GOLDENDALE CITY COUNCIL
REGULAR MEETING
JULY 20, 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

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
   1. Professional Services Agreement with Precision Approach Engineering
   2. Task Order No 2026-1 – Airport Widening Phase 1
   3. Email from Council Member Loren Meagher regarding ADU

I. Resolutions

J. Ordinances
   1. Ord No 1557 – Amending Chapter 17.04 for the 2nd reading
   2. Ord No 1558 – Adopting GMC chapter 17.68 for the 2nd reading

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 AUG 3RD, 2026 AT 6:00 PM.

AGENDA TITLE: CONSENT AGENDA

DATE: JULY 20, 2026

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION__X__

RESOLUTION_____ OTHER_____

MOTION__X__

EXPLANATION:
The consent agenda includes the following:
Minutes of the July 6th 2026 regular council meeting, second pay period June checks # 61013 – 61046, 902036 direct deposit July 10, 2026 in the amount of $135,251.62, July 15, 2026 claims checks # 60999 – 61012, 61047 – 61092, 902033 – 902035, 902040, 902042 in the amount of $154,949.83.

FISCAL IMPACT:
Payroll checks in the amount of $135,251.62, claims checks in the amount of $154,949.83.

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
July 6, 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: Mayor Dave Jones (Not voting), Council Member Steve Johnston, Council Member Theone Wheeler (Zoom), Council Member Loren Meagher, Council Member Brian Paul, Council Member Andy Halm, Council Member Danielle Clevidence, Council Member Nathaniel Hill

Staff Present (Not Voting): Clerk Treasurer Shelly Enderby, Police Chief Mike Smith, Fire Chief Noah Halm

CLOSED PUBLIC COMMENT
No public comment

There was discussion between council members about whether to proceed with the public hearing or to postpone the hearing until they had a chance for additional review.

There was a consensus from council to move forward with the public hearing, so the public had a chance to comment

Motion: I move to move forward with the consensus, **Action:** Motion, **Moved by** Council Member Brian Paul, **Seconded by** Council Member Steve Johnston.
Ayes: Council Member Steve Johnston, Council Member Brian Paul, Council Member Andy Halm, Council Member Danielle Clevidence, Council Member Nathaniel Hill
Nays: Council Member Loren Meagher, Council Member Theone Wheeler
Abstain: None
Motion Passed (**summary**: Ayes = 5 Nays =2, Abstain =0)

Public Hearing
Adopting GMC Chapter 17.68 and amending Chapter 17.04 – Accessory Dwelling Units by Mayor Dave Jones - The Ordinance Committee has been working on zoning text changes and adding an accessory dwelling unit chapter. A public hearing is required for any zoning text change to give the public a chance to give their input on the proposed regulations.

Open public hearing 6:22

Larry Hoctor- Goldendale – Has concerns about allowing homeowners to rent out sheds on their property's

Lanae Johnson – Goldendale – Had questions on the proposed size limits for ADU's

Building Official Robert Thompson clarified the proposed ADU size range is 400 to 1,000 square feet and that single family minimums remain in place

Closed Public Hearing 6:27 pm

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 Danielle Clevidence.
Motion Passed Unanimously

PRESENTATIONS
No Presentations

DEPARTMENT REPORTS

Police Chief Mike Smith – There were 317 Calls for service and 15 arrests in June. 1 citation was issued on the 4th of July

Fire Chief Noah Halm – We had 5 fire trucks at the Demolition Derby supporting that event later that evening we had 3 truck driving around. We responded to a dumpster fire, gas leak, smoke alarm and a car fire on Main Street

Building Official/Code Enforcement Officer Rober Thompson – Year to date there have been 76 building permits totaling $44,768.96 last year there were 56 permits totaling $22,798.96. 48 Code enforcement cases this year and 58 last year

Mayor Dave Jones – Gave a Public Works update the crack sealing is all done and next week the crew will be painting crosswalks and curbs

COUNCIL BUSINESS
No Council Business

RESOLUTIONS
Resolution No 757 – Designating Bank Account Signature Authority by Mayor Dave Jones – 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

Motion: I move to approve Resolution 757 designating bank account signature authority, **Action:** Motion, **Moved by** Council Member Danielle Clevidence, **Seconded by** Council Member Brian Paul
Motion Passed Unanimously

ORDINANCES
Ord No. 1557 – Amending Chapter 17.04 to add Accessory Dwelling Units by Mayor Dave Jones – The Ordinance Committee along with the Building Department have been working on adopting an accessory dwelling unit code to the City's Municipal Codes

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, **Action:** Motion, **Moved by** Council Member Danielle Clevidence, **Seconded by** Council Member Brian Paul

Council discussed whether the ordinance text accurately reflects committee language, including the ordering of stated purposes related to affordable housing and owner occupancy requirements that would require either the primary residence or the ADU to be owner occupied for 183 days annually. Addressing and Emergency response concerns were talked about

Ayes: Council Member Steve Johnston, Council Member Theone Wheeler (Zoom), Council Member Brian Paul, Council Member Andy Halm, Council Member Danielle Clevidence, Council Member Nathaniel Hill
Nays: Council Member Loren Meagher
Abstain: None
Motion Passed (**summary**: Ayes = 6 Nays =1, Abstain =0)

Ord No. 1558 – Adopting 17.68 – Regulating Accessory Dwelling Units by Mayor Dave Jones - The Ordinance Committee along with the Building Department have been working on adopting an accessory dwelling unit code to the City's Municipal Codes

Council will swap purpose paragraphs one and two as suggested for clarity. The council discussed whether ADU owner occupancy language should bar institutional ownership

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, **Action:** Motion, **Moved by** Council Member Brian Paul, **Seconded by** Council Member Nathaniel Hill
Ayes: Council Member Steve Johnston, Council Member Brian Paul, Council Member Andy Halm, Council Member Danielle Clevidence, Council Member Nathaniel Hill
Nays: Council Member Loren Meagher, Council Member Theone Wheeler,
Abstain: None
Motion Passed (**summary**: Ayes = 5 Nays =2, Abstain =0)

REPORT OF OFFICERS

Council Member Loren Meagher – Wanted to know if the mayor had a chance to check with the FCS Group for a update of the water and sewer rate study, if Pioneer had a parking update for East Broadway, and will there be any watershed work to deal with forest health

Council Member Brian Paul – The Posse will be helping with security during Community Days

Council Member Andy Halm – Excited about Community Days

Council Member Danielle Clevidence - Thanked Abate and the Fire Department that were out there for the Derby it was a great time. I am looking forward to Community Days. Thanks to the Events Committee they have put a lot of work into it

Mayor Dave Jones – A big thanks to Abate and all the volunteers that helped with the Demolition Derby this weekend. This weekend is Community Days we have an action-packed weekend. Special thanks to our Event Committee and our great group of volunteers that help plan Community Days. Grand Marshall of the parade this year will be Stan and Sue Marlow. A new tradition will be to award the grand Marshall of the parade with a key to the city.

OPEN PUBLIC COMMENT
Lanae Johnson – Goldendale - The Goldendale Brighter Christmas Committee has completed the sound system

Rodger Nichols – The Dalles OR – Asked the Mayor if he will be in the dunk tank

Mayor Dave Jones – I will not be doing the dunk tank this year

EXECUTIVE SESSION
No Executive Session

ADJOURNMENT
7:09 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 - July 2026
Check Period: 2026 - July 2026 - 1st Council July 2026

Number	Name	Print Date	Clearing Date	Amount
1st Security Bank of Washington	**20016310**			
Check				
60999	S&S Auto Value	7/1/2026		$1,963.88
61000	America's Phone Guys	7/1/2026		$913.51
61001	Radcomp Technologies	7/1/2026		$9,556.06
61002	Umpqua Bank	7/1/2026		$6,341.89
61003	Vic's Auto & Supply	7/1/2026		$5.43
61004	Vic's Auto & Supply	7/1/2026		$66.57
61005	Allyns Building Center	7/1/2026		$1,121.83
61006	Byrnes Oil Company Inc	7/1/2026		$3,644.13
61007	Outlaw Lawnmower Dragsters	7/6/2026		$1,600.00
61008	Republic Services Inc	7/6/2026		$897.75
61009	Blue Mountain Networks LLC	7/6/2026		$868.67
61010	Fairy Godmother's Event Center	7/6/2026		$2,300.00
61011	Andrew Duncan	7/6/2026		$1,200.00
61012	Scott Thompson	7/6/2026		$1,000.00
61047	Brighter Goldendale Christmas Committee	7/8/2026		$73.44
61048	Lanae Johnson	7/8/2026		$236.93
61049	Hannah Markham	7/8/2026		$250.00
61050	Gorge Country Media	7/8/2026		$350.00
61051	Ray Lemley	7/8/2026		$300.00
61052	Austin Berard	7/8/2026		$300.00
61053	ABATE CGC of WA	7/13/2026		$614.43
61054	Verizon Wireless	7/13/2026		$440.11
61055	Klickitat PUD	7/13/2026		$16,479.55
61056	Gorge Country Media	7/13/2026		$169.00
61057	Gorge Country Media	7/13/2026		$130.00
61058	Great Skot Production Service	7/13/2026		$1,000.00
61059	Department of Revenue	7/14/2026		$283.53
61060	WA St Treasurer	7/14/2026		$1,712.95
61061	Klickitat County Auditor	7/20/2026		$3,110.63
61062	Alumichem	7/20/2026		$3,169.61
61063	Anatek Labs Inc	7/20/2026		$223.00
61064	Bishop Sanitation Inc	7/20/2026		$1,690.00
61065	Black Star	7/20/2026		$2,034.89
61066	C&C Auto	7/20/2026		$76.53
61067	Cascade Fire Equip Co	7/20/2026		$1,119.54
61068	Dandy Valley Farm & Nursery	7/20/2026		$696.91

Number	Name	Print Date	Clearing Date	Amount
61069	Emergency Vehicle Solutions LLC	7/20/2026		$922.92
61070	Facet	7/20/2026		$1,425.50
61071	Flume Road Water Services LLC	7/20/2026		$530.00
61072	Goldendale City of	7/20/2026		$4,990.04
61073	Goldendale Exhaust LLC	7/20/2026		$136.78
61074	Goldendale Market Fresh	7/20/2026		$136.11
61075	Klickitat County Department of Corrections	7/20/2026		$24,075.10
61076	Klickitat County Public Works	7/20/2026		$576.00
61077	Krystal L Smith	7/20/2026		$1,675.00
61078	Mascott Equipment	7/20/2026		$1,781.94
61079	Menke Jackson Beyer LLP	7/20/2026		$1,980.00
61080	Mid-Columbia Economic Development District	7/20/2026		$3,430.00
61081	Munsen Paving & Excav	7/20/2026		$852.70
61082	Norco Inc	7/20/2026		$55.57
61083	One Call Concepts Inc	7/20/2026		$36.14
61084	O'Reilly	7/20/2026		$355.16
61085	Pioneer Surveying & Engineering Inc	7/20/2026		$114.00
61086	Precision Service and Electric LLC	7/20/2026		$336.56
61087	Republic Services Transfer Station	7/20/2026		$14.84
61088	Sherwin-Willams Co, The	7/20/2026		$5,029.60
61089	Shred Northwest Inc	7/20/2026		$75.39
61090	Teresa D Johnson CPA Inc	7/20/2026		$1,241.22
61091	Vestis	7/20/2026		$516.40
61092	Wasco County Road Dept	7/20/2026		$7,069.82
902033	Department of Revenue	7/1/2026		$11,016.44
902034	Invoice Cloud	7/6/2026		$329.25
902035	HSA Bank Employee Plan Funding	7/6/2026		$18.00
902040	Nuvei	7/13/2026		$3,138.49
902042	HSA Bank Employee Plan Funding	7/14/2026		$17,150.09
		Total	**Check**	**$154,949.83**
		Total	**20016310**	**$154,949.83**
		Grand Total		**$154,949.83**

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 60999 through 61012, 61047 through 61092, 902033 through 902035, 902040, 902042 in the amount of $154,949.83, and unpaid obligations against the City of Goldendale, Washington and that I am authorized to certify said claims.

DATED this 15th day of July, 2026.

Shelly Enderby

Shelly Enderby, Clerk-Treasurer

Register Activity

Fiscal: 2026
Period: 2026 - July 2026
Council Date: 2026 - July 2026 - 1st Council July 2026

Reference	Date	Amount	Notes
Reference Number: 60999	**S&S Auto Value**	**$1,963.88**	
753307	6/1/2026	($5.70)	Return Fuel Filter
753382	6/1/2026	$28.26	Air Filter
753430	6/2/2026	$12.72	Fuses
753677	6/4/2026	$54.96	Tubing, Hydrolic Fitting
753978	6/8/2026	$458.93	Filters
754007	6/8/2026	$55.89	ID split, Fuse Holder, Rubber Insul
754541	6/15/2026	$124.06	Filters, Oil
755209	6/23/2026	$832.52	Belts, Water Pump, Pulley, Radiator
755220	6/23/2026	$42.51	Belt
755227	6/23/2026	$22.19	Thermostat
755228	6/23/2026	$7.10	Supplies
755370	6/25/2026	$49.50	Antifreeze, Glass Cleaner
755375	6/25/2026	($222.12)	Return Radiator
755507	6/26/2026	$66.99	Belt Tensioner
755512	6/26/2026	$51.66	Antifreeze
755524	6/26/2026	($113.71)	Return Belts
755556	6/27/2026	$484.40	Radiator
755597	6/27/2026	$1.35	Misc Parts
755680	6/29/2026	$12.37	Supplies
Reference Number: 61000	**America's Phone Guys**	**$913.51**	
4565	7/1/2026	$913.51	Phone Services
Reference Number: 61001	**Radcomp Technologies**	**$9,556.06**	
12100	7/1/2026	$9,556.06	IT Services
Reference Number: 61002	**Umpqua Bank**	**$6,341.89**	
Invoice - 7/1/2026 10:28:21 AM	7/1/2026	$6,341.89	Credit Cards
Reference Number: 61003	**Vic's Auto & Supply**	**$5.43**	
149380	6/29/2026	$5.43	Val Tool
Reference Number: 61004	**Vic's Auto & Supply**	**$66.57**	
147291	6/2/2026	$15.90	Circuit Tester
147370	6/3/2026	$46.86	Flashers
147752	6/8/2026	$3.81	Push-Pull

Reference	Date	Amount	Notes
Reference Number: 61005	**Allyns Building Center**	**$1,121.83**	
398254	6/1/2026	$740.41	Window, Window Tape
398286	6/2/2026	$28.53	Nail Puller
398309	6/2/2026	$58.97	Quarter Round, Caulk, Sealant
398551	6/8/2026	$124.90	Valve, Galv Nipple
398561	6/8/2026	$12.91	SLT Con Screw
398678	6/11/2026	$59.22	Anvil Lopper
399259	6/25/2026	$51.67	Couplings
399405	6/30/2026	$45.22	Tape Rule
Reference Number: 61006	**Byrnes Oil Company Inc**	**$3,644.13**	
CL100315	6/30/2026	$3,644.13	Fuel
Reference Number: 61007	**Outlaw Lawnmower Dragsters**	**$1,600.00**	
20260711	7/6/2026	$1,600.00	2026 Community Days
Reference Number: 61008	**Republic Services Inc**	**$897.75**	
0487-001026796	6/30/2026	$897.75	Garbage Services
Reference Number: 61009	**Blue Mountain Networks LLC**	**$868.67**	
362800	7/6/2026	$868.67	Internet
Reference Number: 61010	**Fairy Godmother's Event Center**	**$2,300.00**	
1001	7/6/2026	$2,300.00	2026 Community Days
Reference Number: 61011	**Andrew Duncan**	**$1,200.00**	
CHB61226	6/12/2026	$1,200.00	2026 Community Days
Reference Number: 61012	**Scott Thompson**	**$1,000.00**	
301	7/1/2026	$1,000.00	2026 Community Days
Reference Number: 61047	**Brighter Goldendale Christmas Committee**	**$73.44**	
Invoice - 7/8/2026 9:21:54 AM	6/9/2026	$73.44	Control Cabinet
Reference Number: 61048	**Lanae Johnson**	**$236.93**	
Invoice - 7/8/2026 9:24:55 AM	6/19/2026	$236.93	Wireless Tranmitters & Receiver
Reference Number: 61049	**Hannah Markham**	**$250.00**	
Invoice - 7/8/2026 12:40:38 PM	7/8/2026	$250.00	2026 Community Days
Reference Number: 61050	**Gorge Country Media**	**$350.00**	
26070001	7/11/2026	$350.00	2026 Community Days Advertising
Reference Number: 61051	**Ray Lemley**	**$300.00**	
Invoice - 7/8/2026 12:45:54 PM	7/8/2026	$300.00	2026 Community Days

Reference	Date	Amount	Notes
Reference Number: 61052	**Austin Berard**	**$300.00**	
Invoice - 7/8/2026 3:40:15 PM	7/8/2026	$300.00	2026 Community Days
Reference Number: 61053	**ABATE CGC of WA**	**$614.43**	
Invoice - 7/13/2026 11:57:00 AM	7/13/2026	$614.43	Reimbursement for Tourism
Reference Number: 61054	**Verizon Wireless**	**$440.11**	
6147747700	6/4/2026	$440.11	GPD Laptops
Reference Number: 61055	**Klickitat PUD**	**$16,479.55**	
Invoice - 7/13/2026 2:17:08 PM	7/9/2026	$16,479.55	Utilities
Reference Number: 61056	**Gorge Country Media**	**$169.00**	
26060149	6/30/2026	$169.00	Community Days Advertisement
Reference Number: 61057	**Gorge Country Media**	**$130.00**	
26060150	6/30/2026	$130.00	Community Days Advertising
Reference Number: 61058	**Great Skot Production Service**	**$1,000.00**	
Comm Days 2026	7/10/2026	$1,000.00	2026 Community Days
Reference Number: 61059	**Department of Revenue**	**$283.53**	
2nd Quarter 2026	7/14/2026	$283.53	Leaseholding 2nd Quarterly
Reference Number: 61060	**WA St Treasurer**	**$1,712.95**	
Invoice - 7/14/2026 1:02:04 PM	7/14/2026	$1,712.95	2nd Quarter 2026
Reference Number: 61061	**Klickitat County Auditor**	**$3,110.63**	
20260706-CGOL	7/6/2026	$3,110.63	2025 Election Costs
Reference Number: 61062	**Alumichem**	**$3,169.61**	
INV27559	6/22/2026	$3,169.61	MEC-1697
Reference Number: 61063	**Anatek Labs Inc**	**$223.00**	
261812	7/10/2026	$47.00	Nitrate and Ion Testing
2618352	7/13/2026	$176.00	Fecal Coliform, Bacteria Testing
Reference Number: 61064	**Bishop Sanitation Inc**	**$1,690.00**	
I21840	7/13/2026	$290.00	2026 Community Days Portables
I21841	7/13/2026	$700.00	2026 Community Days Portables
I21842	7/13/2026	$350.00	2026 Community Days Portables
I22358	7/13/2026	$350.00	2026 Community Days Portables

Reference	Date	Amount	Notes
Reference Number: 61065	**Black Star**	**$2,034.89**	
29068	6/17/2026	$2,034.89	2026 Tourism Dollars - Tshirts
Reference Number: 61066	**C&C Auto**	**$76.53**	
8540	7/8/2026	$76.53	Oil Chanbe
Reference Number: 61067	**Cascade Fire Equip Co**	**$1,119.54**	
INV26419	7/3/2026	$1,119.54	Mini Slave Water Display, Water Gauge, Booster Hose
Reference Number: 61068	**Dandy Valley Farm & Nursery**	**$696.91**	
0266512	7/8/2026	$627.03	Trees
0266513	7/9/2026	$69.88	Flowers
Reference Number: 61069	**Emergency Vehicle Solutions LLC**	**$922.92**	
INV-4278	6/1/2026	$922.92	Decals
Reference Number: 61070	**Facet**	**$1,425.50**	
0074071	7/6/2026	$1,425.50	Goldendale CAO 2026
Reference Number: 61071	**Flume Road Water Services LLC**	**$530.00**	
774394	7/8/2026	$530.00	Backflow Assembly Testing
Reference Number: 61072	**Goldendale City of**	**$4,990.04**	
2026-37	7/7/2026	$221.32	Bulk Water
Invoice - 7/15/2026 12:57:47 PM	7/15/2026	$4,768.72	Water Bills
Reference Number: 61073	**Goldendale Exhaust LLC**	**$136.78**	
14743	7/8/2026	$136.78	Oil Change
Reference Number: 61074	**Goldendale Market Fresh**	**$136.11**	
Invoice - 7/15/2026 2:38:25 PM	6/11/2026	$96.81	Flowers
Invoice - 7/15/2026 2:38:50 PM	6/10/2026	$39.30	Flowers
Reference Number: 61075	**Klickitat County Department of Corrections**	**$24,075.10**	
2026- 7-01	7/1/2026	$150.00	Transport Costs for 2026
2026-7- 01	7/1/2026	$5,220.64	Medical Costs for 2026
2026-7- 01	7/1/2026	$17,508.15	Incarceration of City Prisoners for 2026
2026-7-01	7/1/2026	$1,196.31	Prescription Cost 2026
Reference Number: 61076	**Klickitat County Public Works**	**$576.00**	
FGCamp26	7/15/2026	$576.00	2026 Community Days - Rental of Fairgrounds for Carnival to Camp

Reference	Date	Amount	Notes
Reference Number: 61077	**Krystal L Smith**	**$1,675.00**	
909959	6/6/2026	$1,675.00	Janitorial Services July 2026
Reference Number: 61078	**Mascott Equipment**	**$1,781.94**	
654274-00	6/15/2026	$1,781.94	Internal Tank Inspection
Reference Number: 61079	**Menke Jackson Beyer LLP**	**$1,980.00**	
Invoice - 7/15/2026 3:03:22 PM	6/30/2026	$1,980.00	Attorney Services
Reference Number: 61080	**Mid-Columbia Economic Development District**	**$3,430.00**	
37747	7/7/2026	$3,430.00	Dues
Reference Number: 61081	**Munsen Paving & Excav**	**$852.70**	
2-399273	6/3/2026	$852.70	Mod C
Reference Number: 61082	**Norco Inc**	**$55.57**	
0047204131	6/30/2026	$55.57	Cylinder Rent
Reference Number: 61083	**One Call Concepts Inc**	**$36.14**	
6069088	6/30/2026	$36.14	Excavation Notifications
Reference Number: 61084	**O'Reilly**	**$355.16**	
2535-450863	6/16/2026	$111.06	Blue Def
2535-450864	6/16/2026	$244.10	Supplies
Reference Number: 61085	**Pioneer Surveying & Engineering Inc**	**$114.00**	
26-901-7	7/1/2026	$114.00	Community Days Posters
Reference Number: 61086	**Precision Service and Electric LLC**	**$336.56**	
3313	7/7/2026	$336.56	Inspection and Lug Tightening
Reference Number: 61087	**Republic Services Transfer Station**	**$14.84**	
4178-100001397	6/30/2026	$14.84	Transfer Station
Reference Number: 61088	**Sherwin-Willams Co, The**	**$5,029.60**	
7145-0	6/24/2026	$5,029.60	
Reference Number: 61089	**Shred Northwest Inc**	**$75.39**	
53038070226	7/2/2026	$75.39	Shred Services
Reference Number: 61090	**Teresa D Johnson CPA Inc**	**$1,241.22**	
8045	6/30/2026	$1,241.22	May and June 2026 Accounting Services

Reference	Date	Amount	Notes
Reference Number: 61091	**Vestis**	**$516.40**	
5291924227	6/2/2026	$16.16	Janitorial/Uniform
5291924228	6/2/2026	$48.85	Janitorial/Uniform
5291924229	6/2/2026	$23.51	Janitorial/Uniform
5291924245	6/2/2026	$17.51	Janitorial
5291928237	6/9/2026	$16.16	Janitorial/Uniform
5291928238	6/9/2026	$45.28	Janitorial/Uniform
5291928239	6/9/2026	$23.51	Janitorial/Uniform
5291928255	6/9/2026	$17.51	Janitorial
5291932213	6/16/2026	$16.16	Janitorial/Uniform
5291932214	6/16/2026	$45.28	Janitorial/Uniform
5291932215	6/16/2026	$23.51	Janitorial/Uniform
5291932231	6/16/2026	$17.51	Janitorial
5291936197	6/23/2026	$16.16	Janitorial/Uniform
5291936199	6/23/2026	$23.51	Janitorial/Uniform
5291936215	6/23/2026	$17.51	Janitorial
5291940150	6/30/2026	$16.15	Janitorial/Uniform
5291940151	6/30/2026	$45.82	Janitorial/Uniform
5291940152	6/30/2026	$23.51	Janitorial/Uniform
5291940168	6/30/2026	$17.51	Janitorial
591936198	6/23/2026	$45.28	Janitorial/Uniform
Reference Number: 61092	**Wasco County Road Dept**	**$7,069.82**	
Goldendale 063026	6/30/2026	$7,069.82	Paint Striping Project
Reference Number: 902033	**Department of Revenue**	**$11,016.44**	
Invoice - 7/1/2026 1:33:31 PM	7/1/2026	$11,016.44	June Excise Tax
Reference Number: 902034	**Invoice Cloud**	**$329.25**	
359-2026_6	6/30/2026	$329.25	Biller Portal Fee
Reference Number: 902035	**HSA Bank Employee Plan Funding**	**$18.00**	
W716081	7/6/2026	$18.00	HSA Service Fee
Reference Number: 902040	**Nuvei**	**$3,138.49**	
Invoice - 7/13/2026 12:04:05 PM	7/13/2026	$3,138.49	Merchant Charges
Reference Number: 902042	**HSA Bank Employee Plan Funding**	**$17,150.09**	
Invoice - 7/14/2026 11:29:51 AM	7/14/2026	$17,150.09	HSA Plan Funding

Register

Number	Name	Fiscal Description	Cleared	Amount
61013	Christopher L Ballesteros	2026 - July 2026 - 1st Council July 2026		$23.09
61014	Jeremy L Carper	2026 - July 2026 - 1st Council July 2026		$277.05
61015	Breanna Casebolt	2026 - July 2026 - 1st Council July 2026		$300.14
61016	Morgan Jane Coyne	2026 - July 2026 - 1st Council July 2026		$323.22
61017	Kevin Grimes	2026 - July 2026 - 1st Council July 2026		$207.79
61018	Noah M Halm (Qrtly)	2026 - July 2026 - 1st Council July 2026		$554.10
61019	Jack Halm	2026 - July 2026 - 1st Council July 2026		$387.87
61020	Sasha C Halm	2026 - July 2026 - 1st Council July 2026		$715.71
61021	Kelsey Howell (Qrtly)	2026 - July 2026 - 1st Council July 2026		$969.67
61022	Marty Hudson	2026 - July 2026 - 1st Council July 2026		$138.52
61023	Riley Hyer	2026 - July 2026 - 1st Council July 2026		$110.82
61024	Anders T Johnson	2026 - July 2026 - 1st Council July 2026		$669.54
61025	Steve Johnston	2026 - July 2026 - 1st Council July 2026		$90.74
61026	Tegan Jones-Boltz	2026 - July 2026 - 1st Council July 2026		$184.70
61027	Sohn L Kartes (Qtrly)	2026 - July 2026 - 1st Council July 2026		$207.79
61028	Timothy D Neher	2026 - July 2026 - 1st Council July 2026		$23.09
61029	Jake S Randall	2026 - July 2026 - 1st Council July 2026		$92.35
61030	Jasper S Randall	2026 - July 2026 - 1st Council July 2026		$161.61
61031	Joseph R Randall	2026 - July 2026 - 1st Council July 2026		$38.52
61032	David Ropp	2026 - July 2026 - 1st Council July 2026		$1,085.11
61033	Michael Stelljes (Qrtly)	2026 - July 2026 - 1st Council July 2026		$369.40
61034	Darren J Stelter	2026 - July 2026 - 1st Council July 2026		$161.61
61035	Jonathan Todd	2026 - July 2026 - 1st Council July 2026		$230.87
61036	Michael I Todd	2026 - July 2026 - 1st Council July 2026		$115.44
61037	Council Trust Acct.	2026 - July 2026 - 1st Council July 2026		$760.10
61038	Deferred Comp Program	2026 - July 2026 - 1st Council July 2026		$1,270.50
61039	Dept of Labor & Industries	2026 - July 2026 - 1st Council July 2026		$3,123.12
61040	Dept of Retirement	2026 - July 2026 - 1st Council July 2026		$12,183.89
61041	Employment Security - PFML	2026 - July 2026 - 1st Council July 2026		$866.96
61042	Employment Security - WA Cares Fund	2026 - July 2026 - 1st Council July 2026		$578.92
61043	Employment Security Department	2026 - July 2026 - 1st Council July 2026		$211.84
61044	Goldendale, City of	2026 - July 2026 - 1st Council July 2026		$95.00
61045	Washington State Labor Coalition	2026 - July 2026 - 1st Council July 2026		$781.00
61046	Washington State Support Registry	2026 - July 2026 - 1st Council July 2026		$148.87
902036	City of Goldendale	2026 - July 2026 - 1st Council July 2026		$29,141.91
Direct Deposit Run - 7/7/2026	Payroll Vendor	2026 - July 2026 - 1st Council July 2026		$78,650.76
				$135,251.62

AGENDA BILL: H1

AGENDA TITLE: Professional Service Agreement with Precision Approach Engineering

DATE: July 20, 2026

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION_____X____

RESOLUTION_____ OTHER_____

MOTION_____X_____

EXPLANATION:
Please find attached a five-year consultant Professional Services Agreement with Precision Approach Engineer. The scope of services is to utilize professional airport consulting, planning, and engineering assistance to be accomplished over the course of one or more projects and seeking to obtain airport consulting, planning and engineering services from Precision Approach Engineering. Corley McFarland is joining us via zoom if you have any questions.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:
I MOVE TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH PRECISION APPROACH ENGINEERING FOR AIRPORT CONSULTANT SERVICES

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made this ___ day of _____, 2026, by and between the CITY OF GOLDENDALE, hereinafter called the "OWNER," and PRECISION APPROACH ENGINEERING, INC., 5125 SW Hout Street, Corvallis, Oregon, hereinafter called the "CONSULTANT." Unless otherwise terminated or extended, the term of this Agreement is five (5) years from the date above written. This AGREEMENT supersedes any prior AGREEMENT(s) or AMENDMENT(s), written or oral, between the OWNER and CONSULTANT. This Agreement shall be interpreted, construed, governed, and enforced in accordance with and under the laws of the State of Washington, without regard to the principles of conflicts of law.

WITNESSETH:

WHEREAS OWNER intends to utilize professional airport consulting, planning, and engineering assistance to be accomplished over the course of one or more projects and seeking to obtain airport consulting, planning, and engineering services from the CONSULTANT,

WHEREAS, the OWNER intends to identify specific work items, hereinafter called TASK ORDER(s), for the CONSULTANT to perform for which the CONSULTANT will provide engineering cost estimates for each TASK ORDER and said estimates, upon agreement by OWNER, will be attached and become a part of this AGREEMENT, and that said attachment(s) are hereinafter called the PROJECT, and

WHEREAS, OWNER intends to seek appropriate state agency and federal assistance for the PROJECT(s) and the CONSULTANT will assist OWNER in these endeavors;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto do mutually agree as follows:

A. EMPLOYMENT OF CONSULTANT

The OWNER hereby employs the CONSULTANT, and the CONSULTANT accepts and agrees to perform the following services for OWNER:

1. Professional Project Assistance

Upon receipt of a signed TASK ORDER, including the scope of work from the OWNER, the CONSULTANT will prepare a Scope of Work and associated project estimates. Upon acceptance of the PROJECT by the OWNER, the CONSULTANT will assist OWNER in obtaining any available state agency and federal funding assistance. The TASK ORDERS to be issued by the OWNER include, but are not limited to, the following:

- **a.** Airport planning and engineering services
- **b.** Design of airfield improvements
- **c.** Services during construction
- **d.** General consulting services

The OWNER reserves the right to issue all, some, or none of these TASK ORDERS.

B. OWNER'S RESPONSIBILITIES

OWNER, in consideration of the above commitments by the CONSULTANT, does hereby agree as follows:

1. To offer by TASK ORDER any and all requirements the OWNER might have for professional aviation consulting, planning, and engineering assistance to the CONSULTANT.
2. The OWNER shall make available to the CONSULTANT all technical data, including maps, surveys, property descriptions, borings, and other information in the OWNER's possession that contains pertinent information required by the CONSULTANT relating to his work.
3. The OWNER shall provide access to the site as necessary to perform the engineering services.
4. The OWNER agrees to cooperate with the CONSULTANT in the approval of all plans and specifications. Timely decisions shall be made, should the OWNER disapprove of any part of said plans and specifications in order that no undue expenses will be caused the CONSULTANT. If the CONSULTANT is caused extra drafting or other expenses due to changes ordered by the OWNER after the completion and approval of the plans and specifications, the CONSULTANT shall be paid for such extra expenses and services involved.

C. COMPENSATION FOR CONSULTING/ENGINEERING SERVICES

The OWNER will pay the CONSULTANT the appropriate fee as complete compensation for all services rendered as herein agreed:

1. OWNER will pay the CONSULTANT for the services set forth in A-1 above, a lump sum fee, or on an hourly basis in accordance with the CONSULTANT's Hourly Rates attached to the appropriate TASK ORDER agreement and direct nonsalary expenses at actual cost for each project, unless another compensation expense type is agreed upon and as established in the TASK ORDER. CONSULTANT fee and work effort will be included as part of any state agency or federal grant and CONSULTANT fee will be reimbursed and work effort defined to the extent approved and reimbursed by the grant. Notwithstanding the foregoing, the OWNER shall pay CONSULTANT for services rendered.
2. OWNER shall pay the CONSULTANT for any specific service requested in writing by OWNER set forth in A-1d above in accordance with the compensation described in each TASK ORDER, and direct nonsalary expenses as defined below. It is understood that the CONSULTANT will be compensated only for specific requests by the OWNER for services set forth in A-1d above.
3. Any amount over the estimated cost for the services as set forth in a TASK ORDER or work beyond the scope of each PROJECT will be negotiated and agreed upon between OWNER and the CONSULTANT in writing and a TASK ORDER amendment prepared prior to the beginning of additional work shall be signed by the parties.
4. The CONSULTANT'S direct nonsalary expenses are defined as the costs incurred on or directly for the PROJECT, other than payroll cost. Such direct nonsalary expenses shall be computed on the basis of actual purchase price for items obtained from commercial sources and on the basis of usual commercial charges for items provided by the CONSULTANT. Direct nonsalary expense shall include, but not be limited to, necessary transportation cost, including mileage at the rate per mile as specified in the appropriate TASK ORDER when automobiles are used and standard rates when aircraft are used, meals and lodging, laboratory tests and analyses, equipment rental, postage, shipping, printing, binding, and copying charges.
5. OWNER shall pay the CONSULTANT for professional services performed under this AGREEMENT for services performed during monthly billing periods within 45 days of receipt of an invoice for services.
6. No reduction shall be made from the CONSULTANT's fee on account of penalty, liquidated damages, or other sums withheld from payment to any other party.

7. In the event of legal or other controversy not directly caused in whole or in part by the CONSULTANT's negligence, but requiring the services of the CONSULTANT, OWNER shall pay the CONSULTANT for services rendered in regard to such legal or other controversy, in accordance with the CONSULTANT's Hourly Rates attached to the associated TASK ORDER agreement or as amended and approved by the OWNER for subsequent years, accordingly, and direct nonsalary expenses at actual cost, in addition to other sums of money payable under this AGREEMENT.

8. CONSULTANT may apply Washington Business & Occupation tax markup at the current rate for Subconsultant services when invoicing OWNER. (Currently 1.75% at time of executing this contract)

D. RESERVATIONS AND COMPLIANCE

1. OWNER and the funding agency or any of their duly authorized representatives shall have access to any books, documents, papers, and all other records which are directly pertinent to this AGREEMENT for the purpose of making audit, examination, excerpts, and transcripts. All documents shall be retained for a minimum of five (5) years or as required by law. All documents produced under this AGREEMENT become the property of the OWNER.

2. The CONSULTANT reserves the right to obtain the services of other consulting engineers experienced in airport work to prepare and execute the work which is relating to the Project.

3. Insurance

   a. Insurance provided by CONSULTANT will be primary and non-contributory over any other insurance provided to the Additional Insured.

   b. CONSULTANT shall at its own expense provide the following insurance:

      i Worker's Compensation and employer liability insurance as required by the State of Washington.

      ii Professional Liability insurance with a combined single limit, or the equivalent, of not less than $2,000,000 for each claim or incident. This is to cover damages caused by error, omission, or negligent acts related to the professional services to be provided under this contract.

      iii Commercial General Liability insurance including Products & Completed Operations coverage with a combined single limit, or the equivalent, of not less than $2,000,000 per occurrence for Bodily Injury and Property Damage. It shall include contractual liability coverage for the indemnity provided under this contract.

      iv. Automobile Liability insurance with a combined single limit, or the equivalent, of not less than $1,000,000 for each' accident for Bodily Injury and Property Damage, including coverage for owned, hired or non-owned vehicles, as applicable.

      v. Umbrella/Excess Liability insurance with combined single limits/or the equivalent, of not less than $1,000,000 for Bodily Injury and Property Damage.

   c. Notice of cancellation or change. There shall be no cancellation or intent not to renew the insurance coverage(s) without 30 days' written notice from the CONSULTANT or its insurer(s) to the OWNER.

   d. Certificates of Insurance. In respect to General and Automobile Liability, and Professional Liability, and as evidence of the insurance coverage required by this contract, the CONSULTANT shall furnish acceptable insurance certificates, if requested by OWNER. CONSULTANT shall name OWNER and its elected officials, officers, agents, and employees

as Additional Insureds on any insurance policies (not including workers' compensation and professional liability) required herein, but only with respect to CONSULTANT's services to be provided under this Contract. A copy of the Additional Insured Endorsement will be provided to the OWNER with the Certificate of Insurance. The certificate will specify all of the parties who are additionally insured. The insuring companies or entities are subject to OWNER's acceptance. If requested, complete copies of insurance policies, trust agreements, etc., shall be provided to the OWNER. The CONSULTANT shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

4. Compliance with Laws. In performing its services under the AGREEMENT, CONSULTANT shall comply with applicable federal, state, and local laws, ordinances, and regulations in effect at the time the services are performed, including the public contract laws of the State of Washington, the provisions of which are hereby incorporated by reference.

5. Dispute Resolution. OWNER and CONSULTANT agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice prior to invoking the provision of this Agreement or exercising their rights under the law. If the parties fail to resolve a dispute through negotiation, then either or both may invoke their rights under the law.

6. Indemnification. The CONSULTANT agrees to indemnify the OWNER, its officers, and employees and will hold them harmless from, any and all claims, damages, losses, or liabilities to the extent arising out of the negligent acts, errors, or omissions of the CONSULTANT in the performance of this AGREEMENT, but only for that portion of such claims, costs, suits, or damages that reflect the percentage of negligence of the CONSULTANT compared to the total negligence of all persons, firms, or corporations that result in said damage to the OWNER.

   The OWNER agrees to indemnify the CONSULTANT, its officers, and employees and will hold them harmless from, any and all claims, damages, losses, or liabilities to the extent arising out of the negligent acts, errors, or omissions of the OWNER in the performance of this AGREEMENT, but only for that portion of such claims, costs, suits, or damages that reflect the percentage of negligence of the OWNER compared to the total negligence of all persons, firms, or corporations that result in said damage to the CONSULTANT.

   If the negligent act or omission of both parties (or an entity they are legally liable for) is a cause of such damage or injury, the loss, cost, or expense shall be shared between Parties in proportion to their relative degrees of negligence.

7. Title VI Assurances. During the performance of this CONTRACT, the CONSULTANT for itself, its assignees, and successors in interest (hereinafter referred to as the CONSULTANT) agrees as follows:

   a. COMPLIANCE WITH REGULATIONS: The CONSULTANT shall comply with the Regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulation, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

   b. NONDISCRIMINATION: The CONSULTANT, with regard to the work performed by CONSULTANT during the CONTRACT, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The CONSULTANT shall not participate either directly or indirectly in the discrimination prohibited by Title 49, Part 21, Section 21.5 of the Code of Federal Regulations, including employment practices when the CONTRACT covers a program set forth in Appendix B of the Regulation.

c. SOLICITATION FOR SUBCONTRACTS, INCLUDING PROCUREMENTS OF MATERIALS AND EQUIPMENT: In all solicitations, either by competitive bidding or negotiation made by the CONSULTANT for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by CONSULTANT of the CONSULTANT's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.

d. INFORMATION AND REPORTS: The CONSULTANT shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the OWNER or the state agency to be pertinent to ascertain compliance with such Regulations, order, and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses this information, the CONSULTANT shall so certify to the OWNER, as appropriate, and shall set forth what efforts it has made to obtain the information.

e. SANCTIONS FOR NONCOMPLIANCE: In the event of the CONSULTANT's noncompliance with the nondiscrimination provisions of this CONTRACT, the OWNER shall impose such contract sanctions as it may determine to be appropriate including, but not limited to, withholding of payments to the CONSULTANT under the CONTRACT until the CONSULTANT complies.

E. CONFIDENTIALITY

With respect to any information supplied in connection with this Agreement and designated by either Party as confidential, the recipient agrees to protect the confidential information in a reasonable and appropriate manner, and use and reproduce the confidential information only as necessary to perform its obligations under this Agreement or as otherwise required by law, rule or regulation or to fulfill professional obligations and standards and for no other purpose. For clarity, confidential information shall include all Personal Data. Notwithstanding the foregoing, the obligations in this section will not apply to information which is: (a) publicly known; (b) already known to the recipient; (c) lawfully disclosed by a third-party; (d) independently developed by the recipient without benefit of the disclosing Party's confidential information; or (e) disclosed pursuant to legal requirement or order.

If either Party receives a subpoena or other validly issued administrative or judicial demand requiring it to disclose disclosing the other Party's confidential information, the recipient shall, unless prohibited by law, provide prompt written notice to disclosing Party of such demand in order to permit it to seek a protective order. So long as recipient gives notice as provided herein, the recipient shall be entitled to comply with such demand to the extent required by law, subject to any protective order or the like that may have been entered in the matter.

F. DISADVANTAGED BUSINESS ENTERPRISE (DBE) ASSURANCES

1. POLICY: It is the policy of the Department of Transportation (DOT) that disadvantaged business enterprises as defined in 49 CFR Part 26 shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with federal funds under this AGREEMENT.

2. DBE OBLIGATIONS: The CONSULTANT agrees to ensure that disadvantaged business enterprises as defined in 49 CFR Part 26 have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with federal funds provided under this AGREEMENT. In this regard, the CONSULTANT shall make all necessary and reasonable steps in accordance with 49 CFR Part 26 to ensure that disadvantaged business enterprises have the maximum opportunity to compete for and perform the contract. CONSULTANT shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of DOT-assisted contracts.

G. STANDARD OF CARE

The standard of care applicable to CONSULTANT's services will be the degree of skill and diligence normally employed by professional engineers or consultants performing the same or similar services. The CONSULTANT will re-perform services not meeting this standard without additional compensation.

H. TERMINATION OF AGREEMENT

1. In the event that the OWNER authorizes the CONSULTANT to proceed to execute the various portions of work called for herein, this AGREEMENT shall be in full force and effect until completion and acceptance of the work by the OWNER.
2. This AGREEMENT may be terminated by either party by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by one party through no fault of the other party. Either party may terminate this AGREEMENT for any reason whatsoever upon 30 days' written notice to the other party.

I. CERTIFICATION OF CONSULTANT

OWNER and the CONSULTANT hereby certify that the CONSULTANT has not been required, directly or indirectly, as an express implied condition in connection with obtaining or carrying out this contract to:

1. Employ or retain, or agree to employ or obtain, any firm or persons.
2. Pay, or agree to pay, to any firm, person, or organization, any fee, contribution, donation, or consideration of any kind.

J. SUCCESSORS AND ASSIGNMENTS

1. OWNER and CONSULTANT each assign themselves, their partners, successors, executors, and administrators to this AGREEMENT.
2. Except as above, neither the OWNER nor the CONSULTANT shall assign, sublet, or transfer their interest or obligation hereunder in the AGREEMENT without the written consent of the other. Any transfer of such rights without written consent shall be void.
3. It is understood by OWNER and the CONSULTANT that the funding agency or other federal agencies, are not a party to this AGREEMENT and will not be responsible for associated costs except as should be agreed upon by OWNER and the agency under a grant agreement for a PROJECT.

K. SEVERABILITY AND SURVIVAL

All express representation, waiver, indemnification, included in this Agreement will survive its completion or termination for any reason. If any of the provisions contained in this Agreement are held for any reason to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision, and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

L. NOTICES

All notices and demands of a legal nature that either party may be required or may desire to serve upon the other party shall be in writing and shall be served upon the other party by personal service, by facsimile transmission, E-Mail followed by mail delivery of the original of the notice, by overnight courier with proof of receipt, or by certified mail, return receipt requested, postage prepaid, addressed as follows:

OWNER	CONSULTANT
City of Goldendale Attn: Sandy Wells, City Administrator 1103 S. Columbus Goldendale, WA 98620 Phone: 509-773-3771 Fax: 509-773-9171 Email: Swells@ci.goldendale.wa.us	**Precision Approach Engineering, Inc.** Attn: Corley McFarland, President 5125 SW Hout Street Corvallis, OR 97333 Phone: 541-754-0043 Fax: 541-754-7649 Email: cmcfarland@preappinc.com

M. ATTORNEY FEES

In the event that this AGREEMENT is in any suit, action, or other enforcement, the prevailing party shall be entitled to recover such sum as the court may adjudge reasonable for attorney's fees, including reasonable attorney's fees for the prevailing party allowed on appeal to a higher court or courts.

N. AUTHORIZE SIGNER

Each person signing this Agreement represents and warrants that he or she is duly authorized and has the legal capacity to execute and deliver this Agreement.

IN WITNESS WHEREOF, OWNER and the CONSULTANT have made and executed this AGREEMENT the day and year first above written.

CITY OF GOLDENDALE

BY: _____

TITLE: _____

DATE: _____

PRECISION APPROACH ENGINEERING, INC.

BY: Corley McFarland

TITLE: President

DATE: 7/14/2026

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TASK ORDER NO. ___
[PROJECT TITLE]
DESIGN AND SERVICES DURING CONSTRUCTION

Included herein is TASK ORDER NO. ___ to the Professional Services Agreement dated _____, 20__, hereinafter called CONTRACT, between CITY OF GOLDENDALE, hereinafter called OWNER, and PRECISION APPROACH ENGINEERING, INC., hereinafter called CONSULTANT.

WHEREAS, the OWNER has defined a PROJECT at Goldendale Municipal Airport and is desirous to seek the assistance of the CONSULTANT in accordance with Section A of the CONTRACT for the PROJECT listed above, and further defined in attached Exhibit A, Scope of Services for Design Engineering Services, and Exhibit B, Scope of Work for Services During Construction.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto do mutually agree as follows:

A. EMPLOYMENT OF CONSULTANT

The OWNER hereby employs the CONSULTANT and the CONSULTANT accepts and agrees to perform the following engineering services to the PROJECT.

1. The OWNER hereby employs the CONSULTANT and the CONSULTANT accepts and agrees to perform the engineering services for the PROJECT as described in **Exhibit A**, Scope of Services, attached.

B. OWNER'S RESPONSIBILITIES

1. The OWNER shall make available to CONSULTANT all technical data in OWNER's possession that contain pertinent information required by CONSULTANT relating to this work.
2. The OWNER shall pay publishing costs for the advertisement of notices, public hearings, requests for bids, and other similar items; pay for all permits and licenses that may be required by local, state, or federal authorities; and secure the necessary land, easements, rights-of-way, required for the project.
3. The OWNER shall provide access to the site as necessary to allow the performance of engineering services.
4. Other OWNER's responsibilities shall be as stated in the Professional Services Agreement.

C. COMPENSATION FOR CONSULTING SERVICES

The OWNER shall pay the CONSULTANT the appropriate fee as complete compensation for all services rendered as herein agreed and as stated in the PROFESSIONAL SERVICES AGREEMENT:

1. The OWNER shall pay the CONSULTANT as complete compensation for the ENGINEERING DESIGN SERVICES set forth in Exhibit A, attached, a fixed fee of _____ Dollars ($_____).

2. The OWNER shall pay the CONSULTANT for the SERVICES DURING CONSTRUCTION set forth in Exhibit B, attached, according to the labor rates shown in Exhibit C agreement and direct nonsalary expenses at actual cost. The maximum estimated total cost for these services is _____ Dollars ($_____).

3. Any amount over the maximum estimated cost for the services as set forth in Exhibit A and Exhibit B because of a scope of work changes will be negotiated and agreed upon between the OWNER and the CONSULTANT in writing prior to beginning of additional work.

4. The OWNER recognizes that the construction schedule is not controlled by the CONSULTANT and that the compensation for services is dependent upon the actual time expended by the OWNER and by the Construction Contractor for construction. If it is agreed by the OWNER and the CONSULTANT that more effort than is budgeted is required to complete the construction work, the maximum estimated fee shown in C-2 above shall be increased accordingly.

5. In the event that the engineering services are required in connection with this project beyond 20___, the Consultant's Hourly Rates shall be adjusted to conform with the CONSULTANT's standard rates as established for the subsequent years.

6. The CONSULTANT's direct nonsalary expenses are defined as the costs incurred on or directly for the PROJECT, other than payroll costs. Such direct nonsalary expenses shall be computed on the basis of actual purchase price for items obtained from commercial sources and on the basis of usual commercial charges for items provided by the CONSULTANT. Direct nonsalary expenses shall include, but not be limited to, necessary transportation costs, including mileage at the current rate per mile allowed by the IRS when automobiles are used and standard rates when aircraft are used, meals and lodging, laboratory tests and analyses, equipment rental, postage, shipping, printing, binding, and copying charges.

"The CONSULTANT shall have the option to charge Construction Observer expenses in lieu of as stated above, as follows:

- Meals and lodging incurred by the Construction Observer(s) will be invoiced as per diem at the current standard rate allowable by the Internal Revenue Service. The Consultant shall

not be required to provide documentation for meals, lodging, and incidental expenses that do not exceed the daily rate."

D. AUTHORIZE SIGNER

Each person signing this Amendment represents and warrants that they are duly authorized and has the legal capacity to execute and deliver this Task Order to Professional Services Agreement.

WITNESSETH that the parties hereto do mutually agree to all mutual covenants and agreements contained within the CONTRACT.

CITY OF GOLDENDALE		**PRECISION APPROACH ENGINEERING, INC.**	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

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PRECISION APPROACH ENGINEERING

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EXHIBIT B

WASHINGTON
2026 STANDARD LABOR RATES

Classification	2026 Rate
ADMIN 1	$97.20
ADMIN 2	$113.40
ADMIN 3	$130.60
ADMIN 4	$145.20
ADMIN 5	$162.20
ADMIN 6	$178.60
TECHNICIAN 1	$130.20
TECHNICIAN 2	$145.20
TECHNICIAN 3	$162.20
TECHNICIAN 4	$181.60
TECHNICIAN 5	$203.20
TECHNICIAN 6	$227.80
TECHNICIAN 7	$253.00
ENGINEER 1	$162.80
ENGINEER 2	$182.80
ENGINEER 3	$199.40
ENGINEER 4	$220.80
ENGINEER 5	$253.00
ENGINEER 6	$287.20
ENGINEER 7	$322.80
ENGINEER 8	$360.40
ENGINEER 9	$403.60

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AGENDA BILL: H2

AGENDA TITLE: Task Order #2026-01 – Phase 1 Culvert Extension Engineering Design

DATE: July 20, 2026

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION_____X____

RESOLUTION_____ OTHER_____

MOTION_____X_____

EXPLANATION:
Please find attached a task order #1 regarding culvert extension engineering design for the Airport Widening Project. The scope of services for task order #1 includes preparing design, plans, specifications, and cost estimates to extend the existing midfield drainage culvert to support future runway safety area and widening of the runway as described in the agreement. Corley McFarland is joining us via zoom if you have any questions.

FISCAL IMPACT:
The City received a grant from the Washington State Department of Transportation in the amount of $71,250.00 with a match of $3,750

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:
I MOVE TO AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH PRECISION APPROACH FOR DESIGNING AND PLANNING FOR AIRPORT IMPROVEMENTS IN THE AMOUNT NOT TO EXCEED $75,000

TASK ORDER NO. 2026-1

RUNWAY 7-25 RSA AND PAVEMENT WIDENING – PHASE 1 – CULVERT EXTENSION ENGINEERING DESIGN

CITY OF GOLDENDALE
GOLDENDALE MUNICIPAL AIRPORT

Included herein is TASK ORDER NO. 2026-1 to the Professional Services Agreement dated _____, 2026, hereinafter called CONTRACT, between City of Goldendale, hereinafter called OWNER, and PRECISION APPROACH ENGINEERING, INC., hereinafter called CONSULTANT.

WHEREAS, the OWNER has defined a PROJECT at Goldendale Municipal Airport and wishes to seek the assistance of the CONSULTANT in accordance with Section A of the CONTRACT for the PROJECT listed above, and further defined in Section A.1, Employment of Consultant.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto do mutually agree as follows:

A. EMPLOYMENT OF CONSULTANT

The OWNER hereby employs the CONSULTANT, and the CONSULTANT accepts and agrees to perform the following engineering services to the PROJECT described below.

1. Prepare design, plans, specifications, and cost estimates to extend the existing midfield drainage culvert to support future Runway Safety Area and widening of the runway as described below:
    - Project administration, project formulation, and Washington Department of Transportation (WSDOT) Aviation Grant support.
    - Update existing Critical Area Wetland Delineation to support project design and future permitting and wetland mitigation.
    - Complete Goldendale Critical Area Site Assessment and Preliminary Wetland Mitigation Planning, to include evaluation of potential off-airport mitigation sites, to support project design and future permitting and wetland mitigation.
    - Limited Topographic Survey as needed to support project design.
    - Evaluate condition of existing drainage culvert and incorporate any required repairs or replacement.
    - Design approximate limits of fill required for future Runway Safety Area and widening of the runway as needed to determine the drainage culvert extension limits.
    - Design drainage culvert extension length, invert elevations, materials, and required structures or fittings to connect to the existing drainage culvert.
    - Develop construction plans and specifications for culvert extension work.
    - Develop a construction cost opinion for culvert extension and associated fill.

Deliverables:

- Critical Area Wetland Delineation Update.
- Goldendale Critical Area Site Assessment and Preliminary Wetland Mitigation Plan.

- Culvert extension design, construction plans, and specifications.
- Drainage culvert extension construction cost opinion and planning level cost opinion for the Runway Safety Area widening and runway widening.

Assumptions:

- Specifications will be based on WSDOT Standard Specifications for Road, Bridge, and Municipal Construction current at the time of design where available and Consultant authored specifications as needed.
- Joint Aquatic Resource Permit Application (JARPA) and Compensatory Wetland Mitigation Plan will be performed under a future phase of work.
- Cultural Resources review has previously been completed and is still valid.
- Construction cost opinion for the culvert extension will be an Association for the Advancement of Cost Engineering (AACE) Level 3 "Budget Authorization". All other cost opinions will be planning level.
- Permitting, compensatory wetland mitigation design and construction, drainage culvert extension design, bidding, and construction, Runway Safety Area (RSA) widening design and construction, and runway widening design and construction are not included in this scope of services and are anticipated to be performed under future phase(s) of work.

B. OWNER'S RESPONSIBILITIES

1. The OWNER shall make available to the CONSULTANT all technical data in OWNER's possession that contain pertinent information required by the CONSULTANT relating to this work.
2. The OWNER shall pay publishing costs for the advertisement of notices, public hearings, and other similar items; pay for all permits and licenses that may be required by local, state, or federal authorities; and secure the necessary land, easements, rights-of-way, required for the project.
3. The OWNER shall provide access to the site as necessary to allow the performance of engineering services.
4. Other OWNER's responsibilities shall be as stated in the Professional Services Agreement.

C. COMPENSATION FOR CONSULTING SERVICES

The OWNER shall pay the CONSULTANT the appropriate fee as complete compensation for all services rendered as herein agreed and as stated in the PROFESSIONAL SERVICES AGREEMENT:

1. The OWNER shall pay the CONSULTANT as complete compensation for the ENGINEERING DESIGN SERVICES set forth in Section A.1, above, according to the labor rates shown in **Exhibit A** agreement and direct nonsalary expenses at actual cost. The maximum estimated total cost for these services is **SEVENTY-FIVE THOUSAND** Dollars **($75,000)**.
2. Any amount over the maximum estimated cost for the services as set forth in Section A.1 because of a scope of work changes will be negotiated and agreed upon between the OWNER and the CONSULTANT in writing prior to the beginning of additional work.

D. AUTHORIZE SIGNER

Each person signing this Amendment represents and warrants that they are duly authorized and has the legal capacity to execute and deliver this Task Order to Professional Services Agreement.

WITNESSETH that the parties hereto do mutually agree to all mutual covenants and agreements contained within the CONTRACT.

CITY OF GOLDENDALE		**PRECISION APPROACH ENGINEERING, INC.**	
By:	_____	By:	Corley McFarland
Title:	_____	Title:	President
Date:	_____	Date:	7/13/2026

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PRECISION APPROACH ENGINEERING

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EXHIBIT A

WASHINGTON
2026 STANDARD LABOR RATES

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AGENDA BILL: **H3**

AGENDA TITLE: **ADU Discussion**

DATE: **July 20, 2026**

ACTION REQUIRED:

ORDINANCE_____ COUNCIL INFORMATION_____X____

RESOLUTION_____ OTHER_____

MOTION_____X_____

EXPLANATION:
There was an email request from Council Member Loren Meagher to pass along to the council regarding ADU discussion. Exhibit A is an email, Exhibit B (9 pages) is the email attachment and Exhibit C (9 pages) gives the council information between a GMA (Growth Management Act) city and a partially planning City. The City of Goldendale is a partially planning city and so is Klickitat County.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

Exhibit A

Sandy Wells

From:	Loren Meagher <cm.meagher5@gmail.com>
Sent:	Tuesday, July 14, 2026 12:16 PM
To:	Dave Jones; Sandy Wells
Subject:	[EXTERNAL] Fwd: A neighborly note on ADUs, and an idea to share the work
Attachments:	ADU Reform Brief for the Gorge - 2026.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please include the email below and brief in the next council meeting packet. This is good information to help everyone be more informed about the decision they make about ADU's as well as potentially foster increased collaboration and partnership.

Loren

---------- Forwarded message ---------
From: **Kate Gorge** <gorgebaf@gmail.com>
Date: Sun, Jul 12, 2026 at 12:00 PM
Subject: A neighborly note on ADUs, and an idea to share the work
To: Kate Gorge <gorgebaf@gmail.com>

Dear neighbors and colleagues around the Gorge,

I'm Kate Bertash. I keep the Open Gorge Public Meetings Archive and cover local government for the Skamania Dispatch, so I spend a good deal of time listening to your meetings. Over the past several months, one subject kept coming up in nearly every room: accessory dwelling units. Stevenson, White Salmon, both counties, Goldendale, and the Gorge Commission are all working through it right now, often on your own and often answering the very same questions.

So I put together the attached brief, and the short version is good news. You are remarkably aligned already, and the research supports the direction you are heading. There is a real chance to make it easier by doing one part together. One county over in Kitsap, a group of small jurisdictions hired a single architect, co-approved the plans, and now hand residents free, permit-ready ADU designs. The Gorge could do the same through a simple interlocal agreement and split one bill instead of paying six times over. The brief lays out the evidence, answers the two objections that usually come up, and points to who to call.

A word on what this is: it is my own independent analysis, built entirely from the public record, and it does not speak for any government or organization. You are the experts on your own communities, so please use, adapt, or share any of it, and tell me where I have something wrong. Getting it right matters more to me than being right.

Mostly, I wanted to say thank you. It is a privilege to sit in on this work, and I am grateful for the chance to give something back to the place we share. I have sent this to the councils, commissions, county offices, and legislators around the Gorge who are weighing these questions, along with Washington Gorge Action

Programs, whose housing work makes them a natural partner. Thank you for all you do to serve this region.

Warmly,

Kate Bertash, MPP (University of Chicago)
Maintainer, Open Gorge Public Meetings Archive
Reporter, Skamania Dispatch, a project of Open Gorge

Exhibit B
pg 1-9

Backyard Homes for the Gorge: You're Already Aligned, and You Don't Have to Do It Alone

A supportive briefing for the city councils, planning commissions, boards of adjustment, and county commissions across Skamania and Klickitat Counties and the Columbia River Gorge working on Accessory Dwelling Unit (ADU) reform.

By Kate Bertash, MPP (University of Chicago) · Maintainer, Open Gorge Public Meetings Archive · July 1, 2026

Draws on peer-reviewed housing research, Washington and Oregon practice, the public-meeting record of Gorge governments, and reporting for the Skamania Dispatch, a project of Open Gorge.

The bottom line, up front: the highest-leverage housing move the Gorge can make right now is to **form a Kitsap-style coalition** and jointly build one shared set of pre-approved ADU plans, rather than have each town pay to reinvent the same work alone. **At least six Gorge governments are rewriting their accessory dwelling unit (ADU) rules at the same time**, and the evidence below shows the reform is sound, legal, and overdue. The costly part is not the policy; it is the setup: engineered plan sets, common code, and compliance review. One peninsula over, the Kitsap Regional Coordinating Council hired a single architect, had every member jurisdiction pre-approve the designs, and now gives residents six free, permit-ready ADU plans; the Gorge can do the same through an interlocal agreement, **splitting one bill instead of paying six times over**. Everything that follows supports that step.

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Open Gorge - 2026
Contact: gorgebaf@gmail.com

The good news, up top

If you've been working on ADU rules this year and it has felt like a lonely, uphill lift, there's some good news:

- **You're not doing this alone.** At least six WA-side Gorge governments are reforming ADU rules right now, almost in lockstep. You're a regional movement, not an outlier.
- **The research is on your side.** The two objections that slow ADU reform, "*they're not really affordable housing*" and "*they'll just become Airbnbs,*" both have reassuring, evidence-based answers.
- **The path is already cleared.** State law spells out a tested model, and your neighbors have already walked it.
- **The expensive parts can be shared.** The costly, one-time work (engineered plan sets, model code, compliance review) is the kind of thing a group of small jurisdictions can pool and pay for once. A regional council one peninsula over already did this, and there are partners ready to help you do the same.

This brief is here to support that work: the evidence, the best practices, and, new in this version, a list of specific peers and partners to call so you can share resources and even share contracts.

What's going on with all of you

You are already remarkably aligned. Here is the regional picture from the public-meeting record. Read it as encouragement, not homework:

Jurisdiction	Where it stands
Skamania County	Reported at Stevenson's June 10 Board of Adjustment to have **removed its ADU proximity limit and to allow ADUs up to 1,000 sq ft**. Skamania County staffs Stevenson's planning, so confirm the current standards with its Lead Land Use Planner, Joshua Neblock (Skamania County Community Development, 509-427-3900), or in county code Title 21.
Klickitat County (BOCC)	Advancing ADUs as an **outright-permitted use** subject to criteria: 924 to 1,296 sq ft, within 200 ft of the principal dwelling, one ADU per unit, recorded covenant, **no short-term-rental use**. STR monitoring handled separately.
Stevenson	Board of Adjustment (6/10) and City Council (6/18) both flagged **SMC 17.40.040's 40-ft proximity cap as out of step with state law**; Council directed a rewrite toward the

Jurisdiction	Where it stands
	state model. A 7/9 retreat was set to finalize ADU and STR direction.
Goldendale	ADU ordinance **nearing completion** (ordinance committee finalizing); separately weighing a **full GMA opt-in**.
White Salmon	Planning Commission reviewing ADU and STR policy; exploring a **library of about 16 pre-approved building plans**; fixing an STR "30% rule" quirk; citywide STRs around 5% against a 10% cap.
Gorge Commission (CRGC)	ADUs currently **not allowed in the National Scenic Area**; Economic Vitality Committee has requested a **working group to allow them**; chair urged separating ADUs from STR fears amid an acknowledged housing crisis.

Six governments, one direction. That is not a coincidence. It is a shared response to a shared housing crunch, and it is the strongest argument you have that the reform is sound. It is also the foundation for sharing the work, which the last two sections lay out.

Why the research is on your side

Two questions come up in almost every ADU discussion. Both have good answers, so if they surface at your next hearing, you'll be ready.

"Aren't ADUs just money-makers, not affordable housing?"

At Stevenson's June 10 Board of Adjustment, a member put their worries directly: "*ADUs do not give you more affordable housing. They act as money makers... he's not going to rent it for $600 a month.*"

The honest answer has two halves. The premise is partly right. Most ADUs are not deed-restricted, below-market units, owners tend to be higher-income, and a new backyard studio won't rent for $600. Nobody should promise it will. (Stevenson's own comp plan never did; it lists ADUs under the goal of "*a range of residential land uses, housing sizes, types, price ranges,*" meaning housing diversity and supply.)

But the conclusion is wrong. Housing markets clear in chains, not single transactions. This is the filtering effect, one of the better-documented findings in housing economics:

- Evan Mast's study across 12 metros (Upjohn WP 19-307, 2019; *Journal of Urban Economics*, 2021) found that about **100 new market-rate units open up roughly 70 units in lower-income neighborhoods within five years**; by the third move the chain reaches households at about **60% of area median income**.

- A homeowner who builds an ADU for an adult child or aging parent does two good things at once: it **adds a home** and **removes a household from the competition for every other rental in town.** It loosens the market twice over, even though it never appears as a below-market listing. (In California, roughly 16 to 18% of new ADUs are given to family or friends at no cost.)
- The literature review by Been, Gould Ellen, and O'Regan, "*Supply Skepticism Revisited,*" confirms that new supply improves affordability while being honest about the limits.

Keeping it honest: filtering is gradual and partial (about 70%, over years, reaching roughly 60% AMI, not the very poorest), and Mast studied apartment buildings, so applying the logic to single backyard units is a reasonable extension rather than a study of ADUs specifically. Fair enough. But the real question is not whether every ADU will house a low-income family. It is whether, during a shortage, we should keep rules that stop willing homeowners from adding homes at all. A unit that houses a teacher, a returning grad, or grandma is a win even without a subsidy.

"Won't ADUs just become short-term rentals?"

This is the fear that most often stalls reform, and the Gorge Commission's chair already gave the right frame: **separate ADUs from STR fears.** They are different questions, and the data says the fear is small in fact:

- **Terner Center / CCI, statewide California ADU survey (2021):** only about **8% of ADUs are short-term rentals**, meaning roughly **92% are long-term housing or owner and family use**.
- **Florida Housing Action Lab, six jurisdictions:** only about **3% of permitted ADUs had an active STR listing**. The data "*does not support the idea that permitted ADUs are being converted en masse into short-term rental businesses.*"

You can permit ADUs and still control short-term rentals; the two are separable. But be deliberate about how hard you clamp down, because the fear itself is a barrier. Neighbor anxiety about Airbnbs is a documented reason jurisdictions pile on restrictions that end up suppressing ADUs of every kind, which is self-defeating if the goal is housing.

The restriction also carries a cost that is easy to miss. Rental income is one of the main reasons homeowners build an ADU, and lenders and appraisers increasingly count that income when they underwrite the project (FHA, Fannie Mae, and Freddie Mac all updated their rules recently to do so). Narrowing an ADU's allowed uses narrows income potential and appraised value, which can weaken both the financing case and an owner's willingness to build. In a tourism market like the Gorge, a blanket ban on short-term use is not a free guardrail; it can quietly shrink the supply you're trying to grow.

So match the tool to the goal. If housing supply is the priority, prefer the lightest handling that addresses the real concern: register and cap short-term rentals citywide,

applied to all units rather than singled out to ADUs (as White Salmon, Klickitat, and Goldendale are each doing on their own track), or tie short-term use to a primary-residence rule, which state law still allows even though it bars that condition on long-term ADUs. A recorded no-STR covenant, like the one in Klickitat County's draft, sits at the heavy end of that range; it is defensible, but weigh it against the ADUs it may cost. And keep perspective: even if a few ADUs become short-term rentals, the housing and market-loosening benefits still land, and the numbers stay small.

The path is already cleared

Washington's **HB 1337 (2023)** rewrote the state's ADU rules (codified at **RCW 36.70A.680–.681**) and prohibited the very barriers now under debate. It gives you a tested, defensible model to borrow:

Provision	The state model
Owner-occupancy	May **not** require the owner to live on-site.
Number	Must allow **two ADUs** per lot (in specified configurations).
Size	May **not** cap ADU floor area **below 1,000 sq ft**.
Proximity / siting	Setback, yard-coverage, tree-retention, aesthetic, and design-review standards may **not** be more restrictive than for the principal unit. *(This is why a "must be within 40 ft" rule is a problem.)*
Parking	**No** requirement within a half-mile of a major transit stop; one space or fewer on lots under 6,000 sq ft; two or fewer on larger lots.
Conversions	Must allow converting existing structures such as a detached garage, even if nonconforming.
Impact fees	Capped at **50%** of the fee on the principal unit.

Know where you stand. This is empowering, not limiting:

- HB 1337's mandates bind jurisdictions fully planning under GMA, within urban growth areas. **Skamania and Klickitat are partially planning counties**, so for most of you HB 1337 is **not a legal command** today. It is a well-lit path you can choose. (Opting into full GMA, as Goldendale is weighing, attaches the mandates and unlocks impact-fee authority.)
- **Partial-planning status is a feature.** It gives you latitude to tailor, such as Klickitat's no-STR covenant, which a fully-planning city could not add. Take the good parts of the state model and adapt the rest.

- **Inside the National Scenic Area, the binding layer is the Gorge Commission's Management Plan**, not HB 1337. That is why the Commission's own committee is the right venue for ADUs on NSA land.

What good ADU code looks like (a starter checklist)

Drawn from RCW 36.70A.681 and Klickitat County's draft:

- **Permit ADUs outright** with objective criteria, not by discretionary conditional-use permit.
- **No owner-occupancy requirement,** or a light-touch one at most.
- **Drop distance-from-primary-unit caps.** Let siting follow septic, water, slope, habitat, and defensible space.
- **Allow at least 1,000 sq ft;** allow garage and outbuilding conversions.
- **Right-size parking:** none near transit or downtown, at most one space otherwise.
- **Handle STRs on their own track, matched to your goal.** Citywide registration and caps, applied to all units rather than singled out to ADUs, protect housing supply better than a blanket ADU short-term-rental ban, which can dampen ADU financing and production.
- **Offer pre-approved plan sets** so homeowners can skip custom design review (see the sharing section below).
- **Keep the guardrails that matter:** critical-areas and habitat review, septic and water adequacy, wildfire and WUI standards, and Scenic Area review where applicable. Reform removes the arbitrary barriers, not the environmental ones. The Schade variance in Stevenson, where a homeowner sited an ADU to reuse an RV pad, avoid a water resource, and save a mature Oregon white oak, shows the system working on the real constraints once the arbitrary 40-ft rule is set aside.

You don't have to build it alone: share the work & the costs

The single biggest cost of an ADU program is setup, and setup gets much cheaper when a group of small jurisdictions pays for it once instead of six times over. You already know how to do this. The Gorge routinely runs shared services through interlocal agreements: Klickitat County's Adult Probation Services is cost-shared across Bingen, White Salmon, and others on a proportional basis. The same mechanism, an interlocal agreement under **RCW 39.34**, works for ADUs.

This has been proven for ADUs specifically, one peninsula over. The **Kitsap Regional Coordinating Council (KRCC)**, a council of governments much like the one our region could convene, ran a shared pre-approved ADU plan program with all of Kitsap's jurisdictions (Bainbridge Island, Bremerton, Port Orchard, Poulsbo, and the county). KRCC hired one architect (Artisans Group, through a qualifications-based selection), each jurisdiction pre-approved the sets, and the result is **6 free, reusable,**

permit-ready plans, 480 to 1,000 sq ft, that any resident can build from. One design-and-engineering contract, every town benefits. That is the model to copy.

What's worth sharing across the Gorge:

- **A regional pre-approved ADU plan library.** White Salmon is already exploring about 16 pre-approved plans, and its own stated sticking point is "*how to fund the initial engineering and review costs for the first adopters.*" That is the cost to split. Co-fund one library, or adopt White Salmon's once it is vetted, and a homeowner can pick an already-engineered, code-checked plan and skip custom review. One engineering bill, many towns.
- **Common code language.** Start from a shared model (Klickitat's draft plus the RCW 36.70A.681 template and MRSC or AARP model code) and tailor locally. Draft once. Consistent rules across the Gorge also help builders who work in more than one town.
- **Shared plan-check and compliance review.** No small town needs its own full-time ADU specialist. An interlocal agreement to share a circuit-riding planner, or to jointly contract plan-check capacity, spreads a cost none of you can carry alone, just as with probation services.
- **A common homeowner toolkit:** one plain-language guide, permit checklist, and cost worksheet, branded per jurisdiction.
- **Shared or piggybacked contracts.** Under RCW 39.34, jurisdictions can use each other's competitively-bid contracts. You could piggyback on an existing plan-set contract, or run one qualifications-based selection for the whole region (the KRCC approach).

How to convene and fund it: the **CRGC Economic Vitality Committee's** proposed ADU working group is a potential home, and **MCEDD** (Mid-Columbia Economic Development District) is the obvious regional convener and potential fiscal agent. A joint, multi-jurisdiction effort is also far more competitive for **state Department of Commerce middle-housing and ADU planning grants**, which turns a shared cost into a shared grant application.

Who to call: peers and partners

You don't have to invent any of this. Here are specific places to reach out to for plans, code, best practices, and, where it fits, shared or reusable contracts.

The regional model to copy (call first):

- **Kitsap Regional Coordinating Council (KRCC).** The proof-of-concept for a regional pre-approved ADU program: one architect contract, shared across all member jurisdictions, free reusable plans. Ask how they structured the interlocal cost-share and the qualifications-based architect selection (Artisans Group). The finished plan sets live at Kitsap County.

- **Puget Sound Regional Council (PSRC).** Published a ready-made "*Streamlining Housing with Pre-Approved ADU Plans*" toolbox resource; another regional body that packaged the how-to.

Washington peers with programs to borrow from:

- **Seattle.** The "ADUniverse" pre-approved DADU program (permits in roughly two to six weeks), a mature model with a public plan gallery.
- **Tacoma.** Pre-approved DADU plans, with four base models plus roof and siding options.
- **Bainbridge Island, Bremerton, Port Orchard, Poulsbo.** The KRCC member jurisdictions now using the shared plans, useful for how small cities adopted and reviewed them.

Oregon Gorge neighbors, natural bi-state partners to build with:

- **Hood River (city and county), The Dalles, Cascade Locks, Mosier.** Directly across the river, same housing market, same Gorge Commission. Good candidates to jointly develop a bi-state plan library or share review capacity. (No pre-approved programs found yet, which is an opening to build one together.)

Oregon programs to borrow from:

- **Portland.** Free pre-approved ADU plans (four options) plus development-fee waivers.
- **Bend.** Pre-approved plans delivered through a Chamber of Commerce partnership, a public-private funding model a resource-strapped town could emulate.
- **Eugene and Salem.** Additional pre-approved ADU programs.

Ready-made model code and technical assistance (mostly free):

- **MRSC (Municipal Research and Services Center of Washington).** Washington-specific ADU code examples and model ordinance recommendations, the first stop for any WA local government.
- **AARP.** The *ADU Model State Act and Local Ordinance* (with the American Planning Association) and free homeowner ADU guides. AARP actively supports local ADU efforts.
- **Casita Coalition.** A national ADU nonprofit that has published best-practice guidelines for pre-reviewed and pre-approved ADU plan programs and hosts technical webinars.
- **WA Dept. of Commerce.** ADU guidance, model code, and planning grants. Commerce actively encourages pre-approved-plan programs (Kirkland and Bellevue are among the cities standing them up), so getting ahead of it collaboratively is smart.

Sources

Local record (Open Gorge Public Meetings Archive): Stevenson Board of Adjustment, June 10, 2026 (VAR-2026-002; the "money makers" exchange); Stevenson City Council, June 18, 2026 (SMC 17.40.040 direction); Klickitat County BOCC, June 15, 2026 staff report (draft ADU ordinance); Goldendale City Council (ADU ordinance committee); White Salmon Planning Commission, March 11, 2026 (pre-approved building-plans program; about 16 plans; "first adopter" engineering and review funding concern) and June 24, 2026 (STR review); Columbia River Gorge Commission Economic Vitality Committee (ADU working-group request; housing-crisis framing); interlocal cost-sharing precedent, Klickitat County Adult Probation Services ILA (proportional-share model, 2026).

State law: RCW 36.70A.681, RCW 36.70A.680 (HB 1337, 2023); Interlocal Cooperation Act, RCW 39.34; WA Dept. of Commerce ADU page; MRSC, Major Changes to Washington's Housing Laws.

Evidence that ADUs are housing, not hotels: Terner Center / CCI, California statewide ADU owner survey (2021); Florida Housing Action Lab (Wis Benoit).

Rental income, restrictions, and financing: Terner Center research on why homeowners build ADUs (rental income as a leading motivation); recent ADU rental-income underwriting updates from FHA (via NAHB), Fannie Mae Selling Guide B3-3.8-01, and Freddie Mac (ADU fact sheet), which let lenders count a share of ADU rental income toward mortgage qualification. On owner-occupancy and rental restrictions as a "poison pill" that suppresses ADU production, see Terner Center ADU research.

Evidence on filtering, supply, and affordability: Evan Mast, *The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market* (Upjohn WP 19-307, 2019; *Journal of Urban Economics*, 2021); California YIMBY, "Movin' On Up"; Minneapolis Fed, "How new apartments create opportunities for all" (2024); Been, Gould Ellen, and O'Regan, "*Supply Skepticism Revisited,*" *Housing Policy Debate*.

The skeptic case (presented fairly): South Bay Cities Council of Governments (SBCCOG) ADU owner survey (45% rented, 20% relative or friend at no cost, 14% other, 26% not renting; rents $600 to $4,500, average $1,834); Zelda Bronstein, "Are ADUs affordable housing?" *48hills* (Jan. 2022).

Peers, model code, and shared-program partners: Kitsap Regional Coordinating Council, Pre-Approved ADU and Kitsap County DCD; PSRC, Streamlining Housing with Pre-Approved ADU Plans; Seattle ADUniverse; Tacoma pre-approved DADU plans; Portland pre-approved ADU plans; City of Bend pre-approved ADUs; MRSC, Guidance for ADUs in Washington; AARP, ADU Model State Act and Local Ordinance; Casita Coalition, Guidebooks & Resources; MCEDD.

About this brief. Kate Bertash holds a Master of Public Policy from the University of Chicago and maintains the Open Gorge Public Meetings Archive, the primary-source record behind every local citation above. She also reports for the *Skamania Dispatch*, a civic-affairs project of Open Gorge covering local government meetings. This brief is offered as independent, evidence-based analysis and a shared resource for jurisdictions already pursuing ADU reform; it does not speak for any government or organization.

Note on attribution: Quotes from meetings with speaker-unlabeled captions are attributed to the body, not named individuals, consistent with archive provenance rules.

Open Gorge - 2026
Contact: gorgebaf@gmail.com

Exhibit C
1-9

Partially Planning Cities and Counties in Washington State

In Washington, **partially planning jurisdictions** are counties and cities that do **not** meet the Growth Management Act (GMA) population and growth rate thresholds and have **not** chosen to fully plan under the GMA. This means they have **fewer GMA requirements** than fully planning jurisdictions.

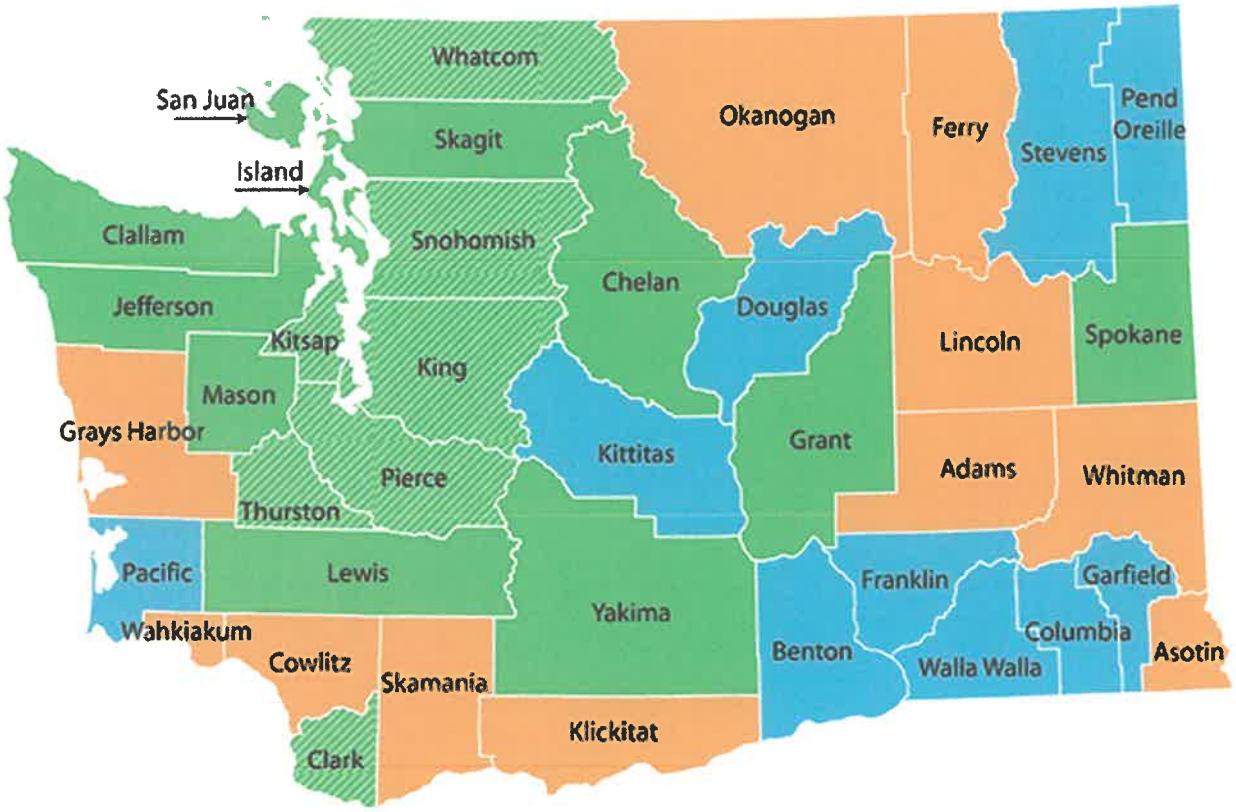
Who is Partially Planning

As of the latest update, there are **11 partially planning counties**:
Adams, Asotin, Cowlitz, Ferry, Grays Harbor, Klickitat, Lincoln, Okanogan, Skamania, Wahkiakum, and Whitman Cities within these counties that are not fully planning are also considered partially planning

Key Differences from Fully Planning Jurisdictions

- **Fewer statutory requirements**: Partially planning jurisdictions are not required to adopt a GMA-compliant comprehensive plan or meet all GMA development regulation updates
- **Plan adoption**: Many partially planning counties and cities have adopted plans under the **Planning Enabling Act** (or other enabling statutes) rather than the GMA. These plans must still be consistent with any updated GMA regulations.

- **Regulatory updates**: Even without full GMA requirements, they must still review and update development regulations to reflect current conditions and any GMA changes since their last update



Fully planning (required)

Also subject to "buildable lands" program

Fully planning (voluntary)

Partially planning (critical areas/natural resources only)

MRSC
Empowering local governments

Accessory Dwelling Units (ADUs)

This page provides an overview of accessory dwelling units (ADUs) for cities and counties in Washington State, including legal requirements and examples of city and county codes.

On this Page [hide]

What Is an Accessory Dwelling Unit?

Statutory Requirements for ADUs in Washington State

Examples of ADU Codes in Washington State

Examples of ADU Programs Outside Washington State

Short-Term Rental of ADUs and Enforcement

Recommended Resources

What Is an Accessory Dwelling Unit?

An accessory dwelling unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single-family home.

An ADU has all the basic facilities needed for day-to-day living independent of the main home, including a kitchen, sleeping area, and a bathroom. As the term "accessory" implies, ADUs are generally defined to be smaller in size and prominence than the main residence on the lot. Some definitions include specific size limits, and a location that is not readily visible from the street.

In theory, an ADU may be created as a separate unit within an existing home (such as in an attic or basement), an addition to the home (such as a separate

apartment unit with separate entrance), or in a separate structure on the lot (such as a converted garage). See the examples shown below.

ADUs are sometimes called "mother-in-law apartments" or "granny flats," because they are often used to house extended family. Other codes use terms such as "accessory apartment," "accessory living unit," or "secondary unit," have a similar meaning.

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

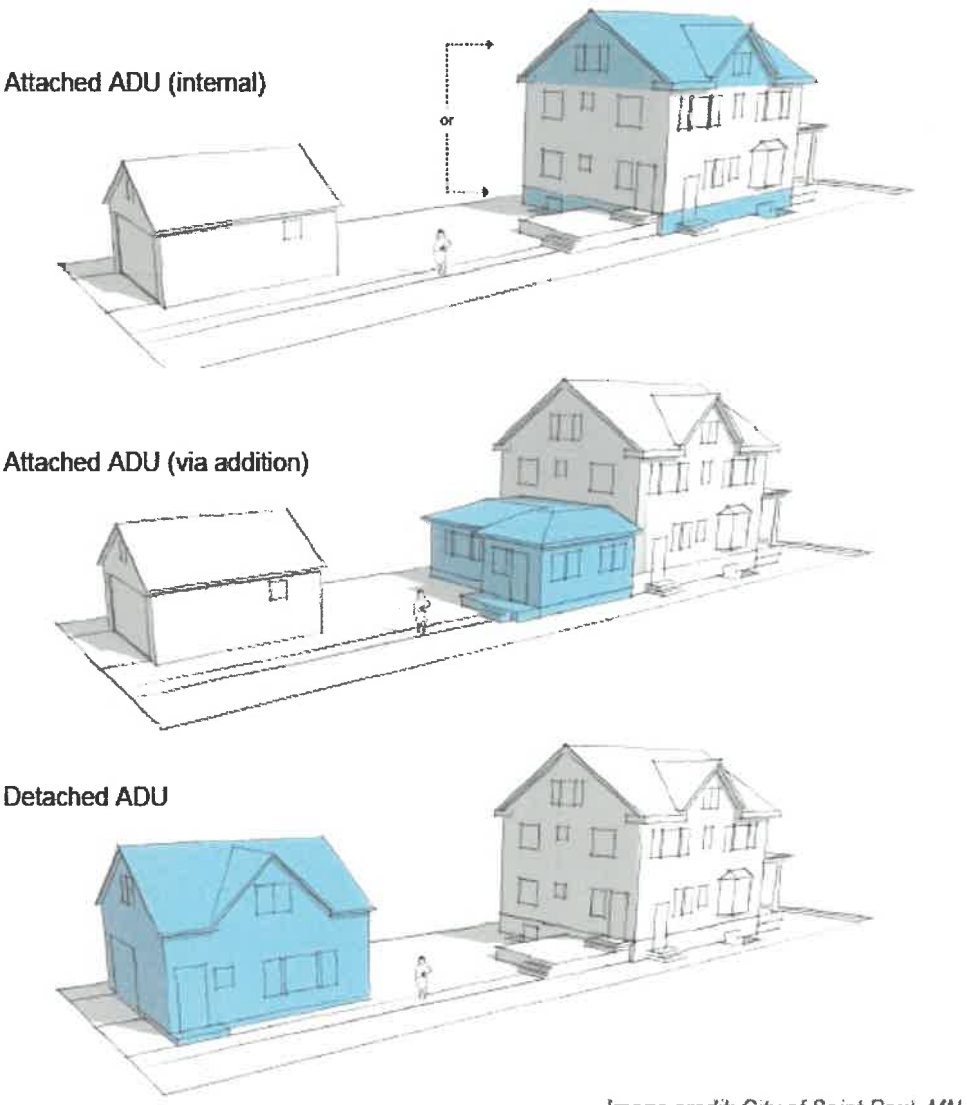


Image credit: City of Saint Paul, MN

Statutory Requirements for ADUs in Washington State

State law (RCW 36.70A.680 and 36.70A.681) requires all local governments planning under the Growth Management Act (GMA), regardless of population and including counties (unincorporated urban growth areas) as

well as cities, to revise their regulations as needed to conform, at the same time as their periodic update due date (extended to December 31, 2026, for jurisdictions with updates due June 30, 2026), with the following requirements:

- **Minimum number of ADUs per lot**: Two ADUs per lot must be allowed in all GMA urban growth areas, in addition to the principal unit, for lots that meet the minimum lot size required for the principal housing unit. Local regulations must permit ADUs to be attached, detached, or a combination. In addition, a conversion of an existing structure, such as a detached garage, must be allowed.
- **Maximum ADU size standard**: Local governments may not require ADUs to be smaller than 1,000 gross square feet in size.
- **Dimensional standards**: A local government may not impose setback requirements, yard coverage limits, tree retention mandates, or restrictions on entry door location that are more restrictive than those required for the principal unit.
- **Street improvements**: A local government may not require street improvements as a condition of permitting accessory dwelling units.
- **Owner occupancy**: A local government may not require owner occupancy for a principal unit or ADUs.
- **Condominium sales**: Local governments may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.
- **Design review**: Local governments may not impose aesthetic standards or requirements for design review that are more restrictive for ADUs than those for principal units.
- **Required parking**: There are restrictions on how much on-site parking can be required, with a sliding scale for smaller-sized lots. No on-site parking standards may be applied to ADUs located within a half-mile of a major transit stop. State law prohibits parking requirements for residences under 1,200 square feet in cities over 30,000 and repeals prior parking limits in RCW 36.70A.620. Parking requirements for all residential development, including ADUs, are prohibited in station areas (areas within walking distance of rail stations, commuter rail, and bus rapid transit stops) (RCW 36.70A.030 and RCW 36.70A.070). Parking regulations must also comply with 36.70A.622.

the supply of accessible and affordable housing.

- **Enumclaw** Municipal Code Sec. 19.34.050 – Allows ADUs on lots of any size.
- **Lake Stevens** Municipal Code Sec. 14.44.045 – Requires minimum size of 250 square feet for ADUs.
- **Moses Lake** Municipal Code Sec. 15.415.010 – Short-term rentals of ADUs is prohibited.
- **Port Townsend** Municipal Code Sec. 17.16.020(C) – ADUs may be configured as duplex structures when detached from primary residence. Chapter 17.58 allows tiny homes on wheels as detached ADUs.
- **Snohomish County** Code Sec. 30.28.010 – Maximum floor area for ADUs is 1,200 square feet.
- Tukwila Ordinance No. 2731 (2024) – Attached ADUs may occupy up to 40% of the square footage of the principal unit or 1,000 square feet, whichever is greater.

Examples of ADU Programs Outside Washington State

Below are examples of innovative ADU programs outside of Washington State that have been successful at expanding ADU development by focusing on removing zoning and permitting barriers, reducing fees/waivers for ADUs, or other strategies.

- **Portland, OR:** Accessory Dwelling Units – Comprehensive information on Portland's successful program.
- **Santa Cruz, CA:** Accessory Dwelling Units – Detailed description of regulations of various types of ADUs, including "statewide exempt" ADUs that are subject to only a limited set of development standards.
- **Vancouver, BC:** Laneway Housing – Part of overall program offering housing options in lower density areas.

Short-Term Rental of ADUs and Enforcement

In recent years, ADUs have been increasingly used as short-term rentals (STRs) on online platforms such as Airbnb and VRBO. This use of ADUs and other types of housing, has a negative impact on the affordable housing supply in cities. Some cities, such as Poulsbo, do not permit the use of ADUs

as STRs. Others, such as Langley, limit the amount of STR permits approved for ADUs.

For more information, see the short-term rental regulation section on MRSC's page on Affordable Housing Techniques and Incentives.

Enforcement of STR Regulations

Enforcing STR regulations can be challenging because it is difficult for cities to determine how many or which ADUs are being offered as STRs on online rental platforms. As such, technology is playing a growing role in local enforcement of STR rules. Many cities, including Madison, Wisconsin and Charleston, South Carolina, are starting to use third party technology companies to monitor and report on STRs. Some large cities, such as Seattle and Los Angeles, have had the benefit of collaborating with Airbnb on enforcement (see *Los Angeles Magazine* article (2020)).

Examples of Short-Term Rental of ADUs and Enforcement

- **Bellingham** Municipal Code Sec. 20.10.037(B)(5)(c) – STRs are not permitted in detached ADUs in residential single general use type areas, unless citywide housing vacancy rate reaches 4% or higher, then the city council shall review whether STRs should be allowed in these areas.
- **Chelan County** Code Sec. 11.88.290 – Defines three tiers of STRs and limits them to a maximum share of the housing stock in residential zoning districts within specific subareas.
- **Langley** Municipal Code Sec. 5.40.030(F) – Limits the maximum number of ADUs, attached or detached, used as short-term rentals to 30.
- **Poulsbo** Municipal Code Sec. 18.70.070(A)(3)(g) – Does not permit the use of ADUs as short-term rentals. ADUs must be rented for a minimum of 90 days or more.

Recommended Resources

- **WA Department of Commerce** Accessory Dwelling Units (ADUs) – See "Resources for local governments" for detailed guidance, fact sheets, checklists, and recorded webinars
- AccessoryDwellings.org – Portland,OR-based website maintained by volunteers provides current ADU news, articles, project examples, and other resources.

- **Urban Land Institute:** Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle, and Vancouver (2018) – Study examining best practices from Portland (OR), Seattle, and Vancouver, BC.

Last Modified: June 29, 2026

Disclaimer: MRSC is a statewide resource that provides general legal and policy guidance to support local government entities in Washington State pursuant to chapter 43.110 RCW. MRSC website content is for informational purposes only and is not intended as legal advice, nor as a substitute for the legal advice of an attorney. You should contact your own legal counsel if you have a question regarding your legal rights or any other legal issue.

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AGENDA BILL: J1

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

DATE: July 20, 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 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 20, 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. Attached is the redlined version with the changes from the 1st reading and the final draft review for the 2nd reading. 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 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 is 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~~ An ~~a~~additional address is required~~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:

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 is 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. An additional address is required; 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 20, 2026

Dave Jones
Mayor

ATTEST:

Shelly Enderby
Clerk-Treasurer

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION:
EFFECTIVE: