

Shipping Container Task Force – 2/8/25 & 2/15/25 Notes (Updated 022325)

Date/Time 2/8/2025 4PM (began at 4:00 [technical difficulties], ended 4:52)

Task Force Members in attendance:

BJ Kittlehurst, Cindy Kennedy, Deb Sabotta (zoom), Jackie Cairns, Joanie McCarthy (zoom), Karen Kittlehurst, Kerrie McMillan, Lori Garrison, Sherri Poindexter

Task Force Members absent:

Lynn Brem, Penny Rand

2nd meeting: Date/Time 2/15/2025 4PM (began at 4:00 [technical difficulties], ended 4:52)

Task Force Members in attendance:

BJ Kittlehurst, Cindy Kennedy, Deb Sabotta, Jackie Cairns, Joanie McCarthy, Karen Kittlehurst, Kerrie McMillan, Lori Garrison, Lynn Brem, Penny Rand (limited zoom), Sherri Poindexter

Task Force Members absent:

None

3rd meeting: Date/Time 2/22/2025 2PM

Task Force Members in attendance:

BJ Kittlehurst, Cindy Kennedy (via phone), Jackie Cairns, Joanie McCarthy, Karen Kittlehurst, Kerrie McMillan, Lori Garrison, Lynn Brem, Penny Rand (via phone) Sherri Poindexter

Task Force Members absent:

Deb Sabotta

Reviewed the Agenda and Questions to answer questions to make a recommendation to the Board of Directors (BOD) and then had discussions.

- Background: Estimates for 20-foot containers
 - External: 20' long x 8' wide x 8'6" high
 - Internal: 17'10" long x 7'6" wide x 7'5" high.
 - December 2024 cost was @ \$2000, most recent conversation (January 2025) is they have gone up to \$2500 and are expected to continue to go up.
 - Delivery Fee (@ \$500 per trip). If we can get 2 at the same time then only one delivery fee provided they can fit on truck. May be additional fee if placed in a different location than the other Shipping Container. Delivery fees may be going up too based upon fuel costs.
- Discussions about shipping container use – One (1) for community cooked food, one (1) for non-food (e.g., blankets, bandages, flashlights, cleaning/decontamination supplies).

Questions that need a response for the Board of Directors (BOD)

- Is there a need? – Yes. This has been discussed in the past and the Task Force agreed there is a need. DBR wasn't active in CERT since 2017 so significant preparation has not occurred and as such we are seven (7) years closer to any predicted catastrophic (earthquake, wild fire, flooding, supply chain disruptions) event(s). Other CERT nearby, as well as Emergency Management planners, have done research and indicate Cargo Shipping Containers are the best option for “surviving” a catastrophic event and long term durability.
- In the event DBR is “cut off” from access to food we would be able to do communal cooking for a period of time and feed the most people
 - Most of what we have currently purchased is sufficient to sustain life (e.g., beans [black, pinto, white], eggs, milk, strawberries, apples, carrots, potato flakes, flour, macaroni, oats, onions, rice, spaghetti, sugar)
- Since we aren't growing our own food nor do we have chickens for eggs this would provide for emergency food needs
- The apples and blueberries in the orchard are seasonal so may not be available when the emergency arises
- Those with “special diets” would be able to partake of what meets their restrictions (e.g., gluten free, sugar free, allergies) otherwise would need to store specific foods for their own needs

Location Considerations

- out of sight or how to camouflage – all potential sites would need camouflage such as adding side walls and roof so it looks like other storage areas

WE ARE ZONED AS A RURAL RESIDENTIAL However we are under and legally DEFINED AS A NON-CONFORMING RV RESORT. 18.20.260 “NONCONFORMING USES AND STRUTURE”.

[please remember our language. We cannot expand our footprint therefore need to consider portable structures.

Cargo Shipping Containers are portable structures that As such will be used as storage for Emergency Preparedness supplies for the community and are not intended at DBR for human habitation, and will not be used for commercial purposes

We must follow DBR Rules and ensure compliance with Jefferson County Rule and Brochure partially defined above

*Jefferson County Office of Emergency Management (The Jefferson County Department of Emergency Management (DEM) exists to help prepare for, respond to, and recover from disaster and large scale emergencies of all kinds. The Department's top priorities are: **Public Education and Awareness:** establish strategies to help prepare the public for emergencies and build a culture of self-sufficiency.*

It is recommended by a majority of the task force as part of the ideation and spirit of DBWC Rules imply the security and safety of our community), therefore portable storage conexs be placed

Additional Information 2/21/2025: Per Jefferson County (Jeffco.us) – we are zoned Rural Residential [see Jefferson County website screenshots]

- *“Shipping Containers or conex boxes are allowed for storage use, but must meet requirements:*
 - *In agricultural zones, shipping containers meet setback and minimum lot size requirements.*
 - *In residential zones, shipping containers must have a wood, brick or similar appearance exterior, and have a pitched roof. They must meet the accessory structure requirements for the zone district.”*
- *You do not need a per permit if your structure is:*
 - *Less than 200 sq. ft.*
 - *Less than 14 foot at the peak*
 - *Less than 264 sq. ft. of roof area*
- *You do need a building permit if your structure is:*
 - *Greater than 14 sq. ft.*
 - *More than 14 feet tall at the peak*
 - *More than 264 sq. ft. of roof area*
- *Spoke with Greg Ballard (Jefferson County), 2/21/25 and he indicated a permit would be required but should “be no problem” as it would be seen as a storage shed not a residential structure.*
- *near where we will be preparing the food, using the supplies – even if Radclyffe ends up be available for use as a Medical Treatment location it would be after the initial triage of DBWC members (near the Ramada) and after Radclyffe was deemed “safe for use”*
- *level or near level – most locations are not level but could be level if it is the only viable option*
- *easy delivery access – runway, height, not across septic*
- *not interfering with facilities (e.g., septic, water lines, electrical lines)*

Update 2/20/25 – Per Barb G email:

The area by the Ramada is very wet during the spring, so site prep will be necessary to put the container there.

Also, if the delivery company can use a tractor with treads on it, or we hire Josh and his backhoe to move it into place, it should be fine to roll over the septic and water lines that come from Radcliffe. Especially when the ground is dry in the late summer.

- *not in the path of water flow if the Water Holding Tanks fail or ground likely to “liquify” if there is a major event and streams are overflowing*
- *consider Solar Energy so placement would need to be so as not totally blocked by trees or structures*

Is there a workable location? SEE VISUAL AID DIAGRAMS

1. Above 1st Street away from the road, near the tree – relatively naturally camouflaged (tree, new fence) – would need some additional “shrubs/trees” planted to block view or add “artificial sides/roof” so it doesn’t look like a Shipping Container. Relatively, level. Close to Radclyffe where “hospital” will be set up. Concerns about the holding tanks under the ground and too close

to the entrance in the event others outside DBR have not prepared and want to “take” what we have. Questionable access and would at minimum require moving the railing near the Safety Shed. No exiting access to utilities (water, electricity). There are empty tanks in this area and the ground is fill dirt so not stable for placement. Would likely slide down hill. Increased risk it would wipe out residences just below. The “Tree Hugger” Task force found that the area was fill and not stable. Need native soil to support storage units or any type.

2. Above 1st Street near the road – natural sound barrier, would require more camouflage (trees/shrubs), “artificial sides/roof” so it doesn’t look like a Shipping Container. Relatively level. Close to Radclyffe where “hospital” will be set up. Concerns about the holding tanks under the ground and too close to the entrance in the event others outside DBR have not prepared and want to “take” what we have. Concerns about the holding tanks under the ground and too close to the entrance in the event others outside DBR have not prepared and want to “take” what we have. No exiting access to utilities (water, electricity). There are empty tanks in this area and the ground is fill dirt so not stable for placement. Would likely slide down hill. The “Tree Hugger” Task force found that the area was fill and not stable. Need native soil to support storage units or any type.
3. Near the Ramada (north of the building or nearby) – would require camouflage. Relatively easy delivery access. Relatively level. Close to Ramada where “communal cooking” will occur. Close to the Ramada (or nearby if not standing) where initial medical triage would be located. Level. Close to utilities (water, electricity). The location near the Ramada seems best, but the north has a nice view of the meadow and water. Why would we consider blocking that? Is there a location near the restroom that would be less obtrusive? Also, we might have easy access to electricity. Close proximity where most people reside and is centrally located.
4. Second (2nd) Street grass area – would require camouflage. Easy delivery access would not need to go across grass. Relatively level. Relatively close to Ramada where “communal cooking” will occur. Relatively close to Radclyffe where “hospital” will be set up. Didn’t discuss.
5. Meadow – Not a good option. Difficult delivery access would need to go across grass/septic which can’t happen. Meadow west end is often wet. Would require camouflage. Not near Ramada (food) or Radclyffe (hospital). Pretty level. No access to utilities (water, electricity)
6. Eastland – not really – Not its intended purpose. Would require “clearing.” Would not be convenient in the event of an emergency. Delivery Truck would not be able to easily access for placement. Not very level. Potentially downstream of water flow. No utilities. Natural camouflage. Too isolated and need to have people stand guard. In a catastrophic even the 6500 gallon well water holding tank could collapse or at minimum spring a leak – that water would flow downhill through the culver (could take out Highway 101) and would, at minimum saturate the area.

Other locations discussed:

7. Parking area by storage sheds – already allocated, limited access to utilities. Potentially downstream of water flow. No utilities. Natural camouflage. The shed area will likely slide down hill in a catastrophic earthquake. The area is moist – facilities had to dig out a “channel” under the sheds due to water accumulation. In a catastrophic even the 6500 gallon well water holding tank could collapse or at minimum spring a leak – that water would flow downhill through the culver (could take out Highway 101) and would, at minimum saturate the area. This area has septic drain filtered behind the sheds.

8. Laundry room parking lot south side near Highway 101. Difficult delivery. Concerns about anything near Highway 101 being easy access to those outside of DBR.
9. Off of the Golf Cart path from 2nd street to DBR parking lot - Potentially downstream of water flow. Existing power lines might be in the way. Some natural camouflage. In a catastrophic even the 6500 gallon well water holding tank could collapse or at minimum spring a leak – that water would flow downhill through the culver (could take out Highway 101) and would, at minimum saturate the area.

Perhaps one near Radclyffe and one near Ramada? Prefer two (2) near Ramada for cooking and medical triage. Even if the Ramada is not standing the area around it is the planned mustering (collection) area. Everyone at DBR has been instructed to report to that area.

*All potentially viable locations other than near the Ramada would require transport of food/supplies to the Ramada for communal cooking and medical triage.

** Need Facilities input – will be requested prior to final submission to the BOD

****May require submission of a LARC request for approval for placement, container dimensions, and follow guidelines for setback, etc.*

**** Any area near a berm wouldn't be very stable – we don't want people to walk on them so we wouldn't want to add more weight from any storage (e.g., shipping container, shed, stick built) as the supplies would add weight and be lost if the berm “slid”

***** Any area not near the Ramada would require transport and even if we were able to initially use golf carts for transport they would require electric and/or gas, which would be limited.

Discussed other storage options

- ❖ Leave where it is – not a long-term option
- ❖ Move to area behind laundry room for a short-term solution if the Men's Room by the pool needs to be made available – the area behind the laundry room is about 20' by 4' and would require addressing moisture. Even though it has vents it can get warm and humid
- ❖ Other storage options (e.g., pre-built sheds, “shore up” the Ramada, build something, put on a lot). These other options need to be researched by others and information be made available to the Board of Directors (BOD). Suggest getting information to the BOD prior to their next meeting (2/27/2025). If the BOD calls a special session, then the information would need to be provided to the BOD one week prior so it could be distributed to the DBWC Membership a week prior to the special session. If a special session is not called, then the information would need to be provided to the BOD no later than 3/13/25 so it can be on put on the agenda and distributed to the DBWC membership a week prior to the March work session (3/20/25). This task force was only tasked with researching the submitted RFP which was for Shipping Containers.

Updated 2/20/25: Paraphrased from Lynn B email: space has been part of the equation as a possible back-up plan all along.

Pretty sure there's enough empty storage space in the room behind the dryers to accommodate the emergency food that has already been purchased. That space was discussed as a contingency in case we got to a point where we needed to get it out of the men's bathroom before a permanent solution was found.

The current location and the storage behind the laundry room doesn't have enough capacity to store the total amount of emergency food the park would like to have, nor is that structure likely to do well in the big earthquake. In the meantime, if the laundry room space is available, the food could be kept there out of our way and safe the food we have now would be fine there, even if it takes a couple of years to figure something else out.

If we wanted to pursue temporary storage behind the laundry room the next step would be to ask Tanya if she has other plans for the space and measure again to verify that it's large enough to hold all of the food.

Recommend Near the Ramada

Near the Ramada (prefer the south side but is dependent upon Facilities input)

✓ Pros:

- ✓ proximity to communal cooking and medical triage
- ✓ level
- ✓ relatively easy access
- ✓ utility access (assuming water and electricity is working) if not can cook without electricity and nearby alternative water option (artesian well with manual pump)
- ✓ greater proximity to the areas where people reside
- ✓ emergency preparedness stresses safety of community with coordination of disaster activities.
- ✓ portable containers maintains compliance with the “*NON-CONFORMING RV RESORT. 18.20.260 legal use on not expanding our footprint.*”
- ✓ *Increased security and in site of congregated community*
- ✓ *Artisian well is close to Ramada*
- ✓ *Rain barrel storage containers for water can easily be filled and rolled downhill*

Cons:

- needs camouflage
- would require running electrical for ventilation, however since electrical exists at Ramada would be a short distance

Other areas considered and why not recommended

Laundry Room Parking Lot Area

Pros:

- ✓ level
- ✓ relatively easy access

Cons:

- needs extra camouflage and may require members to “watch it” due to proximity to Highway 101
- would require transport of food/supplies to communal cooking and medical triage when access and gas may be limited
- would require running electrical for
- ventilation a midrange distance
- limited utility access (assuming water and electricity is working)
- does not ensure safety of persons assigned to retrieve storage items when out of sight transport is required (aftershocks, predators)

1st street (near tree)

Pros:

- ✓ level
- ✓ relatively easy access
- ✓ Has some natural camouflage and would need additional trees/bushes to be planted to “hide” all sides

Cons:

- May require members to “watch it” due to proximity to Highway 101
- would require transport of food/supplies to communal cooking and medical triage when access and gas may be limited
- would require running electrical for ventilation a midrange distance
- limited utility access (assuming water and electricity is working)
- increased issues transporting emergency supplies safely during aftershock, uneven terrain risk of injuries, out of line site to congregated community

1st street (by new fence)

Pros:

- ✓ level
- ✓ relatively easy access
- ✓ Has some camouflage (due to fence) and would need additional camouflage to “hide” all sides

Cons:

- May require members to “watch it” due to proximity to Highway 101
- would require transport of food/supplies to communal cooking and medical triage when access and gas may be limited
- would require running electrical for ventilation a midrange distance
- limited utility access (assuming water and electricity is working)
- increased issues transporting emergency supplies safely during aftershock, uneven terrain risk of injuries, out of line site to congregated community

2nd Street Grass area

Pros:

- ✓ level
- ✓ easy access
- ✓ easier transport of food/supplies to communal cooking and medical triage when access and gas may be limited

Cons:

- would require running electrical for ventilation a long distance
- increased issues transporting emergency supplies safely during aftershock, uneven terrain risk of injuries, out of line site to congregated community

Meadow (west side near bushes)

Pros:

- ✓ level

Cons:

- No delivery access – from DBR 6th street there is a large ditch. Gardiner road gate has large ditches on both side such that a semitruck would not be able to “make the turn” to get through the gate
- Would require driving across septic for delivery access
- Has no camouflage
- May require members to “watch it” due to proximity to Gardiner Road and minimal fencing around the Meadow
- would require transport of food/supplies to communal cooking and medical triage when access and gas may be limited
- would require running electrical for ventilation a long distance
- increased issues transporting emergency supplies safely during aftershock, uneven terrain risk of injuries, out of line site to congregated community
- the drain field is evaporative and over time has been less able to “dry out” – this may be related to the number of people at DBR (winter and summer) or the clear cut on the south side of Highway 101. We don’t know why but it seems to be taking longer to “dry out”

Near Golf Cart Path (off East Street between 2nd street and DBR parking lot area)

Pros:

- ✓ easier access however power lines could complicate would require running electrical for ventilation a medium distance

Cons:

- Not level
- Concerns about being in the path of water flow (well breaks, creeks overflowing)
- would require running electrical for ventilation a medium distance
- would require transport of food/supplies to communal cooking and medical triage when access and gas may be limited

- increased issues transporting emergency supplies safely during aftershock, uneven terrain risk of injuries, out of line site to congregated community

Parking Area by Storage Sheds

Pros:

- ✓ Level
- ✓ Natural camouflage
- ✓ requires running electrical for ventilation a short distance

Cons:

- May require members to “watch it” due to proximity to Highway 101
- would require transport of food/supplies to communal cooking and medical triage when access and gas may be limited
- area is already allocated for parking and DBR Yard Waste trailer
- Concerns about being in the path of water flow (well breaks, creeks overflowing)
- increased issues transporting emergency supplies safely during aftershock, uneven terrain risk of injuries, out of line site to congregated community

Eastland

Pros:

- ✓ Natural camouflage

Cons:

- NOT the intended use of Eastland
- would require transport of food/supplies to communal cooking and medical triage when access and gas may be limited
- Not level
- requires running electrical for ventilation a long distance
- Concerns about being in the path of water flow (well breaks, creeks overflowing)
- increased issues transporting emergency supplies safely during aftershock, uneven terrain risk of injuries, out of line site to congregated community

Discussed other storage options

- ❖ Leave where it is – not a long-term option
- ❖ Regular storage units – not water or rodent proof, more maintenance required
- ❖ Putting on an existing lot – even if leaseholder agreed now there is no guarantee that would always be the case
- ❖ Park by a lot and put a structure on it – no lots available and would cost more

Discussed who is responsible should the RFA go through

Since it will be a shared DBWC resource it needs to go through an existing committee. Since the Safety Committee is responsible for Emergency Preparedness it falls under the Safety Committee.

Discussed funding

This will be funded through donations since there isn't a budget line item and it is anticipated that any park funds available will be allocated to the septic feeder lines being replaced.

Next Steps/Action Items:

- ❖ Discuss locations with Facilities Manager – Sherri sent email to Tanya
- ❖ Research cost of 6"x6" 8' and 10' supports – minimum of 4 per container
- ❖ Research current costs and availability – Jackie will make calls to three (3) vendors (Port Angeles, Seattle/Tacoma area, Centralia and get estimates for 10', 15' and 20'. The preference is to get two (2) twenty-foot-long containers, but if that is not viable then need estimates for smaller options.
- ❖ Set up a "field trip" so that the Task Force can look at the containers and ask get clarification on other questions – 1 or 2 people assigned to ask the questions so that we can stay focused and efficient use of the Container company staffs time. Jackie will set up when getting pricing and delivery information
 - how do they unload (e.g., forklift, goat, just tip up the trailer and it 'slides' off, placement of steel panels, crane)
 - site preparations we would need to do
 - clearance (e.g., runway, utility lines)
 - if we need to place in two (2) different locations would there be additional cost
- ❖ Take pictures and measurements of area(s) around the Ramada for discussion with the Container people – Jackie & Lori
- ❖ Get costs of 6" x 6" lumber for under the storage containers – Karen to provide [see update]
- ❖ Consider other necessary options such as 10'x15' containers with runners to allow forklift to move to location west side of Ramada with purchase of eventually 3-4 container
- ❖ Consider other options such as 10' and/or 15' containers

Shipping Container Support Beams (price for a 20' container)

Where	Description	Linear Foot	Price per item	Qty	sub-total	Shipping Cost	note
Hartnagel	6x6Pressure Treated S45.31	16'	\$ 97.49	2	\$ 194.98	pick-up/Tanya	* 16' each can cut into 8' length
Hartnagel	6x6Pressure Treated S45.31	20'	\$ 121.86	2	\$ 243.72		*20' each can cut into 10' length

Home Depot	6x6 Pressure Treated (Construction Select)	8'	\$ 47.88	4	\$ 191.52	n/a	16 or more and price is \$43.09
Home Depot	6x6 Pressure Treated (Landscape Timber)	8'	\$ 43.58	4	\$ 174.32	n/a	16 or more and price is \$39.22
Lowes	6x6 Severe Weather	8'	\$ 44.98	4	\$ 179.92		
Lowes	6x6 Severe Weather	12'	\$ 81.78				

Parking Lot Topics (For later discussions)

- Storage of food within the containers (off the floor/on shelves), not in boxes
- Additional resource needs (e.g., food/medical/ventilation system, shelving, other)
- Positioning of the doors for easy access
- Request Safety Committee put out a call to DBWC for resources (e.g., food/medical/ventilation system, shelving, other) they may be willing to donate to the community “stash”
- Request Safety Committee initiate survey for other resources (generators, propane heaters, vents, tarps, freezers full of food) that can be used in an emergency that DBWC members have in their homes
- Consider Solar energy for lighting.
- Do we need to consider heating.
- Discuss specifics on contents
 - What is the specific life of the products
 - What care is taken to preserve the contents
- Ask Shipping Container Vendor if we can “order now” and have delivery later (end of summer) to allow for the best chance of dry ground
- Ask Shipping Container Vendor how they handle delivering in the Northwest environment (e.g. access, soft ground)

Jefferson County website screen shots

Storage Sheds, Shipping Containers, and Conex Boxes

Storage Sheds

Storage sheds count as accessory square footage on a property, and count towards the total accessory square footage allowance.

Sheds less than 200 sq. ft. are considered *mini structures for storage*, and most zone districts only allow for a cumulative total of 200 sq. ft. of mini-structures for storage on a property. This means you could have a 200 sq. ft. shed, or two 100 sq. ft. sheds, but not two 200 sq. ft. sheds. However, you could have a 400 sq. ft. shed. Properties in agricultural zone districts may have an unlimited amount of *mini structures for storage* if being used for agricultural purposes.

You do not need a permit if your structure is:

- Less than 200 sq. ft.
- Less than 14 feet tall at the peak
- Less than 264 sq. ft. of roof area

You may only have up to 200 sq. ft. total of *mini-structures for storage* on the property (unless in an agricultural zone district and being used for agricultural purposes)

You need a Building Permit if your structure is:

- Greater than 200 sq. ft.
- More than 14 feet tall at the peak
- More than 264 sq. ft. of roof area

We also need to see a **site plan drawn to scale** accompanying the Building Permit application, as well as **construction documents drawn to scale** showing the height of the structure. This also applies to pre-fabricated sheds and structures, such as Tuff Sheds. Sheds requiring a Building Permit will need an Improvement Location Certificate (ILC) as the site plan, and may require a full survey in some circumstances.

Mini structures for storage must meet the front setback of the zone district and a 5-foot side and a 5-foot rear setback.

Sheds may not be located in utility easements unless you obtain letters of no objection from the utility companies stating that it is OK to build in the utility easement. Sheds may not be located in drainage easements unless there is a stamped letter from a professional engineer stating that the proposed structure will not have an impact on drainage.

Shipping Containers and Conex Boxes

As Building Blocks of a Home

You could use shipping containers or conex boxes as the building blocks of a home so long as you meet the required property line setbacks and building height requirements of your zone district. However, the structure will need to meet building code requirements. We recommend discussing your plans with Building Safety extensively to ensure everything is up to code.

For Storage

Shipping containers or conex boxes are allowed for storage use, but must meet requirements:

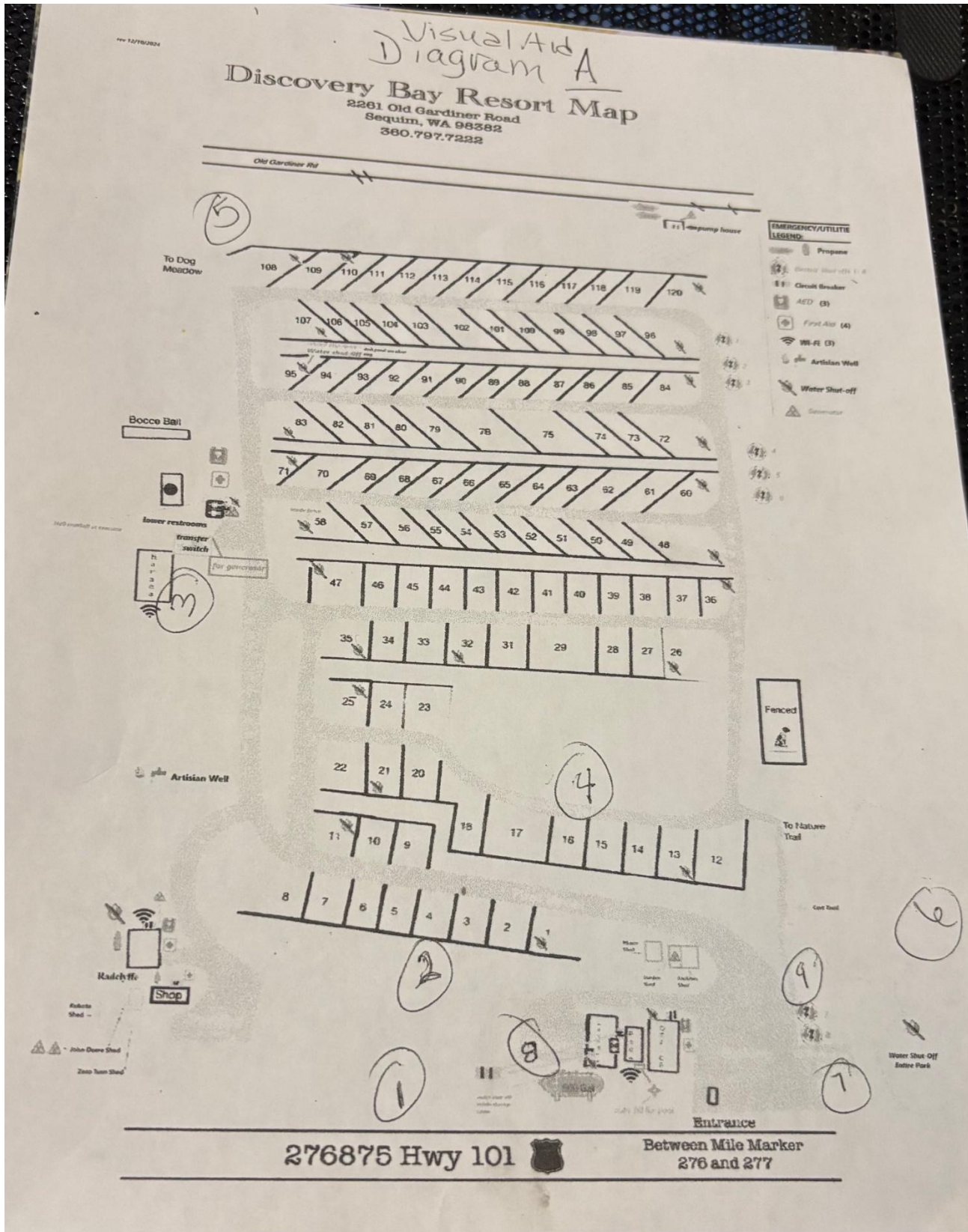
- In agricultural zones, shipping containers must meet setback and minimum lot size requirements.
- In residential zones, shipping containers must have a wood, brick or similar appearing exterior, and have a pitched roof. They must meet the accessory structure requirements for the zone district.

Note: Jefferson County does have rules to allow storage sheds up to 400 sq. ft that would require exemptions from BOD and Larc Guidelines. Refer to country “Brochure on 400 ft. Storage” and “Cargo Storage Containers”.

- <https://www.co.jefferson.wa.us/DocumentCenter/View/15094/Brochure---Cargo-Shipping-Containers?bidId=>
- **18.20.260 Nonconforming uses and structures.**

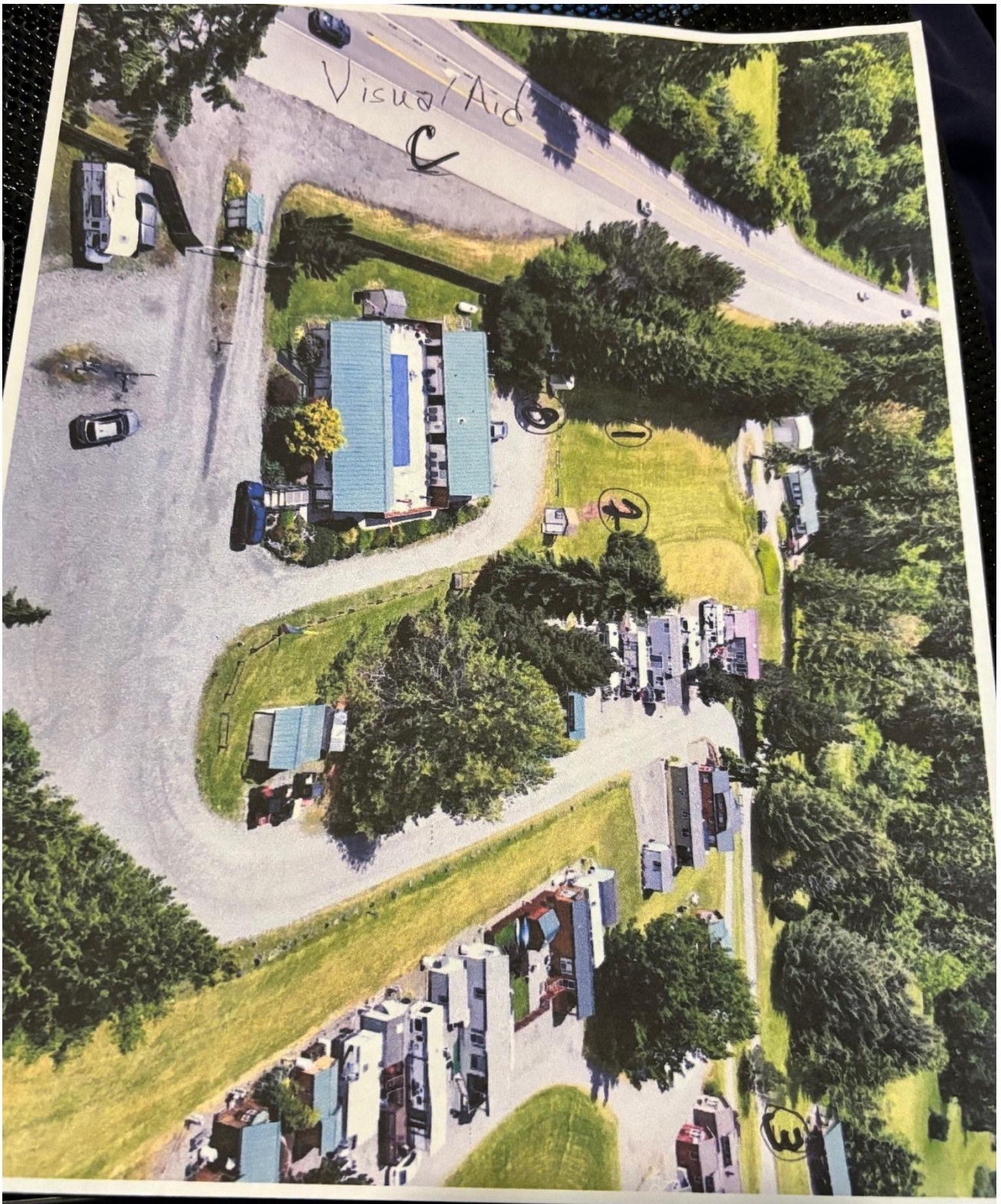
- <https://www.jeffco.us/DocumentCenter/View/21674/Storage-Sheds-Shipping-Containers-and-Conex-Boxes-PDF?bidId=>

VISUAL AID DIAGRAMS



Visual Aid
B





D Usual Aid

