

AGENDA BILL: 11

AGENDA TITLE: BIBLE BAPTIST CHURCH REZONE

DATE: AUGUST 16, 2021

ACTION REQUIRED:

ORDINANCE X

COUNCIL INFORMATION X

RESOLUTION _____

OTHER _____

MOTION X

EXPLANATION:

The Bible Baptist Church along with developer Nam Sun Whitner wish to move three single wide mobile homes (already completed) on the west end of their property. The property is currently zoned general commercial. Residential uses in the a general commercial zone must meet our three zoning development standards, which requires a minimum lot size of 7500 square feet. In this case the developer wishes to create three 6000 square foot lots (which is allowed in our R2 zoning). This request is simply to remove three mobile homes and replace them with three new duplexes.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO ADOPT ORDINANCE NO. 1508 BY APPLICANT BIBLE BAPTIST CHURCH TO REZONE FROM GENERAL COMMERCIAL C-2 TO TWO FAMILY RESIDENTIAL R2 WAIVING THE SECOND READING.

**CITY OF GOLDENDALE
GOLDENDALE, WASHINGTON**

ORDINANCE NO.

**IN THE MATTER OF MAP/ZONE CHANGE REQUEST PURSUANT TO CHAPTER
17.66.020 OF THE GOLDENDALE MUNICIPAL CODE**

APPLICANT: Bible Baptist Church Rezone 21-01

WHEREAS, following a public hearing on July 28, 2021 the Planning Commission of the City of Goldendale made its report, findings of fact, conclusions and recommendations to the City Council in the matter of the Map/Zone Change Request by the Bible Baptist Church, and they recommended that appropriate map/zone changes from General Commercial (C-2) to Two-Family Residential District (R-2) be granted, and

WHEREAS, the notice of the public hearing before the Planning Commission on Map/Zone Change was published in the Goldendale Sentinel on July 14 and July 21, 2021, notice of such public hearing was posted on the property, on March 21, 2019 and mailed to the applicant on July 12, 2021 and landowners within 300 feet of the boundary of the property on July 13, 2021 and

WHEREAS, the City Council finds that the rezone is in the public interest and is consistent with the rezone criteria contained in the Goldendale Municipal Code and as required by Washington law, and

WHEREAS, the City Council hereby adopts the recommendation of the Planning Commission, and incorporates by reference as fully as if herein set forth the Planning Commission's findings of fact and conclusions,

WHEREAS, the City Council, at its meeting dated August 16, 2021 approved and accepted the recommendation of the Planning Commission to grant the request for a map/zone changed from General Commercial (C-2) to Two-Family Residential (R-2), and finding that the recommendation of the Planning Commission should be adopted, and

NOW, THEREFORE, the City Council of the City of Goldendale does ordain as follows:

The hereinafter described real property is hereby rezoned from General Commercial (C-2) to Two-Family Residential (R-2):

See Exhibit A Legal Description

Portions of Block 7 Hopkins Addition, Tax Parcel Nos. 04162061070800 and 04162061070100

The City Administrator or his designee is hereby authorized and directed to amend the "Official Zoning Map of the City of Goldendale" maintained pursuant to GMC § 17.02.030 to reflect said change.

EFFECTIVE DATE: This ordinance shall take effect five days after its publication.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GOLDENDALE, WASHINGTON, THIS 16TH DAY OF AUGUST, 2021.

Michael Canon, Mayor

ATTEST:

Connie Byers, Clerk-Treasurer

Whitner Re-Zone Legal Description

Beginning at the intersection of the Centerline of Nesbit Street and the East line of Block 8 of Hopkins Addition to Goldendale extended south; thence East along said Centerline of Nesbit Street 66.00' to the intersection of said Nesbit Street Centerline and the West line of Block 7 of said Hopkins Addition extended south; thence $N00^{\circ}26'56''E$ 78.00' along said west line of Block 7 of Hopkins Addition; thence $N89^{\circ}51'03''E$ 75.00'; thence $N00^{\circ}26'56''E$ 80.01'; thence $N89^{\circ}50'56''E$ 30.00'; thence $N00^{\circ}26'56''E$ 148.02' to the Centerline of Putman Street; thence west along said Centerline of Putman Street to the intersection of said Putman Street Centerline and the East line of Block 8 of Hopkins Addition extended North; thence South along said East line of Block 8, Hopkins Addition to the True Point of Beginning.

PLANNING COMMISSION
CITY OF GOLDENDALE

In the Matter of the Application of)	Rezone Application 21-01
BIBLE BAPTIST CHURCH)	
FOR A REZONE)	
Pursuant to 17.66.020)	Report, Findings of Fact,
Goldendale Municipal Code)	Conclusions and Recommendation

THIS MATTER having come on regularly for hearing before the Planning Commission of the City of Goldendale on July 28, 2021, upon the application of Bible Baptist Church, for a change of zoning pursuant to Chapter 17.66 of the Goldendale Municipal Code requesting a zoning change from General Commercial (C-2) to Two-Family Residential (R-2) ; the Planning Commission having considered all the files, records, exhibits and reports herein; now, therefore, the Planning Commission of the City of Goldendale hereby makes the following Report, Findings of Fact, Conclusions and Recommendation to the City Council:

Findings of Fact

1. The property for which the reconsideration of zoning change is requested is described as follows:

See Attached Exhibit A Legal Description

Portions of Block 7 Hopkins Addition, Tax Parcel #'s 04162061070800 and 04162061070100

2. The site is currently zoned General Commercial (C-2). The area to the west is zoned Two-Family Residential (R-2) and the property to the north south and east is zoned General Commercial (C-2).
3. The property used to have three single-wide mobile homes located there but have been recently removed from the site. The site is currently vacant land.
4. A SEPA checklist was filed and a Determination of Non-significance was issued on June 4, 2021. No comments have been received.
5. The Land Use designation for the area surrounding this property is Medium-density Residential and Commercial.
6. No additional infrastructure is required due to this request for rezoning.

7. The applicant, Bible Baptist Church, and represented by Jesse Garner, testified that they wish to construct three new two-family duplex units on 6,000 square feet lots, which is similar to the lot sizes in the immediate area of Hopkins Addition.
8. The applicant noted that the operative commercial zoning designates that a residential use must comply with the R-3 zoning development standards, which allows a minimum lot size of 7,500 square feet. In this case, the developer wishes to build on 6,000 square feet lots (which is allowed on a R-2 zoning), thus the reason for the zone change request.
9. This zone change request is required in order for the City to sign the short plat proposed for this property
10. The applicant has shown the change in zoning conforms with the Comprehensive Plan and is in the public's best interest.
11. The applicant has supported its request with a site plan showing the existing development and its relationship to surrounding uses.
12. Any Findings of Fact deemed to be a Conclusion of Law is hereby adopted as such.

BASED UPON THE FOREGOING FINDINGS OF FACT, the Planning Commission of the City of Goldendale makes the following:

Conclusions of Law

1. The Planning Commission of the City of Goldendale has jurisdiction to report and make findings and conclusions and a recommendation to the City Council regarding the application for a change of zoning.
2. The subject property is currently zoned General Commercial (C-2)
3. Granting the reconsideration of the zoning would be in the best interest of the community. Thus, the public health, safety, welfare and convenience would be best served by a change of the zoning from General Commercial (C-2) to Two-Family Residential (R-2).
4. Granting the map change/amendment request conforms with the Comprehensive Plan and is in the public's best interest.
5. Granting the map change request is supported by a site plan showing the existing development and its relationship to surrounding uses.

6. Granting the map change request is not considered a “spot zone” because it is not contrary to public health safety or welfare, it does not confer a discriminatory benefit upon the applicant to the detriment of other owners who were not treated so favorably and it is not in conflict with the comprehensive plan.
7. The map change/amendment request application by the Bible Baptist Church should be granted.
8. Any Conclusions of Law deemed to be a Finding of Fact is hereby adopted as such.

BASED UPON THE FOREGOING FINDINGS OF FACT AND CONCLUSION OF LAW, the Planning Commission of the City of Goldendale hereby makes the following Recommendation to the City Council:

Recommendation

The Planning Commission recommends that the Council make the appropriate map change requested by the applicant to rezone the subject property from General Commercial (C-2) to Two-Family Residential (R-2) be granted.

ADOPTED AND APPROVED THIS 16th day of August 2021.

PLANNING COMMISSION

Chairman

Member

Member

ATTACHMENTS: Staff Review

Whitner Re-Zone Legal Description

Beginning at the intersection of the Centerline of Nesbit Street and the East line of Block 8 of Hopkins Addition to Goldendale extended south; thence East along said Centerline of Nesbit Street 66.00' to the intersection of said Nesbit Street Centerline and the West line of Block 7 of said Hopkins Addition extended south; thence $N00^{\circ}26'56''E$ 78.00' along said west line of Block 7 of Hopkins Addition; thence $N89^{\circ}51'03''E$ 75.00'; thence $N00^{\circ}26'56''E$ 80.01'; thence $N89^{\circ}50'56''E$ 30.00'; thence $N00^{\circ}26'56''E$ 148.02' to the Centerline of Putman Street; thence west along said Centerline of Putman Street to the intersection of said Putman Street Centerline and the East line of Block 8 of Hopkins Addition extended North; thence South along said East line of Block 8, Hopkins Addition to the True Point of Beginning.

CITY OF GOLDENDALE, WA.
SHORT PLAT NO. G-S-P

ALTERATION OF TAX PARCEL 04162061070800 AND 04162061070100
IN THE NE 1/4 OF THE SE 1/4, SECTION 20, T 4 N, R 16 E, W.M.



We, Owners of Goldendale Short Plat shown herein, hereby certify that this division of land has been made with our free consent and in accordance with our desires and by this plat create statements shown herein for the stated purpose.

Owner _____ Date _____ Owner _____ Date _____
 Witness MY HAND AND OFFICIAL SEAL _____ Date _____
 Dated this _____ day of _____, 20____

Notary Public in and for the State of Washington
 My Comm. Expires _____

I, Jesse P. Garner, registered as a land surveyor in the State of Washington, do hereby certify that this Short Plat is based on an actual survey conducted by me or under my supervision during the period of March 20____ through _____, 20____. The distances, bearings, and angles are shown hereon correctly and that the corners are set and the lot corners staked on the ground as depicted on this drawing.

Dated this _____ day of _____, 20____



Licensed Land Surveyor PLS No. 42687

I hereby certify that all taxes, and compensating lines and/or penalties and property contained within the plat shown herein have been paid, discharged or satisfied.

Klickitat County Treasurer
 Dated this _____ day of _____, 20____

I hereby certify that the Short Plat shown herein was prepared by me and that it is in conformance with existing codes and ordinances.

Dated this _____ day of _____, 20____

City Engineer _____
 Dated this _____ day of _____, 20____

I hereby certify that the Short Plat shown herein has been examined by me and that the same complies with the comprehensive plan and zoning requirements, and that adequate access, fire protection, drainage, water and sewer service is provided.

Dated this _____ day of _____, 20____

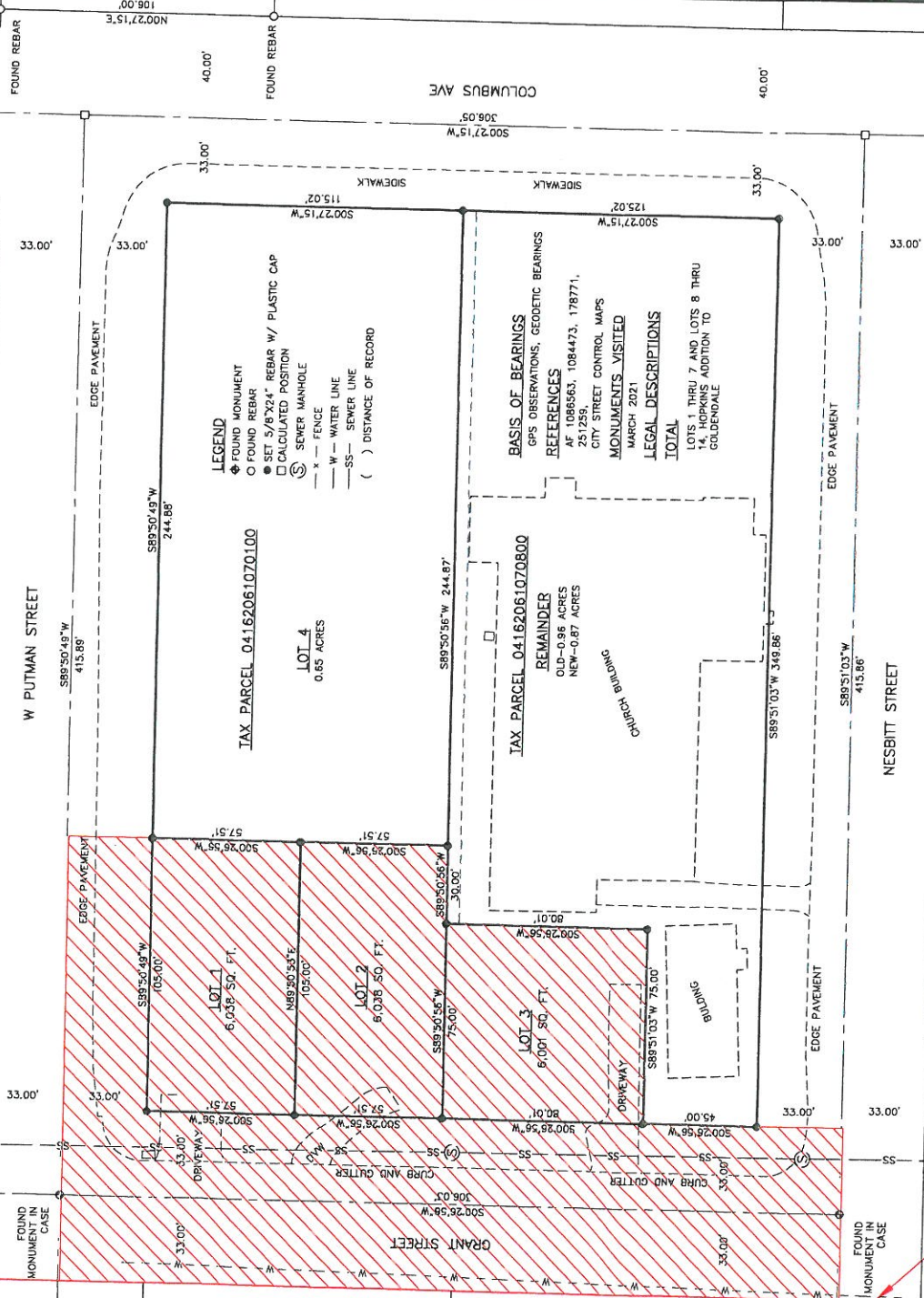
City of Goldendale Administrator _____

SHORT PLAT FILED FOR RECORD AT THE REQUEST OF THIS _____ DAY OF _____, 20____ AT _____ OF SHORT PLATS AND RECORDED IN VOL. _____ OF SHORT PLATS PAGE _____ RECORDS OF KLUCKITAT COUNTY, WA.

Deputy Auditor _____
 Auditors Number _____

Land within this short subdivision shall not be further divided for a portion of the short plat is filed pursuant to City of Goldendale ordinances.

BIBLE BAPTIST CHURCH SHORT PLAT
PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 Goldendale, WA 98620
 Phone (509) 773-6945, Fax (509) 773-5886, E-Mail: psep@pse.net, Job No. 08-249



STAFF REVIEW

DATE: July 26, 2021
TO: City of Goldendale Planning Commission
FROM: Larry Bellamy, City Administrator
RE: Rezone Application No. ²¹⁻⁰¹~~20-01~~
Applicant: Bible Baptist Church/Namsun Whitner
Property Owner: Bible Baptist Church

PROJECT INFORMATION:

PROPOSAL: The proposal is to change the zoning of an approximately 20,000 square feet on the 1000 block of South Grant, Parcel # 's 0416206107800 and 04162061070100, from General Commercial (C-2) to Two-Family Residential (R-2).

LOCATION: The subject property is located on the east side of South Grant Street in the 1000 Block.

LAND USE: The property is currently vacant. The land to the east has a church, Bible Baptist, to the west and north is residential and land to the south is commercial.

ENVIRONMENTAL

REVIEW: A SEPA checklist was transmitted to the relevant parties and a Declaration of Non-Significance was issued on June 4, 2021. The comment/appeal period ended on June 30, 2021.

ZONING: The site is currently zoned General Commercial (C-2). The property to the north, south and east and is zoned General Commercial (C-2). The property to the west is zoned Two-Family Residential (R-2).

STAFF COMMENTS:

1. A public hearing notice was published in the Goldendale Sentinel the week of June 14 and June 21st. The site was posted on June 13, 2021 and the landowners within 300 feet of the boundary were notified of the proposal on June 12, 2021.

2. The proposal is to change the zoning from and General Commercial (C-2) to Two-Family Residential (R-2).
3. The Land Use designation, for the area surrounding this property, is High-Density Residential and Commercial
4. Utilities are available to the property, with adequately sized water and sewer lines on South Grant Street.
5. This rezone will allow three (3) two-family units (duplexes) to be constructed on 6,000 square foot lots, which is similar to the lot sizes in the immediate areas in Hopkins Addition.
6. This proposal is in conformance with the Comprehensive Plan, specifically Policy No's 4.2, 31.2 and 32.1 (See attached Comprehensive Policies)

ISSUES TO BE RESOLVED:

1. The issues that need to be resolved by the Planning Commission are:
 - Whether the proposal will preserve and protect the interest of public health and welfare.
 - Whether the proposal is void due to it being considered a "spot zone"
 - 1. Is the proposal contrary to the public health, safety, or welfare or is it unreasonable or arbitrary?
 - 2. Does the proposal confer a discriminatory benefit upon an applicant who gets land rezoned for more intensive use, to the detriment of other owners who were not treated so favorably?
 - 3. Does the proposal conflict with the comprehensive plan?
 - Whether the proposal will result in a private gain designed to favor or benefit a particular individual to the detriment of the community as a whole.
 - Whether the creation of these sites are consistent with applicable zoning and health regulations
 - Whether the proposal is consistent with the Goldendale Comprehensive Plan (i.e. goals 2 & 3).

- No dedication or improvements are required;
- That no conditions, covenants or other special considerations are required.

2. These basic findings are required:

- The proposal meets the review criteria of Ch. 17.66 GMC.
- The proposal is consistent with the Goldendale Comprehensive Plan
- The proposal bears a substantial relationship to the public health, safety, or welfare and is in the public interest.

ATTACHMENTS: Application
GMC 17.10
GMC 17.12
GMC 17.66
Comp. Plan excerpts

REZONE

PART II – APPLICATION INFORMATION

1. REQUEST:

(I, we) the property owner(s) request that the following described property be rezoned:

From C2 To R2

2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (Attach if lengthy) _____

Portions of Block 7, Hopkins Addition, See attached map

3. OWNER'S SIGNATURE:

____ (I, we) certify that (I, we) are the owner(s) of record of all of the above –described property:



[Signature]
PROPERTY (OWNER(S) SIGNATURE)

STATE OF WASHINGTON)

COUNTY OF KLICKITAT)

On this day personally appeared before me [Signature] known to me to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they are the owner(s) of the property requested to be rezoned, have read the application and know the contents thereof, and believe the same to be true.

GIVEN under my hand and official seal this 10th day of May 20 21

PART III – REQUIRED ATTACHMENTS

4. ENVIRONMENTAL CHECKLIST: A properly completed Environmental Checklist is mandated by the Washington State Environmental Policy Act (SEPA) for a rezone request.
5. WRITTEN NARRATIVE: Thoroughly answers the following questions in as much detail as possible:
 - A. How is the rezone request is in conformance with and/or how does the request deviate from the City of Goldendale Comprehensive Plan?
 - B. Are there adequate public facilities, such as traffic capacity, sewer service, potable water, storm water and other public services and infrastructure existing on and around the subject property? Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?
 - C. Is the proposed zone change and associated land use changes in the public's best interest? If so, explain.
6. SPECIFIC PROJECT: If this request is for a specific project please include the following:
 - A. Written project description including number of housing units and parking spaces. If the proposal is for a business describe hours of operation, days per week and all other pertinent information related to business operations.
 - B. Site Plan (see attached checklist)
7. PROPERTY OWNER NOTIFICATION LIST:
 - A. Map depicting project limits and the area bounded by those lines 300 feet from the project limits.
 - B. Mailing label list of the names and addresses of the property owners within 300 feet of the subject property as shown on the records of the Klickitat County Assessor.

CITY OF GOLDENDALE
LAND USE APPLICATION
 1103 S. COLUMBUS
 GOLDENDALE, WA 98620
 VOICE: (509) 773-3771 FAX: (509) 773-9171

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly

Answer all questions completely. If you have any questions about this form or the application process call, come in person or refer to the accompanying instructions.
 This application consists of four parts. PART 1 – GENERAL INFORMATION AND PART IV- CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and should be attached to this page to complete the application. Remember to bring all necessary attachments and the required filing fee when the application is submitted.

PART 1 – GENERAL INFORMATION

1. APPLICANT'S	NAME <u>Nam Sun WITNER</u>		
2. APPLICANT ADDRESS AND PHONE NUMBER	STREET <u>116 N Wilbur</u>	CITY <u>Goldendale</u>	
	STATE <u>WA</u> ZIP <u>98620</u>	PHONE <u>509-250-1646</u>	
3. APPLICANT'S INTEREST IN PROPERTY	CHECK: <input type="checkbox"/> OWNER <input type="checkbox"/> OWNER REPRESENTATIVE		
	ONE: <input checked="" type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> OTHER		
4. PROPERTY OWNER (IF OTHER THAN APPLICANT)	NAME <u>Goldendale Bible Baptist Church / PO. Box 1361</u>		
5. PROPERTY OWNER'S ADDRESS AND PHONE (IF OTHER THAN APPLICANT)	STREET <u>1015 S. Columbus</u> CITY <u>Goldendale</u>		
	STATE <u>WA</u> ZIP <u>98620</u>	PHONE <u>509-250-2912</u>	
6. ASSESSOR'S PARCEL NUMBER FOR SUBJECT PROPERTY: <u>04162061070100,04162061070800</u>			

7. EXISTING ZONING OF SUBJECT PROPERTY:
General Commercial District(C-2)

8. ADDRESS OF SUBJECT PROPERTY: S. Grant Street

9. TYPE OF APPLICATION: (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Environmental Checklist (SEPA)	<input type="checkbox"/> Shoreline
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Preliminary Subdivision	<input type="checkbox"/> Administrative Appeal
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Short Plat	<input type="checkbox"/> Citizen Review Board Appeal
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Right-of-Way Vacation	<input type="checkbox"/> Board of Adjustment Appeal
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Other Describe: _____	

PART II – REQUIRED ATTACHMENTS

10. SEE ATTACHED SHEETS

PART III – CERTIFICATION

11. I certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

[Signature] PROPERTY OWNERS SIGNATURE May 10, 2012 DATE

FOR ADMINISTRATIVE USE ONLY

DATE FEE PAID	RECEIVED BY	AMOUNT	RECEIPT NO.	HEARING DATE
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**CITY OF GOLDENDALE
SHORT SUBDIVISION APPLICATION**

No. _____

Applicant(s) Goldendale Bible Baptist Church

Address: PO Box 1361

Phone Number: 509-250-2912

Represented by: Pioneer Surveying & Engineering

Address: 125 E Simcoe Dr

Phone Number 509-773-4945

Planning Department Use Only
Project No. _____
Date received as complete _____
Zoning Description _____

Comprehensive Plan _____
Comments: _____

Date of Preliminary Approval _____
Date of final Approval _____
Auditor's File No. _____
Receipt No. _____

General Legal Description: Lots 1 - 14 Blk 7 Hopkins Addition

Section 20 Township 4N Range 16E

Total No. of Acres 1.92

Property Description as Shown on Tax Statement _____

Property Assessment Number 04162061070800, 04162061070100

Individual Lot Sizes

Lot 1 6038 SF Lot 2 6038 SF Lot 3 6001 SF Lot 4 0.65 ac

Zone Classification: R-2

Source of Water City

Source of Sewage Disposal City

If Septic tanks are used, preliminary percolation tests must be submitted. The percolation tests must be in accordance with Klickitat County Health Department regulations.

Road Classification:

Road Plans & Profiles () Required () Not Required

City Official Date

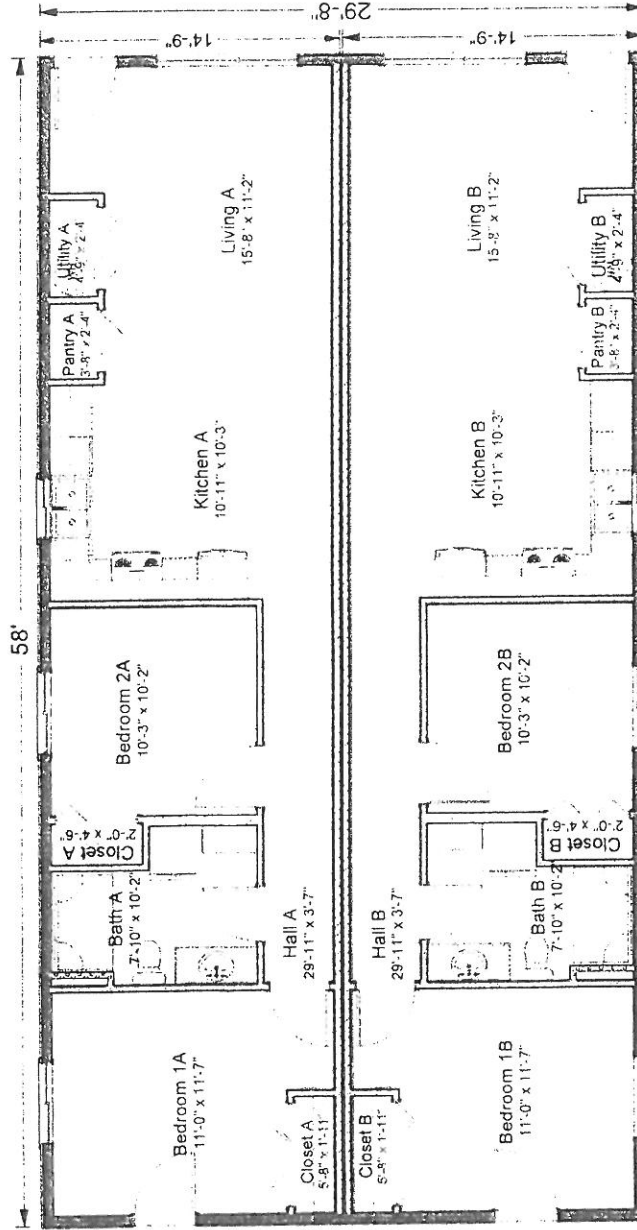
- 5.A. The Proposed Re-zone from C-2 to R-2 would be in conformance because the site is adjacent to current R-2 Zoning and would not create a spot zone.
 - B. There are adequate existing public facilities for the proposal.
 - C. The proposed zone change and subsequent short plat would eliminate the current situation of having multiple homes on one parcel.
-
- 6.A. This proposal is for a RE-Zone of Portions of Tax Parcels 04162061070100 and 04162061070800 from General Commercial District(C-2) to Two-Family Residential District(R-2) followed by a subsequent Short Plat to Create 3 separate lots consisting of approximately 6,000+ square feet around the 3 existing trailer houses located on the parcels along Grant Street, between Putman and Nesbitt Street. The existing trailer houses are proposed to be removed and 3 duplexes constructed in their place consisting of 6 total units with minimum of 1 parking place per unit.



TLC Modular Homes Corporation

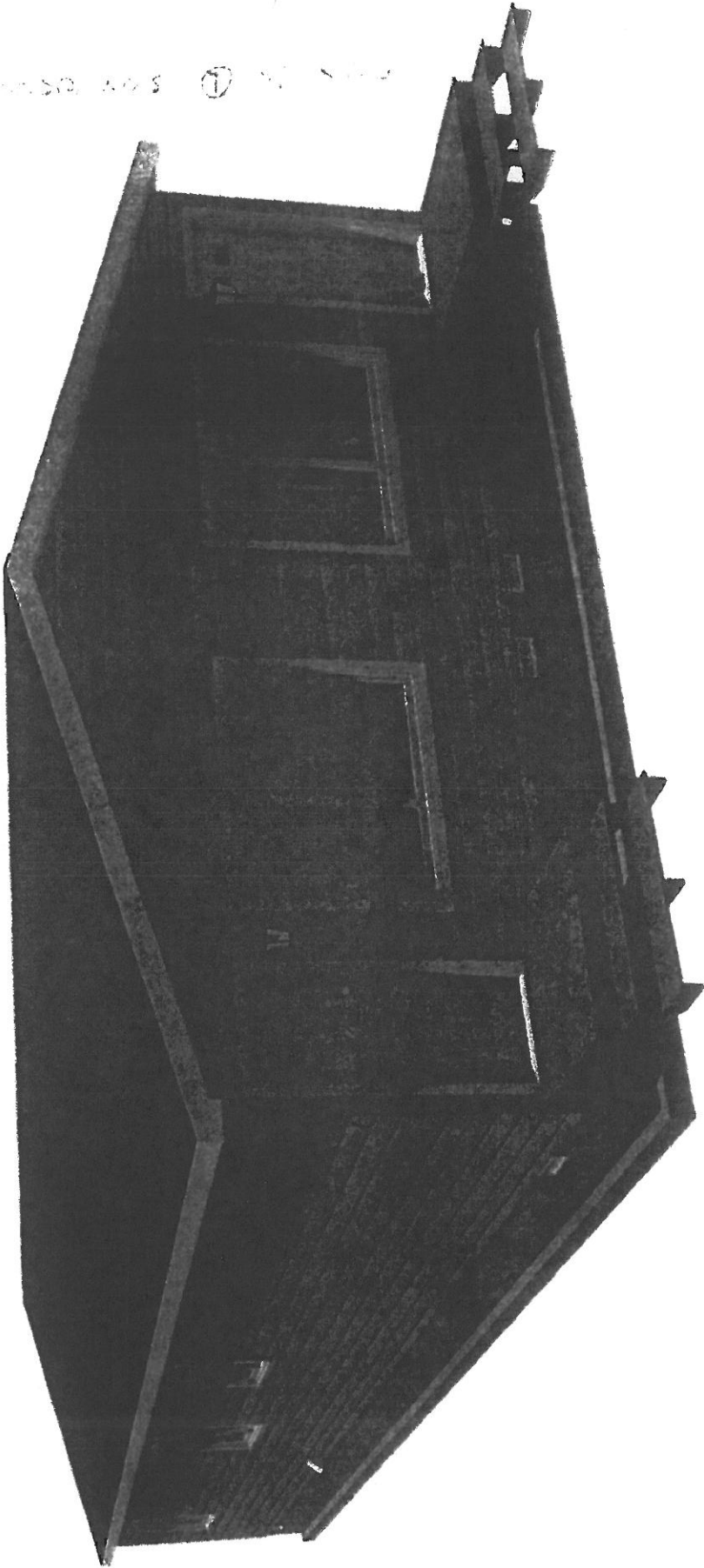
1600 S. Roosevelt • Goldendale, WA 98620 • 509-773-5055 • Fax: 509-773-5077 • e-mail: sales@tlcmodularhomes.com

28'x50' Ranch - 2 Bath Duplex - *1,718 sq. ft.



Not Included in Contract; land, foundation, decks, stairs, railings, kitchen & laundry appliances, floor insulation, garage
 *Calculation is based on approximate finished exterior dimensions

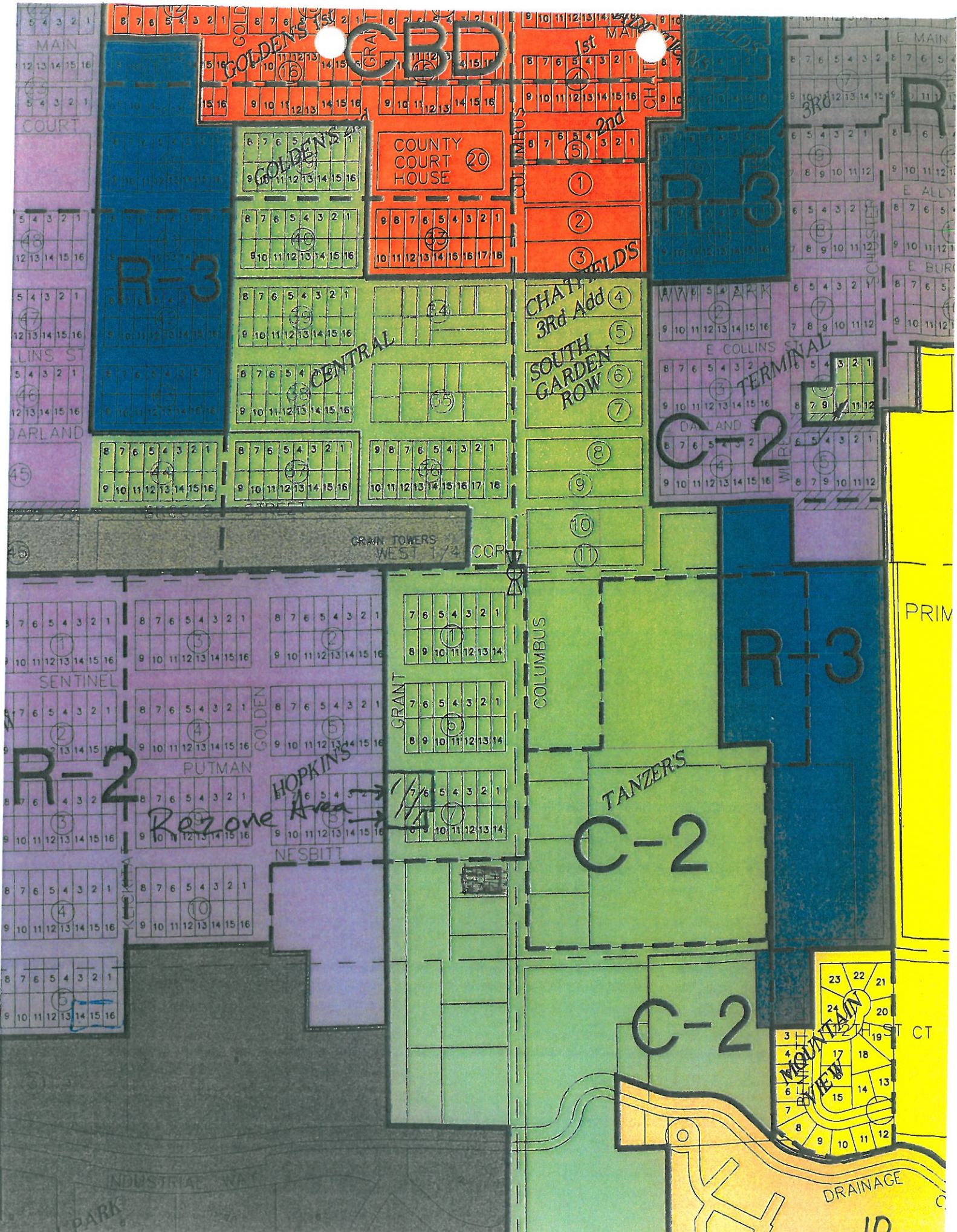
Customer: Sun
 Date: 4/19/2021



Customer: Sun
Date: 4/19/2021

Contractor Numbers: Washington: WESTCC *012L8 Electric WESTCAC002R0 Oregon: 149296

CBD



COUNTY COURT HOUSE 20

R-3

CENTRAL

CHATTAHOOCHEE
3rd Add 4
SOUTH GARDEN ROW 6
7

R-3

C-2

R-3

R-2

Rezone Area

TANZERS
C-2

C-2

MOUNTAIN VIEW

DRAINAGE

Chapter 17.12 MULTIFAMILY RESIDENTIAL DISTRICT (R-3)

Sections:

17.12.010 Purpose.

17.12.020 Permitted uses.

17.12.030 Permitted accessory uses.

17.12.040 Conditional uses.

17.12.050 Development standards.

17.12.060 Area regulations--Construction and siting standards.

17.12.070 Zero lot line development.

17.12.010 Purpose.

The R-3 district is established to provide a high density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-3 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas. (Ord. 1438 §2(part), 2014)

17.12.020 Permitted uses.

The following uses shall be permitted in the R-3 district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in Section [17.08.050](#); and
- B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in Section [17.10.050](#); and
- C. Multifamily dwellings. (Ord. 1438 §2(part), 2014)

17.12.030 Permitted accessory uses.

Accessory buildings shall not be permitted on a parcel prior to the existence of a principal use. The following uses shall be permitted as accessory to a permitted use in the R-3 district (see definition, Section [17.04.040](#)):

- A. Detached residential garages, as defined in Section [17.04.385](#), provided they do not exceed twenty feet in height and one thousand square feet in area;
- B. Home occupations, as defined in Section [17.04.390](#) and regulated by Chapter [17.48](#);
- C. Storage buildings not exceeding two hundred square feet of gross floor area and twelve feet in height; provided no container storage, as defined in Section [17.04.655](#), shall be permitted;
- D. In home day care licensed by the state of Washington for no more than twelve children after obtaining a city home occupation license and in conformity with Chapter 17.48. (Ord. 1438 §2(part), 2014)

17.12.040 Conditional uses.

The uses in this section may be authorized by the board of adjustment as conditional exceptions in residential districts as indicated. Conditional uses permitted in all residential districts may include:

- A. Public libraries, governmental and municipal office buildings;
- B. Public and private schools, public parks and playgrounds;
- C. Fire department station houses;
- D. Churches and similar places of worship;
- E. Cemeteries;
- F. Public utility and communication facilities;
- G. Private nursery schools, preschool, child mini-day care and day care centers; and
- H. Other uses deemed by the board of adjustment as similar to and consistent with the intent and purpose of the applicable residential zoning district. (Ord. 1438 §2(part), 2014)

17.12.050 Development standards.

- A. Minimum lot area: seven thousand five hundred square feet;
- B. Minimum lot width: sixty feet;

- C. Minimum lot depth: sixty feet;
- D. Maximum lot coverage: fifty percent;
- E. Minimum yard setbacks:
 - 1. Front: fifteen feet, setback for a garage is twenty feet.
 - 2. Side: five feet.
 - 3. Side along flanking street of corner lot: fifteen feet.
 - 4. Rear:
 - a. Principal building: fifteen feet.
 - b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley twenty feet;
- F. Maximum building height:
 - 1. Principal building: thirty-five feet.
 - 2. Detached garage: twenty feet.
 - 3. Accessory buildings: twelve feet;
- G. Minimum living area size: for a multifamily structure each unit shall be at least six hundred square feet;
- H. Parking: see Chapter [17.52](#);
- I. Landscaping: see Chapter 17.54. (Ord. 1438 §2(part), 2014)

17.12.060 Area regulations--Construction and siting standards.

- A. Roof Slope. Roof slope shall be not less than a three-foot rise for each twelve feet of horizontal run.
- B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

- C. Siding Materials. Siding materials shall be wood or other material compatible with surrounding homes that have siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. Front Entrance. The front entrance of each single-family dwelling shall be located facing or at a forty-five degree angle to the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.
- E. In addition, all manufactured homes shall comply with the following standards:
1. Age Restriction. All manufactured homes shall have to be a "new manufactured home" and shall not be more than five years old as determined by the manufacturer's date.
 2. Pit Set. Manufactured homes shall be "pit set" with the first floor elevation no more than twelve inches above finished grade. The pit shall be of sufficient depth to accommodate eighteen inches' clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code.
 3. Transportation Equipment. All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
 4. Facade. All manufactured homes shall have a perimeter foundation look that will match those of a typical site-built residence.
 5. HUD Code. All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.
 6. Minimum Size. Is comprised of at least two fully enclosed parallel sections each of which is not less than twelve feet wide by thirty-six feet long.
- F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.
- G. Residential dwellings located within the one-hundred-year floodplain shall conform to the Goldendale flood ordinance and shoreline master program. (Ord. 1438 §2(part), 2014)

17.12.070 Zero lot line development.

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

- A. **Districts in Which Permitted.** A zero lot line development for single-family dwellings may be permitted in the R-3 multifamily residential district.
- B. **Application and Procedures.** All development applications which include a zero lot line shall be processed in accordance with Title [16](#), Subdivisions, including application requirements.
- C. **Development Standards.** All zero lot line developments shall comply with the standards of this title and the following requirements; provided, that where the standards included herein conflict with the standards established in other sections of this title, the standards herein shall apply:
1. **Platting Requirements.** Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;
 2. **Openings Prohibited On the Zero Lot Line Side.** In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;
 3. **Maintenance and Drainage Easements.** A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed eighteen inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and
 4. In no case shall a zero lot line dwelling be built closer than five feet from the lot line of a lot not approved for zero lot line development. (Ord. 1438 §2(part), 2014)

The Goldendale Municipal Code is current through Ordinance 1502, passed July 20, 2020.

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7/25/2021

Chapter 17.12 MULTIFAMILY RESIDENTIAL DISTRICT (R-3)

City Website: <http://www.ci.goldensale.wa.us/>

City Telephone: (509) 773-3771

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Chapter 17.10 TWO-FAMILY RESIDENTIAL DISTRICT (R-2)

Sections:

17.10.010 Purpose.

17.10.020 Permitted uses.

17.10.030 Permitted accessory uses.

17.10.040 Conditional uses.

17.10.050 Development standards.

17.10.060 Area regulations--Construction and siting standards.

17.10.070 Zero lot line development.

17.10.010 Purpose.

The R-2 district is established to provide a medium density residential environment. Lands within this district generally should contain multiple unit residential structures of a scale compatible with structures in lower density districts with useful yard spaces. The R-2 district is intended to allow for a gradual increase in density from low density residential districts and, where compatible, can provide a transition between different use areas. (Ord. 1438 §2(part), 2014)

17.10.020 Permitted uses.

The following uses shall be permitted in the R-2 district:

- A. Single-family dwellings consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in Section [17.08.050](#); and
- B. Two-family dwelling (duplex) consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the general aesthetics of the neighborhood in which they are sited and the development standards in Section 17.10.050. (Ord. 1438 §2(part), 2014)

17.10.030 Permitted accessory uses.

Accessory buildings shall not be permitted on a parcel prior to the existence of a principal use. The following uses shall be permitted as accessory to a permitted use in the R-2 district (see definition, Section [17.04.040](#)):

- A. Detached residential garages, as defined in Section [17.04.385](#), provided they do not exceed twenty feet in height and one thousand square feet in area;
- B. Home occupations, as defined in Section [17.04.390](#) and regulated by Chapter [17.48](#);
- C. Storage buildings not exceeding two hundred square feet of gross floor area and twelve feet in height; provided no container storage, as defined in Section [17.04.655](#), shall be permitted;
- D. In home day care licensed by the state of Washington for no more than twelve children after obtaining a city home occupation license and in conformity with Chapter 17.48. (Ord. 1438 §2(part), 2014)

17.10.040 Conditional uses.

The uses in this section may be authorized by the board of adjustment as conditional exceptions in residential districts as indicated. Conditional uses permitted in all residential districts may include:

- A. Public libraries, governmental and municipal office buildings;
- B. Public and private schools, public parks and playgrounds;
- C. Fire department station houses;
- D. Churches and similar places of worship;
- E. Cemeteries;
- F. Public utility and communication facilities;
- G. Private nursery schools, preschool, child mini-day care and day care centers; and
- H. Other uses deemed by the board of adjustment as similar to and consistent with the intent and purpose of the applicable residential zoning district. (Ord. 1438 §2(part), 2014)

17.10.050 Development standards.

- A. Minimum lot area: six thousand square feet;
- B. Minimum lot width: fifty feet;

- C. Minimum lot depth: fifty feet;
- D. Density: two dwelling units per lot;
- E. Maximum lot coverage: fifty percent;
- F. Minimum yard setbacks:
 - 1. Front: fifteen feet. Setback for a garage is twenty feet.
 - 2. Side: five feet.
 - 3. Side along flanking street of corner lot: fifteen feet.
 - 4. Rear:
 - a. Principal building: fifteen feet.
 - b. Accessory structures: five feet. Garages with vehicle doors parallel to an alley shall be set back from the alley twenty feet;
- G. Maximum building height:
 - 1. Principal building: thirty-five feet.
 - 2. Detached garage: twenty feet.
 - 3. Accessory buildings: twelve feet;
- H. Minimum living area size: for a two-family structure combined square foot total shall be at least eight hundred sixty-four square feet;
- I. Parking: see Chapter [17.52](#);
- J. Landscaping: see Chapter 17.54. (Ord. 1438 §2(part), 2014)

17.10.060 Area regulations--Construction and siting standards.

- A. Roof Slope. Roof slope shall be not less than a three-foot rise for each twelve feet of horizontal run.
- B. Roofing Materials. Roofing materials shall be compatible in appearance with surrounding homes.

- C. **Siding Materials.** Siding materials shall be wood or other material compatible with surrounding homes that have siding materials commonly used on conventional site-built International Building Code single-family residences.
- D. **Front Entrance.** The front entrance of each single-family dwelling shall be located facing or at a forty-five degree angle to the street that it is numbered on. However, in case of narrow corner lots the front entrance could be on the side street if needed.
- E. In addition, all manufactured homes shall comply with the following standards:
1. **Age Restriction.** All manufactured homes shall have to be a “new manufactured home” and shall not be more than five years old as determined by the manufacturer’s date.
 2. **Pit Set.** Manufactured homes shall be “pit set” with the first floor elevation no more than twelve inches above finished grade. The pit shall be of sufficient depth to accommodate eighteen inches’ clearance below the frame of the unit with crawl space access located near utility connections. The foundation shall be installed in compliance with the requirements of the Washington Administrative Code.
 3. **Transportation Equipment.** All wheels, tongues and other transportation equipment must be removed when the manufactured home is placed upon a lot.
 4. **Facade.** All manufactured homes shall have a perimeter foundation look that will match those of a typical site-built residence.
 5. **HUD Code.** All manufactured homes must conform to the U.S. Department of Housing and Urban Development (HUD) 1976 Federal Manufactured Home Construction and Safety Standards Act.
 6. **Minimum Size.** Is comprised of at least two fully enclosed parallel sections each of which is not less than twelve feet wide by thirty-six feet long.
- F. Replacement of a nonconforming mobile home/manufactured home on an individual lot shall be with a new manufactured home or by a stick-built home meeting current lot setback requirements.
- G. Residential dwellings located within the one-hundred-year floodplain shall conform to the Goldendale flood ordinance and shoreline master program. (Ord. 1438 §2(part), 2014)

17.10.070 Zero lot line development.

Zero lot line development for single-family dwellings may be permitted in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, or provide more usable private or community open space.

- A. **Districts in Which Permitted.** A zero lot line development for single-family dwellings may be permitted in the R-2 medium density residential district.
- B. **Application and Procedures.** All development applications which include a zero lot line shall be processed in accordance with Title [16](#), Subdivisions, including application requirements.
- C. **Development Standards.** All zero lot line developments shall comply with the standards of this title and the following requirements; provided, that where the standards included herein conflict with the standards established in other sections of this title, the standards herein shall apply:
1. **Platting Requirements.** Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements;
 2. **Openings Prohibited On the Zero Lot Line Side.** In order to maintain privacy, there shall be no windows, doors, air conditioning units, or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way;
 3. **Maintenance and Drainage Easements.** A perpetual maintenance, eave overhang, and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed eighteen inches. Water runoff from the dwelling placed on the lot is limited to the easement area; and
 4. In no case shall a zero lot line dwelling be built closer than five feet from the lot line of a lot not approved for zero lot line development. (Ord. 1438 §2(part), 2014)

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Chapter 17.66 AMENDMENTS

Sections:

17.66.010 Criteria for amendments.

17.66.020 Map changes.

17.66.030 Text changes.

17.66.040 Application procedure.

17.66.010 Criteria for amendments.

The planning commission and city council shall be guided by the following criteria in granting requests for amendments to the official zoning map of this title:

- A. Any change in zoning shall conform with comprehensive plan, provisions of this title, and shall be in the public's best interest;
- B. Any change in zoning shall be supported by a site plan showing the proposed development and its relationship to surrounding uses;
- C. When a change in zoning is not in agreement with the comprehensive plan, the applicant shall provide evidence to the city council's satisfaction that there is an additional need for the requested land use district. (Ord. 1438 §2(part), 2014)

17.66.020 Map changes.

The council may, upon submittal of a complete application and upon recommendation from the planning commission, or on its own motion, and after public hearing and referral to and report from the planning commission, change by ordinance the district boundary lines or zone classification as shown on the zoning map, provided such change is duly considered in relationship to a comprehensive plan as required by the laws of the state. (Ord. 1438 §2(part), 2014)

17.66.030 Text changes.

The council may, upon recommendation of the planning commission, or upon its own motion, after public hearing and referral to and report from the planning commission, amend, delete, supplement, or change by ordinance the regulations herein established, provided such revision conforms to the laws of the state. (Ord. 1438 §2(part), 2014)

17.66.040 Application procedure.

An application for a change of zone classification or district boundary lines submitted by the property owner, or his authorized representative, shall be filed with the zoning administrator at least ten days before a regularly scheduled meeting of the planning commission. The petition shall be accompanied by a check made payable to the city in the sum of one hundred dollars which shall be nonrefundable and used to cover costs incurred in connection with posting of the premises, mailing of notices and conducting the hearing as provided in this title. (Ord. 1438 §2(part), 2014)

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LAND USE

FINDINGS: The land use element shall provide a framework for developing and evaluating development activities, land use regulations, enforcement criteria, zoning designations, shoreline actions, land divisions, etc. The land use element shall be implemented and administered in accordance with the general land use map. The general land use map (MAP-2) shall be a guide for the general distribution and location of development activities. Location and distribution were determined by evaluating existing land use and circulation systems and stated goals/policies in the comprehensive plan.

Inside the corporate limits of Goldendale and in the surrounding area there has been an increasing number of development activities and developmental inquiries within the last few years. Updating of the Goldendale Comprehensive Plan is necessary and offers the opportunity to more clearly define how growth and development occurs throughout the greater Goldendale community.

GOAL 1 **Establish a comprehensive plan that will serve as a basis for all decisions and actions related to land use and which will ensure that such decisions and actions are based on adequate and precise information.**

Policy 1.1 Zoning ordinances and performance standards shall be used to implement the land use plan. These development regulations should be designed to encourage the most appropriate use of land throughout the municipality; and to facilitate the adequate provision of transportation, water, sewerage, and other public uses and requirements, including protection and quality of ground water used for public water supplies.

1.2 All development regulations shall maintain consistency with the Comprehensive Plan.

1.3 A set of maps showing land use, zoning, public facilities, slope, and other resources and conditions shall be used and maintained as a reference in the determination of suitability and capability of the land and its ability to support future development.

1.4 A capital facilities element should be incorporated into the comprehensive plan to ensure that adequate and affordable services are and will remain available to the entire community as new development occurs.

1.5 In order to accommodate future usage and development, subdivision streets, alleys, water lines, sewer lines, and other utilities and facilities shall be designed, sized and constructed in accordance with the comprehensive plan, zoning and subdivision ordinances.

1.6 Public opinion regarding issues shall be sought and considered as part of the decision-making process.

1.7 Cooperatively manage development in the Growth Boundary Area with the Klickitat County Planning Department and to establish an interlocal agreement outlining the elements of cooperation.

- GOAL 2** **Develop and maintain a comprehensive plan that adapts to changing conditions.**
- Policy 2.1* Update zoning and subdivision ordinances to accommodate a variety of land uses and densities for commercial, industrial, and residential uses.
- 2.2 As a condition of making plan changes, it shall be determined that physical, economic, or environmental changes have occurred in the planning area since adoption of the plan and that a public need supports the change.
- 2.3 Encourage reclassification of land uses not presently zoned in accordance with the comprehensive plan designation.
- GOAL 3** **Develop urban policies which take into account the needs of people and the environmental setting for the purpose of minimizing land use conflicts.**
- Policy 3.1* Encourage new developments adjacent to residential neighborhoods to respect the character and ensure development at a scale and design compatible with the neighborhood.
- 3.2 Encourage industrial and commercial uses which locate next to residential uses to provide and maintain appropriate structural setbacks.
- 3.3 Encourage the use of buffers to minimize impacts such as noise and dust to adjacent land uses.
- 3.4 Vehicle and pedestrian circulation patterns should be considered in the design of the subdivision for future connections.
- GOAL 4** **Provide areas for a variety of residential uses and dwelling types and to promote adequate housing opportunities for all economic levels.**
- Policy 4.1* Housing opportunities for all income levels shall be encouraged.
- 4.2 Existing residential areas shall be protected from the encroachment of or the conversion to incompatible land uses.
- GOAL 5** **Provide areas for the location of light and environmentally acceptable heavy industrial uses while minimizing impacts on surrounding uses.**
- Policy 5.1* Plan provisions for the location of a diversity of light and heavy industrial uses shall be made in a manner consistent with maintaining environmental and community quality.
- 5.2 Industrial uses shall be encouraged to locate where existing development is compatible with industrial uses and where adequate transportation, water, sewer, and electric services are available.
- GOAL 6** **Preserve critical areas such as natural wetland areas which are important recreation areas and/or wildlife habitat, provided that they are not a detriment to public health.**
- Policy 6.1* Developments shall not be planned or located in known areas of natural disasters

or hazards (flooding, landslides, erosion, rock falling, etc.) without appropriate safeguards.

Policy 6.2 Natural wetlands are important wildlife feeding, nesting, and breeding grounds and/or which function to prevent flooding and to filter groundwater shall be recognized as significant resources and protected from destruction by or encroachment of incompatible uses.

GOAL 7 Identify and preserve significant archeological and historic structures and sites.

Policy 7.1 A record of historic buildings and sites shall be established, maintained, and utilized for historical and economical purposes.

7.2 The preservation of archeological and historically significant structures shall be encouraged.

GOAL 8 Protect the environmental quality and physical appearance of the city.

Policy 8.1 Land use decisions shall consider the effects which proposed uses will have on environmental quality, and those proposed uses which are likely to have an adverse impact on environmental quality shall be prohibited or so mitigated as to become acceptable.

8.2 The capability of land, air, and water shall be considered in making land use decisions.

8.3 Continue coordinating and facilitating an annual clean-up day and vigorously enforce nuisance control ordinances.

8.4 Update codes regarding the use of public right-of-ways (i.e. Prohibit on-street parking of large recreational vehicles, semi-trucks and trailers and logging trucks in residential areas).

8.5 Adopt ordinances that encourage enhanced curb appeal

HOUSING & RESIDENTIAL DEVELOPMENT

FINDINGS: Recently, there has been a new population segment of retired persons moving to Goldendale. This trend should continue but is dependent on other economic factors, such as land availability, cost of living, available services, accessibility to parks and recreation, transportation and health care-.

Housing availability is a major concern with very little new construction occurring since 1975. An increasing number of older homes are becoming inadequate and obsolete. Scattered 50'X100' lots exist but do not lend to modern building styles. Existing lots and land mainly along northern City limits have limited access to utilities. An average number of multiple dwelling units exist.

- GOAL 30** **Promote and encourage a variety of housing types and densities that meet social and economic needs and which conform to established development standards.**
- Policy 30.1* Guide the general design and character of future residential developments to assure compatibility with existing neighborhoods and preserve the qualities and appearances of the City.
- Policy 30.2* Design of future residential development should include greenbelts and sidewalks which encourage people to walk to their destinations.
- GOAL 31** **Promote utility systems of adequate size and capacity to accommodate residential densities to be served.**
- Policy 31.1* Residential developments built on the fringes of town should include adequate provisions for connection to community sewer and water systems.
- Policy 31.2* Establish residential densities which are reflective of community needs.
- Policy 31.3* Areas within the urban growth boundary, desirous of proposed city zoning designation and zoned for residential development without both community water and community sewer service should be designated "low density" (i.e zoning designation of RR2 and GR) and could be considered for rezoning as community water and/or sewer service become available
- Policy 31.4* Areas within the urban growth boundary, desirous of proposed city zoning designation and set aside for residential development with either community water or community sewer service should be designated "medium density" (minimum lot size 20,000 square feet-i.e. zoning designation SR) and could be considered for rezoning as community water and/or sewer service become available.
- Policy 31.5* Areas within the urban growth boundary, desirous of proposed city zoning and set aside for residential development with community water and sewer service should be designated "high-density" (i.e. zoning designation R-1).
- Policy 31.6* Areas within the urban growth boundary, desirous of proposed city zoning and serving more than four lots should meet street construction standards in the Goldendale Municipal Code.

Policy 31.7 Residential development should occur segmentally (i.e. not occurring in a leap-frog fashion, allowing for significant gaps (1/4 mile or more) of undeveloped land between residential developments.

GOAL 32 Maintain stability and improve the vitality of residential neighborhoods.

Policy 32.1 Infill development of vacant residentially classified land in the city is encouraged.

Policy 32.2 Replace dilapidated housing stock with newer upgraded buildings.

Policy 32.3 Encourage new subdivisions to include CC&R's that will maintain integrity of the subdivision.

Policy 32.4 Encourage large lot (1 acre and up) residential development in the area north and south of the city limits.