council conducts Open Record Public Hearing & considers Planning Commission recommendations | <i>At next regular meeting</i> |
| Step 10. | City Council decision | <i>Within 30 days of Open Record Public Hearing</i> |
| Step 11. | Notice of Decision | <i>Within 7 days of decision and 120 days from date of Determination of Completion</i> |

9. Procedures for Amending the Standards for Future Development as provided in Article VIII, Part 12.

Timeline:

- | | | |
|----------------|---|--|
| Step 1. | Amendment initiated by:
1) One or more property owners; or
2) Planning Commission passes motion to amend; or
3) City Council passes motion for Planning Commission to make a recommendation. | |
| Step 2. | Mayor, City Clerk, OR Treasurer forwards Amendment to Planning Commission | <i>Next regular meeting</i> |
| Step 3. | Planning Commission sets date, time, & place for Public Hearing | <i>Within next 30 days</i> |
| Step 4. | Planning Commission holds Public Hearing, reviews amendment request, and prepares written recommendation to City Council | <i>Within next 15 days</i> |
| Step 5. | City Council receives recommendation Planning Commission & sets date, time, & place for Public Hearing | <i>Within next 30 days</i> |
| Step 6. | City Council holds public hearing, reviews Planning Commission recommendation, & makes Decision to approve, deny, or return matter back To Planning Commission for further study | |
| Step 7. | Submittal of proposed amendment to State for comment | <i>State comment period is 60 days</i> |
| Step 8. | Final approval of amendment by Ordinance by City Council | |

APPENDIX B: BIBLIOGRAPHY (Out of date)

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APPENDIX C: DETERMINATION OF NONSIGNIFICANCE

FORMS

City of Mossyrock

Boundary Line Adjustment Application

A Boundary Line Adjustment is a division made for the purpose of alteration by adjusting boundary lines between platted or unplatted lots, or both, which does not create any additional lot, tract parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site. No Boundary Line Adjustment shall be allowed in the City of Mossyrock unless it has been approved by the City Clerk or City Treasurer.

General Information Section

1. Subject Property(ies) Address(es): _____
2. Legal Description of Property(ies): _____
3. Application Name: _____
4. Applicant Address _____
5. Daytime Telephone: _____
6. Name of Property Owner if different than applicant: _____
7. Address of Property Owner if different than applicant: _____
8. Designated Representative: *If you wish to have someone other than yourself represent your Boundary Line Adjustment request at the application conference, please provide the name, address, and daytime telephone number of that person below.*

9. All correspondence regarding this application will be sent to the name and address listed for the applicant (under 3 and 4) unless noted differently below:

Project Information Section

In addition to completing the General Information Section, the applicant for a boundary line adjustment shall submit two copies of the following items:

- ☐ A plat using a scale of 50 feet to one inch or larger which depicts the existing property configuration, including all lot line dimensions.
- ☐ A plat using a scale of 50 feet to one inch or larger which depicts the proposed property configuration, including all lot line dimensions.
- ☐ A legal description of the existing property configuration and proposed property configuration, prepared by a licensed professional surveyor.

Certification

I hereby certify that all information provided on this application is correct to the best of my knowledge. I also agree that I must attend the Application Conference scheduled by the City Clerk or City Treasurer.

Original Signature of Applicant in Ink

Date

Please retain a copy of your application for your records.

For Office Use Only

Application number.....

Date Received.....

Application received by.....

Fee collected.....

Date/Time of Application Conference.....

Date of Determination of Completeness.....

Distribution date to City Depts., Engineer, and Planning Commission

Date of Notice of Application.....

Date of Decision.....

Decision:

Date filed with County Auditor.....

Attach copies of any correspondence sent to the applicant to this Application.

City of Mossyrock

Notice of Application

The City of Mossyrock hereby issues this Notice of Application on the following Application for a:

- ☐ Building Permit
- ☐ Variance
- ☐ Short Subdivision
- ☐ Preliminary Plat Subdivision
- ☐ Amendment to the Growth Management Directory
- ☐ Other Permits (if known): _____

From:

Name of Applicant: _____

Address of Applicant: _____

for the following project:

A State Environmental Policy Act (SEPA) Environmental Checklist on this project is available for public review and comment.

A Determination of Completeness on the Application was issued by the City on the following date: _____

The Public Comment Period for this application begins on _____ and ends on _____. Any individual may also provide comment at a public hearing when it is required for this application.

A public hearing will be held on this application before the: _____

on the following time and date at the Mossyrock City Hall: _____

All existing environmental documents and application materials are available for public review prior to the public hearing at the City Clerk-Treasurer's Office in the Mossyrock City Hall, 231 East State Street, P.O. Box 96, 98564-0096, during normal business hours.

Date of this Notice of Application: _____

For Office Use Only:

Application Number.....
Date Received.....
Fee Collected.....
Application Received by.....
Date/Time of Application Conference.....
Date of Determination of Completeness.....
Distribution date to WSDOT if property next to highway 12 or 122....
Distribution date to City Depts., Engineer, and Planning Commission
Date of Notice of Application.....
Date and result of SEPA Threshold Decision (after end of comment
period)
Date of Decision.....
Decision: _____
Date filed with County Auditor.....
Attach copies of any correspondence sent to the applicant to this Application.

Certification

I hereby certify that all information provided on this application is correct to the best of my knowledge. I also agree that I must attend the Application Conference scheduled by the Mossyrock City Clerk or City Treasurer.

Original Signature of Applicant in Ink

Date

Please retain a copy of your application for your records.

For Office Use Only:

Application Number.....
Date Received.....
Fee Collected.....
Application Received by.....
Date/Time of Application Conference.....

Date of Determination of Completeness.....	_____
Date of transmittal to chair of planning commission.....	_____
Distribution date to City Depts., Engineer, and Planning Commission	_____
Date of Notice of Application.....	_____
Newspaper publication date (10 days prior to hearing).....	_____
Mailing to property owners within 300 feet.....	_____
Date and result of SEPA Threshold Decision.....	_____
Date of Decision.....	_____
Decision: _____	
Date/Time of City Council Public Meeting.....	_____
Date of Decision.....	_____
Decision: _____	
Notice of Decision sent to applicant	_____
Attach copies of any correspondence sent to the applicant to this Application.	

City of Mossyrock

Short Subdivision Application

No subdivision of land into 4 or fewer lots, tracts, parcels, sites, or divisions, shall be allowed in the City of Mossyrock unless it has been approved by the Mayor, City Clerk or Treasurer. Exemptions to this requirement are listed in Part 1.02, Article VI of the RULES FOR LAND DEVELOPMENT.

The complete procedures for obtaining approval to short subdivide property within the City of Mossyrock can be found under Article VIII, Part 6.02 of the RULES FOR LAND DEVELOPMENT.

General Information Section	
1. Subject Property Address:	_____
2. Legal Description of Property:	_____
3. Application Name:	_____
4. Applicant Address	_____
5. Daytime Telephone:	_____

6. Name of Property Owner if
different than applicant:

7. Address of Property Owner if
different than applicant:

8. Designated Representative: *If you wish to have someone other than yourself represent your Short Subdivision Application request at the application conference, please provide the name, address, and daytime telephone number of that person below.*

9. All correspondence regarding this application will be sent to the name and address listed for the applicant (under 3 and 4) unless noted differently below:

10. If any area of the subject property lies partly or wholly within lands covered by water, a State Environmental Policy Act (SEPA) Environmental Checklist shall be filled-out and submitted with this application.

Project Information Section

In addition to completing the *General Information Section*, the application for a short subdivision shall submit two copies of the following:

☐ A plat using a scale of 50 feet to one inch or larger showing:

1. The entire contiguous tract or lot owned by the Applicant;
2. The owners of adjacent land and the names of any adjacent subdivisions;
3. Lines marking the boundaries of the proposed lots, including distances;
4. Approximate locations of existing buildings, structures, utilities, easements, and streets and ways to and within the tract;
5. Name and address of the owner(s) of the tract.
6. Legal description of the tract and legal descriptions of all proposed lots.
7. Roads not dedicated to the public must be clearly marked on the face of the plat.

☐ Certificate giving full and complete description of the lands divided as they appear on the short plat, including a statement that the short subdivision has been made with free consent and in accordance with the desires of the owner(s). If the short plat includes a dedication, the certificate shall also contain the dedication of all streets and other areas to the public and individual(s), religious society or societies or to any corporation, public or private, as shown on the 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 the road. The certificate shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided.

O All short subdivisions containing a dedication filed for the record must be accompanied by a title report confirming that the title of the lands as described and shown on the plat is in the name of the owner signing the certificate. 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 donee(s), grantee(s) for his, her or their use for the purpose intended by the donors or grantors as aforesaid.

Certification

I hereby certify that all information provided on this application is correct to the best of my knowledge. I also agree that I must attend the Application Conference scheduled by the Mayor, City Clerk, or Treasurer.

Original Signature of Applicant in Ink

Date

Please retain a copy of your application for your records.

City of Mossyrock Preliminary Plat Subdivision Approval Application

No subdivision of land into more than four lots, tracts, parcels, sites, or divisions, shall be allowed in the city of Mossyrock unless it has been approved by the city Council as Provided in Article VIII, Part 10 of the RULE FOR LAND DEVELOPMENT. Article VI in the RULES FOR LAND DEVELOPMENT contains the standards for the Subdivision of Land.

General Information Section

1. Subject Property Address: _____
2. Legal Description of Property: _____
3. Application Name: _____
4. Applicant Address _____
5. Daytime Telephone: _____
6. Name of Property Owner if different than applicant: _____
7. Address of Property Owner if different than applicant: _____
8. Designated Representative: *If you wish to have someone other than yourself represent your Preliminary Plat Subdivision Approval Application request at the application conference, please provide the name, address, and daytime telephone number of that person below.*

9. All correspondence regarding this application will be sent to the name and address listed for the applicant (under 3 and 4) unless noted differently below:

10. A State Environmental Policy Act (SEPA) Environmental Checklist must be filled-out and submitted with this application.

Project Information Section

In addition to completing the General Information Section, the applicant for a preliminary plat shall submit 7 copies of each of the following:

O A plat using a scale of 100 feet to one inch or larger showing:

1. Topographic and other data depicting:
 - a. Boundary lines, including bearing and distance;
 - b. Easements, including location, width, and purpose;
 - c. Streets on and adjacent to the tract, including name and right-of-way width and location; type, width and elevation of surfacing, walks, curbs, gutters, culverts, etc.;
 - d. Ground elevations on the tract, based on a datum plane approved by the city engineer; for land that slopes less than approximately two percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and all selected points not more than 100 feet apart in all directions; for land that slopes more than approximately two percent, either show contours with an interval of not more than five feet if ground slope is regular and such information is sufficient for planning purposes, or show contours with an interval of not more than two feet if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings;
 - e. Other conditions on adjacent land, including approximate direction and gradient of ground slope, including any embankments, or retaining walls; character and location of buildings, railroads, power lines, towers, and other nonresidential land uses or platted land within 300 feet of the subject property. Refer to subdivision plat by name, recording date, volume, and page number, and show lot size, and dwelling units;
2. Utilities on and adjacent to the tract, including location, size, and invert elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and streetlights. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers;
3. Other conditions on the tract including watercourses, marshes, rock outcrop;
4. Zoning district designations, on and adjacent to the tract;
5. Proposed public improvements, including highways or other major improvements planned by public authorities for future construction on or near the tract;
6. Vicinity showing location of the tract;
7. Sites, if any, to be reserved or dedicated for parks, playgrounds, or other public uses;
8. Site data, including number of residential lots and lot size;
9. Plat name, scale, north arrow, and date;
10. Typical cross-sections of the proposed grading, roadway, and sidewalk;

11. Proposed sanitary, storm water and water systems plan with points of connection, grades and sizes indicated;

O Title and certificates, including a legal description according to official records in the office of the county auditor; pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the state and engaged in land surveying which contains notation stating acreage, scale, north arrow, datum, bench marks, certification of registered civil engineer or surveyor, and date of survey, O O Draft of proposed covenants, if any.

Project Information Section

Written description by the Applicant about the project and why the Variance is needed.

- o Please feel free to use additional pages or include any photographs, drawings, or other materials you feel will help us understand your application.
- o You must include a drawing of your property and project with this Application. Please use the attached graph paper and follow the instructions provided.

I hereby certify that all information provided on this application is correct to the best of my knowledge. I also agree that I must attend the Application Conference scheduled by the Mayor, City Clerk or Treasurer.

Original Signature of Applicant in Ink

Date

Please retain a copy of your application for your records.

Approved by Mossyrock City Council on: _____

Approved by Mossyrock City Official: _____ Date: _____

Signature & Title

City of Mossyrock

Application for Amending the GROWTH MANAGEMENT DIRECTORY

Section II, the COMPREHENSIVE PLAN FOR FUTURE DEVELOPMENT, may be amended no more frequently than once every year in accordance with the procedures on page 13. The test of the RULES FOR DEVELOPMENT, including adding or deleting to the list of permitted uses in Articles III, IV, and VII may be amended whenever public necessity, convenience, and general welfare requires such action.

General Information Section

1. Application Name: _____
2. Applicant Address: _____
3. Daytime Telephone: _____
4. Designated Representative: *If you wish to have someone other than yourself represent your Code Amendment request before future public hearings and meetings, please provide the name, address, and daytime telephone number of that person below.*

5. All correspondence regarding this application will be sent to the name and address listed for the applicant (under 1 and 2) unless noted differently below:

6. A State Environmental Policy Act (SEPA) Environmental Checklist must be filled-out and submitted with this application.
7. **This is a request to amend** (please check all that apply):
 - ☐ Text within the COMPREHENSIVE PLAN FOR FUTURE DEVELOPMENT.
 - ☐ Text within the RULES FOR LAND DEVELOPMENT.
 - ☐ Development District Map in the COMPREHENSIVE PLAN FOR FUTURE DEVELOPMENT.