

**GOLDENDALE CITY COUNCIL
REGULAR MEETING
JULY 6, 2026
6:00 PM**

NOTE: THIS MEETING IS BEING HELD IN PERSON OR CAN BE ACCESSED REMOTELY BY TELEPHONE AND ZOOM VIDEO. TO PARTICIPATE VIA ZOOM, YOU WILL NEED TO CALL 415-762-9988. THE MEETING ID NUMBER IS 373 290 5204. YOU WILL BE ABLE TO CALL IN AT 5:45. YOU CAN FIND THE INSTRUCTIONS FOR ZOOM ON THE WEBSITE.

- A. Call to Order
 - a. Pledge of Allegiance
- B. Roll Call
- C. Closed Public Comment (Agenda Business Only, comments limited to 3 minutes)
- D. Public Hearing
 - 1. Adopting GMC Chapter 17.68 and amending Chapter 17.04–
Accessory Dwelling Units
- E. Agenda
 - 1. Approval of Agenda
 - 2. Consent Agenda
 - a. Approval of Minutes
 - b. Claims
 - c. Payroll
 - d. Other
- F. Presentations
- G. Department Reports
- H. Council Business
- I. Resolutions
 - 1. Res 757 – Designating Bank Account Signature Authority
- J. Ordinances
 - 1. Ord No 1557 – Amending Chapter 17.04 to add Accessory Dwelling
Units
 - 2. Ord No 1558 – Adopting 17.68 – Regulating Accessory Dwelling Units
- K. Report of Officers - Council, Mayor, City Administrator
- L. Open Public Comment – 3 Minute Limit
- M. Executive Session
- N. Adjournment

NEXT REGULAR COUNCIL MEETING WILL BE ON JULY 20 AT 6:00 PM.

AGENDA BILL: D1

AGENDA TITLE: Public Hearing on Accessory Dwelling Units
Ordinance Change

DATE: July 6, 2026

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION_____ X _____

RESOLUTION_____ OTHER_____ Public Hearing _____

MOTION_____

EXPLANATION:

The Ordinance Committee has been working on zoning text changes and adding a accessory dwelling unit chapter. A Public Hearing is required for any zoning text changes to give the public a chance to give their input on the proposed regulations

ORDINANCE NO. 1557

**AN ORDINANCE OF THE CITY OF GOLDENDALE,
WASHINGTON AMENDING CHAPTER 17.04 OF THE
GOLDENDALE MUNICIPAL CODE AND ADDING
DEFINED TERMS: ACCESSORY DWELLING UNIT,
LIVING AREA, AND SHORT-TERM RENTAL**

WHEREAS, the City will adopt an ordinance regulating accessory dwelling units within the City; and

WHEREAS, the regulation contains defined terms that must be incorporated into Chapter 17.04 of the Goldendale Municipal Code,

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

Section 1. Goldendale Municipal Code Section 17.04.035, Accessory dwelling unit, which currently reads as follows:

17.04.035 Accessory dwelling unit.

The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for elderly parents, providing housing for their children, companionship, security, services or other purposes; (2) increase the supply of affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods.

A. Accessory Dwelling Unit Applicability. ADUs shall be allowed as limited uses in all residential zoning districts (R-1, R-2, SR and RR) if in compliance with all of the development standards contained in Section 17.04.040. ADUs shall not be allowed in association with existing single-family dwellings located within nonresidential zoning districts.

B. Approval Process. A proposed ADU shall be reviewed by an application process to the city of Goldendale building department. (Development standards are on file.)

IS HEREBY AMENDED TO READ AS FOLLOWS:

17.04.035 Accessory dwelling unit.

“Accessory dwelling unit (ADU)” means a secondary dwelling unit on the same lot as a primary residential unit, providing complete independent living facilities, including provisions for living, sleeping, eating, cooking, and bathing. ADUs may be attached (within or connected to the primary unit) or detached (in a

separate building on the same property). Recreational vehicles shall not be allowed as an ADU.

Section 2. A new Goldendale Municipal Code Section 17.04.435, Living area, is adopted to read as follows:

17.04.435 Living area.

“Living area” means the total, finished, and heated space within a residential property used for daily activities like lounging, sleeping, bathing, eating, or cooking, excluding garages and decks.

Section 3. A new Goldendale Municipal Code Section 17.04.642, Short-term rental, is adopted to read as follows:

17.04.642 Short-term rental.

“Short-term rental” means a commercial use utilizing a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental owner or operator for a fee for fewer than thirty consecutive nights or days, by intent or net effect of nights or days rented. They are commonly referred to as vacation rentals. They are a form of commercial tourist or transient accommodations. Short-term rental units may be whole house rentals, apartments, condominiums, or individual rooms in homes. They are rented as a single lodging unit, do not provide food service, and retain the form and function of a dwelling unit. For the purpose of administration and enforcement of this title, the terms “overnight rental,” “nightly rental,” “daily rental,” and “vacation rental” are interchangeable with short-term rentals.”

Section 4. Except as set forth herein, all other provisions of Ch. 17.04 GMC remain unchanged.

Section 5. This ordinance shall be in full force and effect five days after its passage and publication as required by law.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting of July 06, 2026

Dave Jones
Mayor

ATTEST:

Shelly Enderby
Clerk-Treasurer

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION:

EFFECTIVE:

ORDINANCE NO. 1558

AN ORDINANCE OF THE CITY OF GOLDENDALE, WASHINGTON ADOPTING CHAPTER 17.68 OF THE GOLDENDALE MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS

WHEREAS, the City of Goldendale does not presently have land use controls governing the siting of accessory dwelling units within the City; and

WHEREAS, the City's ordinance committee has worked with City staff to develop a draft ordinance regulating the siting of accessory dwelling units within the City; and

WHEREAS, the City's subdivision review commission, acting in its capacity as the interim planning commission, recommends that the draft ordinance be adopted, as required by GMC 17.66.030; and

WHEREAS, the City issued a determination of non-significance pursuant to the State Environmental Policy Act ("SEPA") on June 22, 2026; and

WHEREAS, the City Council convened an open record public hearing to solicit input from residents of the City on the proposed regulations on July 6, 2026; and

WHEREAS, the City Council finds and determines that adopting the proposed ordinance is in the best interest of the residents of the City and will promote the public health, safety, and welfare,

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

Section 1. A new Chapter 17.68 of the Goldendale Municipal Code is hereby adopted to read as follows:

17.68.010 Purpose.

The purpose of this chapter is to: (1) increase the supply of affordable housing units within the community; (2) provide homeowners with opportunities to establish separate living quarters within or adjacent to their homes; and (3) mitigate impacts of accessory dwelling units ("ADUs") on the character and stability of residential neighborhoods.

17.68.020 Accessory dwelling unit standards.

ADUs shall be allowed only in residential zoning districts (R-1, R-2, R-3, SR, and C2) and must comply with the development standards set forth in this chapter. No ADU shall be allowed on a parcel containing multifamily housing, including duplexes. No ADU shall be allowed on property with a commercial or industrial use, regardless of the underlying zoning of said property.

- A. Approval Process. A completed ADU application shall be submitted to the planning Department for review by the planning committee for its approval. Fees shall follow the Goldendale Fee schedule.
- B. An ADU may be attached to the primary residence, may be attached to or located above a detached garage, or may be constructed as a stand-alone structure.
- C. No more than one single-family residence and one ADU shall be allowed on a parcel/lot. An ADU must be set back from the front and side streets a distance that is equal to or greater than the primary structure.
- D. In addition to the regulations of this chapter, an ADU must comply with the standards of the underlying zoning district as set forth in Title 17. An ADU must also comply with the off-street parking requirements of Ch. 17.52 GMC.
- E. ADUs shall share a common driveway with the primary residence. In cases where an applicant wishes to have a second driveway, the property owner must apply for an additional curb cut through the public works Department and get approval before any curb cut and driveway can be done, and must follow the guidelines in Title 12 of the GMC.
- F. The ADU's exterior shall be designed to be similar in style and building materials to neighboring properties.
- G. An application proposes to construct an attached or detached ADU may be allowed to increase maximum lot coverage above 50%, to a maximum of 70%, upon demonstrating adequate site drainage and stormwater management.
- H. An ADU must not have a living area that exceeds 1,000 square feet and is not less than 400 square feet. For purposes of this section, the living area of an ADU encompasses is the total, finished, and climate-controlled space used for daily activities like lounging, sleeping, eating, or cooking, and excluding non-climate-controlled garages and exterior decks. The total deck area for an ADU must not exceed 250 square feet.
- I. Detached ADUs must have a 10-foot separation from the primary residence.\
- J. An ADU attached to the primary structure shall have the same building setbacks as the primary structure and have a separate entrance. An ADU that is connected to, or built above, a detached garage or a stand-alone structure shall have the same building setbacks as an accessory structure and follow all fire separations and egress that are laid out in the International Residential Code (IRC)
- K. An ADU located above a garage must have a separate entrance on the outside of the structure.

L. An ADU shall have at least one and no more than two bedrooms, or an approved sleeping area if it is a studio, it shall also include at least one full bathroom; and a kitchen area with a sink, refrigerator, and an oven/stovetop (Not a portable stove top).

M. An applicant to permit or construct an ADU must comply with GMC Title 13 for water and sewer connections, as well as the Washington Administrative Code WAC 246-272A-0025.

N. A lot containing an ADU shall not be subdivided, or otherwise segregated in ownership, in a way that separates the ADU and the primary dwelling unit on different lots, except as permitted under GMC Title 17.

O. An ADU permitted under this chapter may not be used as a short-term rental.

P. After approval of the ADU application, the parcel owner must record with the Klickitat County auditor's office a restrictive covenant (to be approved by the City of Goldendale Planning department) that attaches to the title of the parcel and binds all future owners and occupants of the parcel to the terms of this section. A Certificate of Occupancy will not be issued until this has been completed.

Q. An ADU must comply with all the current adopted codes in Title 15 of the GMC.

R. If an additional address is needed, it shall be designated with the same address as the primary residence and accompanied by letter A.

S. Either the primary residence or the ADU must be owner-occupied for a minimum of 183 days in a calendar year.

17.68.030 Enforcement.

Enforcement. Any violation of this code section shall be deemed a public nuisance and shall be enforced pursuant to Chapter 8.45 of the Goldendale Municipal Code.

Section 2. Except as set forth herein, all other provisions of Ch. 17.04 GMC remain unchanged.

Section 3. This ordinance shall be in full force and effect five days after its passage and publication as required by law.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting of July 6, 2026

Dave Jones
Mayor

ATTEST:

Shelly Enderby
Clerk-Treasurer

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION:
EFFECTIVE:

AGENDA TITLE: CONSENT AGENDA

DATE: JULY 6, 2026

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X
RESOLUTION _____ OTHER _____
MOTION _____ X

EXPLANATION:

The consent agenda includes the following:

Minutes of the June 15, 2026 regular council meeting, first pay period June checks # 60949 – 60958, 902030 direct deposit June 25th 2026 in the amount of \$167,117.07, June 30, 2026 claims checks #60943 – 60948, 60959 – 60998, 902031 - 902032 in the amount of \$571,299.36.

FISCAL IMPACT:

Payroll checks in the amount of \$167,117.07, claims checks in the amount of \$571,299.36.

ALTERNATIVES:

Approve the consent agenda.

Remove certain items from the consent agenda for further discussion.

STAFF RECOMMENDATION:

Approve the consent agenda

MOTION:

I MOVE TO APPROVE THE CONSENT AGENDA.

**GOLDENDALE CITY COUNCIL
REGULAR MEETING
June 15, 2026
6:00 PM**

Mayor Dave Jones called to order the regular meeting of the Goldendale City Council followed by the Pledge of Allegiance.

ROLL CALL

Council Present: Council Member Steve Johnston, Council Member Theone Wheeler (zoom), Council Member Brian Paul, Council Member Andy Halm, Council Member Danielle Clevidence

Motion: I move to excuse Council Member Nathaniel Hill and Council Member Loren Meagher, **Action:** Motion, **Moved by** Council Member Danielle Clevidence, **Seconded by** Council Member Andy Halm
Motion Passed Unanimously

Staff Present (Not Voting): City Administrator Sandy Wells, Fire Chief Noah Halm, Police Chief Mike Smith

CLOSED PUBLIC COMMENT

No Public Comment

Public Hearing

No Public Hearing

AGENDA AND CONSENT AGENDA

Motion: I move to approve the agenda and consent agenda, **Action:** Motion, **Moved by** Council Member Steve Johnston, **Seconded by** Council Member Andy Halm
Motion Passed Unanimously

PRESENTATIONS

No Presentations

DEPARTMENT REPORTS

Fire Chief Noah Halm – Reported that fire season has already started, described mutual aid responses to fires in neighboring areas, and warned of an upcoming red flag event with high winds and low humidity

Police Chief Mike Smith – Reported 288 Calls for service in May with 20 arrests and urged residents to maintain safety and lawn care ahead of the Fourth of July

COUNCIL BUSINESS

No Council Business

RESOLUTIONS

1. Resolution No 756 – Designating the Subdivision Review Committee by Mayor Dave Jones - The city is required by state law to have a planning commission to review and make recommendations on the comprehensive plan and amendments to the City's zoning ordinance. Currently all commission members' planning terms have expired. The city has established a subdivision review committee consisting of the mayor, city administrator, city engineer, public works director and building official to fill in for the planning commission for a period of time not to exceed six months. The subdivision review committee shall cease functioning as the interim planning commission upon the appointment of a quorum of planning commission members

Discussion focused on changing the statutory term "Planning Commission" to "Planning Agency"; it was noted that state law lacks specific professional or academic requirements for community members.

Motion: I move to approve Resolution No.756 Designating the Subdivision Review Committee as the City of Goldendale's Interim Planning Commission for a period of not more than six months and they will subside prior to that if we have another committee put in its place, **Action:** Motion, **Moved by** Council Member Danielle Clevidence, **Seconded by** Council Member Brian Paul
Motion Passed Unanimously

ORDINANCES

No Ordinances

REPORT OF OFFICERS

Council Member Steve Johnston – Shared some suggestions for the Ordinance Committee to make sure the code enforcement notices that go out be time sensitive no later than the end of April and increase the fine to at least \$500.00

Discussions focused on weed and vegetation enforcement to have the Ordinance Committee draft more specific compliance timelines, reconsider fine amounts, and explore stronger tools such as denial of rental properties for repeat violators. Staff explained constraints from state citations statutes and existing abatement and lien processes. Council discussed fireworks enforcement and agreed that community vigilance and coordinated police/fire response are critical during the Fourth of July

Motion: I move to make it mandatory that all departments in the council give an updated report once a month,

Action: Motion, **Moved by** Council Member Steve Johnston, **Seconded by**

Council Member Danielle Clevidence – There is a motion already to get quarterly department reports

Council Member Steve Johnston retracted his motion

Council agreed quarterly reporting is generally reasonable for major departments and with higher activity departments reporting could be more often. The building official is scheduled to present at the next regular council meeting

Mayor Dave Jones – Community Days is July 10th and 11th featuring a full carnival on Main Street. Thanks to all the volunteers that have helped with Community Days. Last week Washington Secretary of State Steve Hobbs along with international honorary consuls focused on regional economic development thanks to Miland Walling for organizing this visit

OPEN PUBLIC COMMENT

Rodger Nichols – The Dalles OR – Praised the Mayor's representation and was able to interview the Secretary of State that should be in the Goldendale Sentinel next week

EXECUTIVE SESSION

No Executive Session

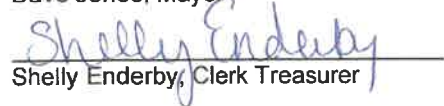
ADJOURNMENT

6:33 PM

Motion: I motion to Adjourn the meeting, **Action:** Motion, **Moved by** Council Member Andy Halm, **Seconded by** Council Member Danielle Clevidence
Motion passed unanimously.



Dave Jones, Mayor



Shelly Enderby, Clerk Treasurer

Register

Fiscal: 2026
Deposit Period: 2026 - June 2026
Check Period: 2026 - June 2026 - 2nd Council June 2026

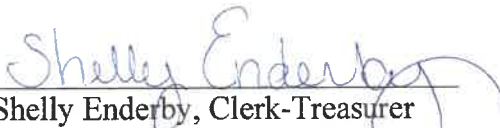
Check	Name	Print Date	Clearing Date	Amount
1st Security Bank of Washington	20016310			
60943	WA St Dept of Ecology	6/10/2026		\$125.00
60944	Klickitat County Public Works	6/10/2026		\$50.00
60945	Verizon Wireless	6/11/2026		\$440.11
60946	Goldendale City of	6/16/2026		\$5,520.65
60947	AT&T Mobility	6/16/2026		\$2,713.24
60948	Klickitat PUD	6/16/2026		\$11,138.16
60959	Byrnes Oil Company Inc	6/17/2026		\$4,035.03
60960	Avista Utilities	6/29/2026		\$355.50
60961	Ford Motor Credit Company LLC	6/29/2026		\$4,980.00
60962	Stearns Bank N.A.	6/29/2026		\$1,360.07
60963	Ensemble Solutions Group	6/29/2026		\$17,606.85
60964	AT&T Mobility	6/29/2026		\$147.44
60965	Akins Fresh Market	7/6/2026		\$8.36
60966	Anatek Labs Inc	7/6/2026		\$270.00
60967	Ascent Aviation Group Inc	7/6/2026		\$13,467.59
60968	Bishop Sanitation Inc	7/6/2026		\$95.00
60969	Bohn's Printing	7/6/2026		\$218.03
60970	C&C Auto	7/6/2026		\$605.62
60971	Clifford & Martin Inc	7/6/2026		\$81.48
60972	Crestline Construction Co. LLC	7/6/2026		\$186,405.15
60973	Criminal Justice Training Commission	7/6/2026		\$1,734.40
60974	Day Management Corporation DBA: Day Wireless Systems	7/6/2026		\$313.04
60975	Facet	7/6/2026		\$982.50
60976	Ferguson Portland Waterworks #3011	7/6/2026		\$6,776.52
60977	Fitzjarrald Law Office	7/6/2026		\$7,600.00
60978	Goldendale Chamber	7/6/2026		\$3,001.54
60979	Goldendale Sentinel	7/6/2026		\$495.00
60980	IBS Incorporated	7/6/2026		\$231.04
60981	Inland Environmental Resources Inc	7/6/2026		\$4,038.75
60982	Klickitat County Emergency Management	7/6/2026		\$2,354.78
60983	Klickitat County Health Dept	7/6/2026		\$140.00
60984	Les Schwab Tire Center	7/6/2026		\$968.75
60985	Menke Jackson Beyer LLP	7/6/2026		\$2,777.50
60986	Mid-American Research Chemical	7/6/2026		\$301.31
60987	Norco Inc	7/6/2026		\$57.43

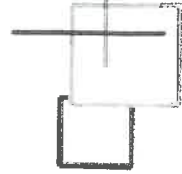
	Name	Print Date	Clearing Date	Amount
60988	North Central Laboratories	7/6/2026		\$1,018.95
60989	Northstar Chemical	7/6/2026		\$1,306.75
60990	Pioneer Surveying & Engineering Inc	7/6/2026		\$6,145.00
60991	RH2 Engineering Inc	7/6/2026		\$1,541.91
60992	Richard Lundin	7/6/2026		\$1,000.00
60993	SealMaster Portland	7/6/2026		\$4,738.80
60994	Seattle Cossacks Motorcycle Stunt & Drill Team	7/6/2026		\$1,000.00
60995	Tommer Construction	7/6/2026		\$48,332.21
60996	Traci Gunnyon	7/6/2026		\$12.16
60997	Vision Municipal Solutions LLC	7/6/2026		\$1,360.32
60998	WA ST Dept Nat Resources	7/6/2026		\$304.18
902031	HSA Bank Employee Plan Funding	6/30/2026		\$17,150.09
902032	1st Security Bank	6/30/2026		\$205,993.15
	Total		Check	\$571,299.36
	Total		Total	\$571,299.36
	Grand Total			\$571,299.36

**CITY OF GOLDENDALE
CLAIMS REGISTER**

I, the undersigned, do hereby certify that the materials have been furnished, the services rendered, or the labor performed as shown on Check numbers 60943 through 60948, 60959 through 60998, 902031 through 902032 in the amount of \$571,299.36, and unpaid obligations against the City of Goldendale, Washington and that I am authorized to certify said claims.

DATED this 30th day of June, 2026.


Shelly Enderby, Clerk-Treasurer



Register Activity

Fiscal: 2026

Period: 2026 - June 2026

Council Date: 2026 - June 2026 - 2nd Council June 2026

Invoice Date		Amount		Notes
Reference Number: 60943	WA St Dept of Ecology	\$125.00		
Invoice - 6/10/2026 9:17:55 AM	6/10/2026	\$125.00		Hodges WWTP Operator Certification Application
Reference Number: 60944	Klickitat County Public Works	\$50.00		
Invoice - 6/10/2026 4:55:08 PM	6/10/2026	\$50.00		Court House Lawn Rental Community Days 2026
Reference Number: 60945	Verizon Wireless	\$440.11		
6145246459	6/11/2026	\$440.11		GPD Lap Tops
Reference Number: 60946	Goldendale City of	\$5,520.65		
Invoice - 6/16/2026 8:30:19 AM	6/5/2026	\$5,520.65		Water Bills
Reference Number: 60947	AT&T Mobility	\$2,713.24		
28732232398X06132026	6/5/2026	\$1,529.90		Cell Phones
287322322615X06132026	6/5/2026	\$1,183.34		Cell Phones
Reference Number: 60948	Klickitat PUD	\$11,138.16		
Invoice - 6/16/2026 3:54:42 PM	6/11/2026	\$11,138.16		Utility Bills
Reference Number: 60959	Byrnes Oil Company Inc	\$4,035.03		
CL097428	6/15/2026	\$4,035.03		Fuel
Reference Number: 60960	Avista Utilities	\$355.50		
Invoice - 6/29/2026 12:19:23 PM	6/29/2026	\$355.50		Utilities
Reference Number: 60961	Ford Motor Credit Company LLC	\$4,980.00		
1783751	6/22/2026	\$4,980.00		Ford F550
Reference Number: 60962	Stearns Bank N.A.	\$1,360.07		
2133234	6/29/2026	\$1,360.07		Genie Loan
Reference Number: 60963	Ensemble Solutions Group	\$17,606.85		
120199	4/13/2026	\$318.86		Property Tax
122183	6/3/2026	\$17,287.99		Contract Charge

Reference Number: 60964	AT&T Mobility	Amount	Notes
287258483135X06182026	6/10/2026	\$147.44	Chlorination Station
Reference Number: 60965	Akins Fresh Market	\$8.36	
Invoice - 6/30/2026 10:54:28 AM	6/8/2026	\$8.36	Ice
Reference Number: 60966	Anatek Labs Inc	\$270.00	
2615030	6/11/2026	\$176.00	Fecal Coliform, Bacteria Samples
2615182	6/12/2026	\$94.00	Nitrate, Ion Prep
Reference Number: 60967	Ascent Aviation Group Inc	\$13,467.59	
1209954	6/23/2026	\$13,467.59	Aviation Gasoline
Reference Number: 60968	Bishop Sanitation Inc	\$95.00	
121791	6/22/2026	\$95.00	Airport Port O Pottie
Reference Number: 60969	Bohn's Printing	\$218.03	
11699	6/29/2026	\$170.90	Copies
11700	6/29/2026	\$17.65	Copies
11701	6/29/2026	\$29.48	Copies
Reference Number: 60970	C&C Auto	\$605.62	
8460	6/11/2026	\$82.22	LOF and Inspection
8462	6/11/2026	\$523.40	LOF and Inspection, Disc Rotor Replaced
Reference Number: 60971	Clifford & Martin Inc	\$81.48	
1408049	5/5/2026	\$68.56	Water
1414648	5/31/2026	\$12.92	Cooler Rent
Reference Number: 60972	Crestline Construction Co. LLC	\$186,405.15	
Pay Estimate #4	6/11/2026	\$186,405.15	Darland St Project
Reference Number: 60973	Criminal Justice Training Commission	\$1,734.40	
201143129	6/16/2026	\$1,734.40	Training
Reference Number: 60974	Day Management Corporation DBA: Day Wireless Systems	\$313.04	
INV922208	5/29/2026	\$313.04	Radio Testing
Reference Number: 60975	Facet	\$982.50	
0073607	6/10/2026	\$982.50	Goldendale CAO 2026
Reference Number: 60976	Ferguson Portland Waterworks #3011	\$6,776.52	
1375616	6/1/2026	\$1,715.70	Supplies

Reference Number: 60976 <u>1376930</u>	Ferguson Portland Waterworks #3011 6/4/2026	Amount	Notes
		\$6,776.52	
		\$5,060.82	Sensus Software
Reference Number: 60977 <u>2026-G05</u>	Fitzjarrald Law Office 6/8/2026	\$7,600.00	May 2026 Attorney Services
Reference Number: 60978 <u>1486</u> <u>1686</u>	Goldendale Chamber 6/2/2026 6/12/2026	\$3,001.54	Annual Membership May 2026 Reimbursement
Reference Number: 60979 <u>159045</u> <u>159046</u> <u>159054</u> <u>159058</u> <u>159076</u>	Goldendale Sentinel 5/27/2026 5/27/2026 6/10/2026 6/10/2026 6/24/2026	\$495.00 \$105.00 \$39.00 \$120.00 \$96.00 \$135.00	Ord 1556 Public Hearing Notice Library SPR 26-01 CU 26-01 Community Days Flyers
Reference Number: 60980 <u>906579-2</u>	IBS Incorporated 6/3/2026	\$231.04	Marking Paint
Reference Number: 60981 <u>2026-7133</u>	Inland Environmental Resources Inc 6/4/2026	\$4,038.75	ALDA-Mag
Reference Number: 60982 <u>2026-C27205GLD</u>	Klickitat County Emergency Management 6/17/2026	\$2,354.78	2026 EMS InterLocal Agreement C27025
Reference Number: 60983 <u>INV00029-0626</u>	Klickitat County Health Dept 6/9/2026	\$140.00	Bacteria Sample
Reference Number: 60984 <u>34800395836</u> <u>34800397228</u>	Les Schwab Tire Center 6/1/2026 6/22/2026	\$968.75 \$843.86 \$124.89	4 New Tires Polaris Ranger Winter Change Over
Reference Number: 60985 <u>Invoice - 6/30/2026 11:54:35 AM</u>	Menke Jackson Beyer LLP 5/31/2026	\$2,777.50	Attorney Services
Reference Number: 60986 <u>0880353-IN</u>	Mid-American Research Chemical 6/5/2026	\$301.31	Hand Sanitizer, Sanitizer Bag
Reference Number: 60987 <u>0046919982</u>	Norco Inc 5/31/2026	\$57.43	Cylinder Rental
Reference Number: 60988 <u>536514</u>	North Central Laboratories 6/1/2026	\$1,018.95	Supplies

Invoice Number		Invoice Date		Invoice Time		Amount		Notes	
Reference Number: 60988	536710	North Central Laboratories	6/8/2026			\$1,018.95		Supplies	
Reference Number: 60989	342718	Northstar Chemical	6/10/2026			\$1,306.75		Sodium Hypochlorite	
Reference Number: 60990	25-902-14 26-902-1	Pioneer Surveying & Engineering Inc	5/29/2026 5/29/2026			\$6,145.00		25-902 W Darland Reconstruction	
Reference Number: 60991	107275	RH2 Engineering Inc	6/17/2026			\$1,541.91		26-902 Watershed Survey	
Reference Number: 60992	Invoice - 6/30/2026 12:03:46 PM	Richard Lundin	6/30/2026			\$1,000.00		SCADA Support Services	
Reference Number: 60993	66016	SealMaster Portland	6/23/2026			\$4,738.80		July 2026 Airport Manager Payment	
Reference Number: 60994	Invoice - 6/30/2026 11:17:49 AM	Seattle Cossacks Motorcycle Stunt & Drill Team	6/30/2026			\$1,000.00		Rental CrackPro	
Reference Number: 60995	Invoice - 6/30/2026 12:12:43 PM	Tommer Construction	6/30/2026			\$48,332.21		Entertainment for Community Days	
Reference Number: 60996	Invoice - 6/30/2026 12:14:49 PM	Traci Gunnyon	6/9/2026			\$12.16		Retainage Release	
Reference Number: 60997	09-17393	Vision Municipal Solutions LLC	6/12/2026			\$1,360.32		Reimbursement for Postage	
Reference Number: 60998	18026818	WA ST Dept Nat Resources	6/22/2026			\$304.18		Utility Billing	
Reference Number: 902031	Invoice - 6/30/2026 11:39:37 AM	HSA Bank Employee Plan Funding	6/14/2026			\$17,150.09		Fire Cache Supplies	
Reference Number: 902032	Invoice - 6/30/2026 1:05:44 PM	1st Security Bank	6/30/2026			\$205,993.15		HSA Plan Funding	
						\$205,993.15		Watershed Purchase	

Register

		Fiscal Description	Cleared	Amount
60949	Steve Johnston	2026 - June 2026 - 2nd Council June 2026		\$90.74
60950	American Family Life	2026 - June 2026 - 2nd Council June 2026		\$209.20
60951	Deferred Comp Program	2026 - June 2026 - 2nd Council June 2026		\$1,235.50
60952	Dept of Labor & Industries	2026 - June 2026 - 2nd Council June 2026		\$3,471.97
60953	Dept of Retirement	2026 - June 2026 - 2nd Council June 2026		\$12,084.31
60954	Employment Security - PFML	2026 - June 2026 - 2nd Council June 2026		\$853.72
60955	Employment Security - WA Cares Fund	2026 - June 2026 - 2nd Council June 2026		\$570.22
60956	Employment Security Department	2026 - June 2026 - 2nd Council June 2026		\$208.55
60957	Vimly Benefit Solutions Inc	2026 - June 2026 - 2nd Council June 2026		\$48,343.88
60958	Washington State Support Registry	2026 - June 2026 - 2nd Council June 2026		\$148.87
902030	City of Goldendale	2026 - June 2026 - 2nd Council June 2026		\$27,019.99
Direct Deposit Run -	Payroll Vendor	2026 - June 2026 - 2nd Council June 2026		\$72,880.12
6/17/2026				\$167,117.07

AGENDA BILL: I1

AGENDA TITLE: Res No 757

DATE: July 6, 2026

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION_____

RESOLUTION X OTHER_____

MOTION X

EXPLANATION:

RCW 35A.40.020 allows the City to adopt a policy for the payment of claims or other obligations by either warrant or checks. The City has not had an adopted policy. This resolution states who is authorized to sign documents at the bank.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

**I MOVE TO APPROVE RESOLUTION NUMBER 757 DESIGNATING BANK
ACCOUNT SIGNATURE AUTHORITY**

RESOLUTION 2026 - 757

**A RESOLUTION OF THE CITY OF GOLDENDALE, WASHINGTON,
DESIGNATING BANK ACCOUNT SIGNATURE AUTHORITY**

WHEREAS, the City of Goldendale uses checks for payment of its obligations;
and

WHEREAS, the Revised Code of Washington (RCW) 35A.40.020 allows the City to adopt a policy for the payment of claims or other obligations by either warrant or checks, and the City has an adopted policy; and

WHEREAS, the legislative body must designate the qualified public depository whereon such checks are to be drawn, and the officers authorized or required to sign such checks;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDENDALE, WASHINGTON, AS FOLLOWS:

Section 1. 1st Security Bank is designated as the bank and depository for funds of the City of Goldendale. Funds may be withdrawn on checks, drafts, federal wire, or warrants. Documents shall be signed, in original or approved facsimile signature, in the name of the City by two of the authorized signers: Mayor, City Administrator, Clerk Treasurer, Mayor Pro Tem.

Section 2. Transfer of funds between City of Goldendale accounts may be authorized by the Clerk Treasurer and affected by wire, ACH transfer, or other financial mechanism.

Section 3. The Clerk Treasurer is authorized and directed to execute such documents or instruments as required by the designated bank to carry out this resolution.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on July 6, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

AGENDA BILL: J1

AGENDA TITLE: Or No 1557 – Amending Chapter 17.04 and adding an accessory dwelling unit code

DATE: July 6, 2026

ACTION REQUIRED:

ORDINANCE X COUNCIL INFORMATION

RESOLUTION OTHER

MOTION X

EXPLANATION:

The Ordinance Committee along with the Building Department have been working on adopting an accessory dwelling unit code to the City's Municipal Codes. Robert Thompson will be available to answer any questions.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO ADOPT ORDINANCE NO 1557 AMENDING CHAPTER 17.04 OF THE GOLDENDALE MUNICIPAL CODE AND ADDING DEFINED TERMS FOR ACCESSORY DWELLING UNIT, LIVING AREA, AND SHORT-TERM RENTALS FOR ITS FIRST READING

OPTION MOTION:

I MOVE TO ADOPT ORDINANCE NO 1557 AMENDING CHAPTER 17.04 OF THE GOLDENDALE MUNICIPAL CODE AND ADDING DEFINED TERMS FOR ACCESSORY DWELLING UNIT, LIVING AREA, AND SHORT-TERM RENTALS AND WAIVE THE SECOND READING

ORDINANCE NO. 1557

**AN ORDINANCE OF THE CITY OF GOLDENDALE,
WASHINGTON AMENDING CHAPTER 17.04 OF THE
GOLDENDALE MUNICIPAL CODE AND ADDING
DEFINED TERMS: ACCESSORY DWELLING UNIT,
LIVING AREA, AND SHORT-TERM RENTAL**

WHEREAS, the City will adopt an ordinance regulating accessory dwelling units within the City; and

WHEREAS, the regulation contains defined terms that must be incorporated into Chapter 17.04 of the Goldendale Municipal Code,

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

Section 1. Goldendale Municipal Code Section 17.04.035, Accessory dwelling unit, which currently reads as follows:

17.04.035 Accessory dwelling unit.

The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for elderly parents, providing housing for their children, companionship, security, services or other purposes; (2) increase the supply of affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods.

A. Accessory Dwelling Unit Applicability. ADUs shall be allowed as limited uses in all residential zoning districts (R-1, R-2, SR and RR) if in compliance with all of the development standards contained in Section 17.04.040. ADUs shall not be allowed in association with existing single-family dwellings located within nonresidential zoning districts.

B. Approval Process. A proposed ADU shall be reviewed by an application process to the city of Goldendale building department. (Development standards are on file.)

IS HEREBY AMENDED TO READ AS FOLLOWS:

17.04.035 Accessory dwelling unit.

“Accessory dwelling unit (ADU)” means a secondary dwelling unit on the same lot as a primary residential unit, providing complete independent living facilities, including provisions for living, sleeping, eating, cooking, and bathing. ADUs may be attached (within or connected to the primary unit) or detached (in a

separate building on the same property). Recreational vehicles shall not be allowed as an ADU.

Section 2. A new Goldendale Municipal Code Section 17.04.435, Living area, is adopted to read as follows:

17.04.435 Living area.

“Living area” means the total, finished, and heated space within a residential property used for daily activities like lounging, sleeping, bathing, eating, or cooking, excluding garages and decks.

Section 3. A new Goldendale Municipal Code Section 17.04.642, Short-term rental, is adopted to read as follows:

17.04.642 Short-term rental.

“Short-term rental” means a commercial use utilizing a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental owner or operator for a fee for fewer than thirty consecutive nights or days, by intent or net effect of nights or days rented. They are commonly referred to as vacation rentals. They are a form of commercial tourist or transient accommodations. Short-term rental units may be whole house rentals, apartments, condominiums, or individual rooms in homes. They are rented as a single lodging unit, do not provide food service, and retain the form and function of a dwelling unit. For the purpose of administration and enforcement of this title, the terms “overnight rental,” “nightly rental,” “daily rental,” and “vacation rental” are interchangeable with short-term rentals.”

Section 4. Except as set forth herein, all other provisions of Ch. 17.04 GMC remain unchanged.

Section 5. This ordinance shall be in full force and effect five days after its passage and publication as required by law.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting of July 06, 2026

Dave Jones
Mayor

ATTEST:

Shelly Enderby
Clerk-Treasurer

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION:

EFFECTIVE:

AGENDA BILL: J2

AGENDA TITLE: Ord No – 1558 – adopting GMC chapter 17.68
regulating Accessory Dwelling Units

DATE: July 6, 2026

ACTION REQUIRED:

ORDINANCE X COUNCIL INFORMATION

RESOLUTION OTHER

MOTION X

EXPLANATION:

The Ordinance Committee along with the Building Department have been working on adopting an accessory dwelling unit code to the City's Municipal Codes. Robert Thompson will be available to answer any questions.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

**I MOVE TO ADOPT ORDINANCE NO 1558 ADOPTING CHAPTER 17.68 OF THE
GOLDENDALE MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS
FOR ITS FIRST READING**

OPTION MOTION

**I MOVE TO ADOPT ORDINANCE NO 1558 ADOPTING CHAPTER 17.68 OF THE
GOLDENDALE MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS
AND WAVE THE SECOND READING**

ORDINANCE NO. 1558

AN ORDINANCE OF THE CITY OF GOLDENDALE, WASHINGTON ADOPTING CHAPTER 17.68 OF THE GOLDENDALE MUNICIPAL CODE REGULATING ACCESSORY DWELLING UNITS

WHEREAS, the City of Goldendale does not presently have land use controls governing the siting of accessory dwelling units within the City; and

WHEREAS, the City's ordinance committee has worked with City staff to develop a draft ordinance regulating the siting of accessory dwelling units within the City; and

WHEREAS, the City's subdivision review commission, acting in its capacity as the interim planning commission, recommends that the draft ordinance be adopted, as required by GMC 17.66.030; and

WHEREAS, the City issued a determination of non-significance pursuant to the State Environmental Policy Act ("SEPA") on June 22, 2026; and

WHEREAS, the City Council convened an open record public hearing to solicit input from residents of the City on the proposed regulations on July 6, 2026; and

WHEREAS, the City Council finds and determines that adopting the proposed ordinance is in the best interest of the residents of the City and will promote the public health, safety, and welfare,

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

Section 1. A new Chapter 17.68 of the Goldendale Municipal Code is hereby adopted to read as follows:

17.68.010 Purpose.

The purpose of this chapter is to: (1) increase the supply of affordable housing units within the community; (2) provide homeowners with opportunities to establish separate living quarters within or adjacent to their homes; and (3) mitigate impacts of accessory dwelling units ("ADUs") on the character and stability of residential neighborhoods.

17.68.020 Accessory dwelling unit standards.

ADUs shall be allowed only in residential zoning districts (R-1, R-2, R-3, SR, and C2) and must comply with the development standards set forth in this chapter. No ADU shall be allowed on a parcel containing multifamily housing, including duplexes. No ADU shall be allowed on property with a commercial or industrial use, regardless of the underlying zoning of said property.

- A. Approval Process. A completed ADU application shall be submitted to the planning Department for review by the planning committee for its approval. Fees shall follow the Goldendale Fee schedule.
- B. An ADU may be attached to the primary residence, may be attached to or located above a detached garage, or may be constructed as a stand-alone structure.
- C. No more than one single-family residence and one ADU shall be allowed on a parcel/lot. An ADU must be set back from the front and side streets a distance that is equal to or greater than the primary structure.
- D. In addition to the regulations of this chapter, an ADU must comply with the standards of the underlying zoning district as set forth in Title 17. An ADU must also comply with the off-street parking requirements of Ch. 17.52 GMC.
- E. ADUs shall share a common driveway with the primary residence. In cases where an applicant wishes to have a second driveway, the property owner must apply for an additional curb cut through the public works Department and get approval before any curb cut and driveway can be done, and must follow the guidelines in Title 12 of the GMC.
- F. The ADU's exterior shall be designed to be similar in style and building materials to neighboring properties.
- G. An application proposes to construct an attached or detached ADU may be allowed to increase maximum lot coverage above 50%, to a maximum of 70%, upon demonstrating adequate site drainage and stormwater management.
- H. An ADU must not have a living area that exceeds 1,000 square feet and is not less than 400 square feet. For purposes of this section, the living area of an ADU encompasses the total, finished, and climate-controlled space used for daily activities like lounging, sleeping, eating, or cooking, and excluding non-climate-controlled garages and exterior decks. The total deck area for an ADU must not exceed 250 square feet.
- I. Detached ADUs must have a 10-foot separation from the primary residence.\
- J. An ADU attached to the primary structure shall have the same building setbacks as the primary structure and have a separate entrance. An ADU that is connected to, or built above, a detached garage or a stand-alone structure shall have the same building setbacks as an accessory structure and follow all fire separations and egress that are laid out in the International Residential Code (IRC)
- K. An ADU located above a garage must have a separate entrance on the outside of the structure.

L. An ADU shall have at least one and no more than two bedrooms, or an approved sleeping area if it is a studio, it shall also include at least one full bathroom; and a kitchen area with a sink, refrigerator, and an oven/stovetop (Not a portable stove top).

M. An applicant to permit or construct an ADU must comply with GMC Title 13 for water and sewer connections, as well as the Washington Administrative Code WAC 246-272A-0025.

N. A lot containing an ADU shall not be subdivided, or otherwise segregated in ownership, in a way that separates the ADU and the primary dwelling unit on different lots, except as permitted under GMC Title 17.

O. An ADU permitted under this chapter may not be used as a short-term rental.

P. After approval of the ADU application, the parcel owner must record with the Klickitat County auditor's office a restrictive covenant (to be approved by the City of Goldendale Planning department) that attaches to the title of the parcel and binds all future owners and occupants of the parcel to the terms of this section. A Certificate of Occupancy will not be issued until this has been completed.

Q. An ADU must comply with all the current adopted codes in Title 15 of the GMC.

R. If an additional address is needed, it shall be designated with the same address as the primary residence and accompanied by letter A.

S. Either the primary residence or the ADU must be owner-occupied for a minimum of 183 days in a calendar year.

17.68.030 Enforcement.

Enforcement. Any violation of this code section shall be deemed a public nuisance and shall be enforced pursuant to Chapter 8.45 of the Goldendale Municipal Code.

Section 2. Except as set forth herein, all other provisions of Ch. 17.04 GMC remain unchanged.

Section 3. This ordinance shall be in full force and effect five days after its passage and publication as required by law.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting of July 6, 2026

Dave Jones
Mayor

ATTEST:

Shelly Enderby
Clerk-Treasurer

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION:
EFFECTIVE: