

**GOLDENDALE CITY COUNCIL
REGULAR MEETING
SEPTEMBER 7, 2021
7:00 PM**

NOTE: THIS MEETING IS BEING HELD REMOTELY BY TELEPHONE AND ZOOM VIDEO. TO PARTICIPATE YOU WILL NEED TO CALL 415-762-9988. THE MEETING ID NUMBER IS 373 290 5204. YOU WILL BE ABLE TO CALL IN AT 6:45. YOU CAN FIND THE INSTRUCTIONS FOR ZOOM ON THE WEBSITE. MASK SHOULD BE WORN IF YOU ARE ATTENDING IN PERSON.

- A. Call to Order
 - 1. Pledge of Allegiance

- B. Roll Call

- C. Public Hearing
 - 1. Six Year Street Plan

- D. Agenda
 - 1. Approval of Agenda
 - 2. Consent Agenda
 - a. Approval of Minutes
 - b. Claims
 - c. Payroll
 - d. Other

- E. Presentations

- F. Department Reports

- G. Council Business
 - 1. Puget Sound Energy Letter Agreement

- H. Resolutions
 - 1. Six Year Street Plan

- I. Ordinances
 - 1. McCredy Rezone Assembly of God Rezone
 - 2. Assembly of God Rezone

- J. Report of Officers and City Administrator – Larry, Council, Mayor

- K. Public Comment – 3 Minute Limit (If you are going to be more than 3 minutes, please request a presentation for the following council meeting)

- L. Executive Session

- M. Adjournment

NEXT REGULAR COUNCIL MEETING WILL BE ON SEPTEMBER 20, 2021 AT 7:00 PM.

AGENDA TITLE: CONSENT AGENDA

DATE: SEPTEMBER 7, 2021

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION X
RESOLUTION _____ OTHER _____
MOTION X

EXPLANATION:

The consent agenda includes the following:

Minutes of the August 16, 2021 regular council meeting, first pay period August checks #54760 – 54768, 901346, direct deposit 8/19/2021 in the amount of \$119,663.11, September 7, 2021 claims checks #54759, 54769 – 54795, 901347 - 901348 in the amount of \$230,896.21.

FISCAL IMPACT:

Payroll checks in the amount of \$119,663.11, claims checks in the amount of \$230,896.21.

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
AUGUST 16, 2021
7:00 PM**

Mayor Michael A Canon called to order the regular meeting of the Goldendale City Council followed by the Pledge of Allegiance.

Roll Call

Council Present: Mayor Michael A Canon (Not voting), Council Member Andy Halm, Council Member Darlene Williamson, Council Member Dave Jones, Council Member Ellie Casey, Council Member Miland Walling, City Administrator Larry Bellamy (Not voting), Clerk-Treasurer Connie Byers (Not voting), Fire Chief Noah Halm (Not voting), Police Chief Jay Hunziker (Not voting), Public Works Supervisor Doug Frantum (Not voting).

Absent: Council Member Loren Meagher, Council Member Filiberto Ontiveros.

Motion: I move to excuse Loren Meagher and Filiberto Ontiveros from the meeting.,

Action: Motion, **Moved by** Council Member Miland Walling, **Seconded by** Council Member Andy Halm.

Motion passed unanimously.

Motion: I move to approve the agenda and consent agenda., **Action:** Motion, **Moved by** Council Member Andy Halm, **Seconded by** Council Member Dave Jones.

Motion passed unanimously.

Department Reports

Chief Hunziker reported on a DOJ grant that the department has applied for, Nolan Randall is at the equivalency academy and Leo Lucetero is taking a supervision class online.

Steven had nothing to report but stated that they are always looking for volunteers.

Doug reported on the street light issues, filling potholes, work in the water shed and reminded that council that it is time to order flower seeds again.

Larry set up a meeting for the Budget Committee on the 23rd at 7:00 pm.

Note: Filiberto entered the meeting at 7:05.

Resolutions

Department of Ecology Financial Assistance Agreement

The motion at the last council was:

Motion: I move to approve resolution no. 719 that will authorize the Mayor to enter into a loan agreement with the Department of Ecology to improve the wastewater treatment system., **Action:** Motion, **Moved by** Council Member Dave Jones, **Seconded by** Council Member Andy Halm.
Motion passed unanimously.

Ordinances

Bible Baptist Church Rezone

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., **Action:** Motion, **Moved by** Council Member Andy Halm, **Seconded by** Council Member Darlene Williamson.
Motion passed unanimously.

Report of Officers and City Administrator

Andy thanked the Chief and the department for their presence at the Goldendale Pride event. He also asked that the Chief relay to all the officers on how much they are appreciated in our town.

Dave stated that he is really looking forward to the fair and thanked everyone that made it happen.

Mayor Canon informed the council that the Centerville Community Church has been praying for the city council.

Adjournment

Motion: I move to adjourn the meeting., **Action:** Motion, **Moved by** Council Member Andy Halm, **Seconded by** Council Member Miland Walling.
Motion passed unanimously.

Michael A Canon, Mayor

Connie Byers, Clerk Treasurer

Register

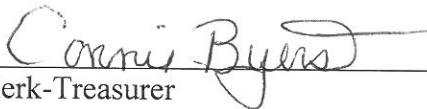
Fiscal: 2021
 Deposit Period: 2021 - Aug 2021
 Check Period: 2021 - Aug 2021 - 2nd Council Aug 2021

Number	Name	Print Date	Clearing Date	Amount
Columbia State Bank				
Check	20016310			
54759	US Bank	8/17/2021		\$3,756.85
54769	AT&T Mobility	9/7/2021		\$57.74
54770	Basin Feed & Supply	9/7/2021		\$10.74
54771	Bishop Sanitation Inc	9/7/2021		\$240.00
54772	Bishop Towing & Repair	9/7/2021		\$197.80
54773	Bohn's Printing	9/7/2021		\$279.55
54774	Class 5	9/7/2021		\$765.63
54775	Daily Journal of Commerce	9/7/2021		\$355.25
54776	Goldendale Motorsports Assoc	9/7/2021		\$4,565.85
54777	Goldendale Sentinel	9/7/2021		\$68.00
54778	Goldendale Tire Center	9/7/2021		\$450.75
54779	Gorge Networks	9/7/2021		\$804.99
54780	Gwendolyn L Grundei	9/7/2021		\$5,000.00
54781	Hattenhauer Energy Co LLC	9/7/2021		\$2,234.91
54782	Holcombs Market	9/7/2021		\$35.84
54783	Klickitat CO Health Dept	9/7/2021		\$140.00
54784	Klickitat County PUD	9/7/2021		\$16,687.95
54785	Krystal L Smith	9/7/2021		\$1,275.00
54786	L N Curtis & Sons	9/7/2021		\$152.66
54787	Les Schwab Tire Center	9/7/2021		\$107.49
54788	Lori Lynn Hoctor Attorney at Law	9/7/2021		\$5,830.00
54789	Miland Walling	9/7/2021		\$317.02
54790	North Central Laboratories	9/7/2021		\$153.34
54791	Precision Approach Engineering	9/7/2021		\$28,943.95
54792	Sound Water Services	9/7/2021		\$2,760.00
54793	Verizon Wireless	9/7/2021		\$183.73
54794	Vision Municipal Solutions Llc	9/7/2021		\$3,455.28
54795	WA St Dept of Health	9/7/2021		\$140,129.89
901347	Neopost Leasing Inc	9/7/2021		\$536.00
901348	HSA Bank Employee Plan Funding	9/7/2021		\$11,400.00
	Total	Check		\$230,896.21
	Total	20016310		\$230,896.21
	Grand Total			\$230,896.21

**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 54759, 54769 through 54795, 901347 - 901348 in the amount of \$230,896.21, and unpaid obligations against the City of Goldendale, Washington and that I am authorized to certify said claims.

DATED this 1st day of September, 2021.


Clerk-Treasurer

Register Activity

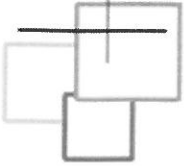
Fiscal: 2021
 Period: 2021 - Aug 2021
 Council Date: 2021 - Aug 2021 - 2nd Council Aug 2021

Reference	Date	Amount	Notes
Reference Number: 54759	US Bank	\$3,756.85	
Invoice - 8/17/2021 10:48:46 AM	8/17/2021	\$3,756.85	visa payment
Reference Number: 54769	AT&T Mobility	\$57.74	
287258483135X08182021	8/10/2021	\$57.74	chlorination station
Reference Number: 54770	Basin Feed & Supply	\$10.74	
42619	8/11/2021	\$10.74	bucket
Reference Number: 54771	Bishop Sanitation Inc	\$240.00	
103088	8/25/2021	\$120.00	ekone park
103116	8/25/2021	\$120.00	airport
Reference Number: 54772	Bishop Towing & Repair	\$197.80	
118946	8/9/2021	\$197.80	tristen cronin
Reference Number: 54773	Bohn's Printing	\$279.55	
82866	8/24/2021	\$220.93	ch
82867	8/24/2021	\$7.25	fd
82868	8/24/2021	\$51.37	pd
Reference Number: 54774	Class 5	\$765.63	
139106	8/18/2021	\$765.63	land lines
Reference Number: 54775	Daily Journal of Commerce	\$355.25	
3370958	8/18/2021	\$355.25	Aircraft Fueling System Site Development
Reference Number: 54776	Goldendale Motorsports Assoc	\$4,565.85	
105.3	8/24/2021	\$4,565.85	tourism reimbursement
Reference Number: 54777	Goldendale Sentinel	\$68.00	
153786.1	6/2/2021	\$42.50	council vacancy
154103	8/25/2021	\$25.50	summary of ord 1508
Reference Number: 54778	Goldendale Tire Center	\$450.75	
340752	7/30/2021	\$14.33	propane
341165	8/16/2021	\$137.83	travelstar hg288

Reference	Date	Amount	Notes
Reference Number: 54778	Goldendale Tire Center	\$450.75	
341166	8/16/2021	\$15.59	flat repair
341203	8/17/2021	\$275.66	tires
341328	8/23/2021	\$7.34	propane
Reference Number: 54779	Gorge Networks	\$804.99	
1-793558	8/18/2021	\$804.99	dsl
Reference Number: 54780	Gwendolyn L Grundei	\$5,000.00	
Invoice - 8/20/2021 3:49:04 PM	8/20/2021	\$5,000.00	august services
Reference Number: 54781	Hattenhauer Energy Co LLC	\$2,234.91	
CL99668	8/15/2021	\$2,234.91	fuel
Reference Number: 54782	Holcombs Market	\$35.84	
001061909	7/20/2021	\$26.86	vinegar, cutlery, plates
003075408	7/15/2021	\$8.98	water
Reference Number: 54783	Klickitat CO Health Dept	\$140.00	
Invoice - 8/20/2021 3:56:43 PM	8/5/2021	\$140.00	service
Reference Number: 54784	Klickitat County PUD	\$16,687.95	
Invoice - 8/20/2021 3:57:43 PM	8/20/2021	\$16,687.95	electric
Reference Number: 54785	Krystal L Smith	\$1,275.00	
346661	8/17/2021	\$1,275.00	august services
Reference Number: 54786	L N Curtis & Sons	\$152.66	
INV517948	8/17/2021	\$82.78	pants
INV518500	8/18/2021	\$69.88	pants
Reference Number: 54787	Les Schwab Tire Center	\$107.49	
34800251013	8/13/2021	\$107.49	thrust alignment
Reference Number: 54788	Lori Lynn Hoxtor Attorney at Law	\$5,830.00	
1A0100142	8/12/2021	\$220.00	alyssa adams
1A0100164	8/25/2021	\$180.00	korina snyder
1A0104199	8/12/2021	\$220.00	alyssa adams
1A0178201	8/16/2021	\$225.00	lorienne johnson
1A0184662	8/16/2021	\$405.00	sandra duncan
1A0352985	8/16/2021	\$240.00	david sanchez
1A0482731	8/12/2021	\$320.00	michael george
9Z0024824.1	7/15/2021	\$1,027.50	joe steinfeldt
9Z0075715.1	8/16/2021	\$187.50	joshua boushey
9Z0849618	8/16/2021	\$592.50	devin prouty
9Z1033584	8/16/2021	\$225.00	juan cruz

Reference	Date	Amount	Notes
Reference Number: 54788	Lori Lynn Hooctor Attorney at Law	\$5,830.00	
XZ0057656	8/16/2021	\$75.00	joshua parks
XZ0199304	8/16/2021	\$225.00	heather steinger
XZ0265030	8/16/2021	\$427.50	james wilkey
XZ0265037	8/16/2021	\$450.00	rayni lyon
XZ0307131.1	8/25/2021	\$195.00	joanna walton
XZ0307134	8/8/2016	\$330.00	mackenzie hottman
XZ0531454	8/16/2021	\$285.00	lucinda henry
Reference Number: 54789	Miland Walling	\$317.02	
Invoice - 8/31/2021 10:06:24 AM	8/31/2021	\$317.02	reimbursement
Reference Number: 54790	North Central Laboratories	\$153.34	
45790Z	7/29/2021	\$153.34	chlorine refill
Reference Number: 54791	Precision Approach Engineering	\$28,943.95	
5291	6/30/2021	\$28,943.95	aircraft fueling system
Reference Number: 54792	Sound Water Services	\$2,760.00	
210816-2	8/16/2021	\$2,760.00	chlor plus briquettes
Reference Number: 54793	Verizon Wireless	\$183.73	
9885515873	8/4/2021	\$0.13	police vehicles
9885625564	8/5/2021	\$183.60	chlorination station
Reference Number: 54794	Vision Municipal Solutions Llc	\$3,455.28	
09-9593	8/31/2021	\$2,472.50	sql server
9724	8/22/2021	\$982.78	utility bill mailing
Reference Number: 54795	WA St Dept of Health	\$140,129.89	
2229	9/1/2021	\$48,316.36	loan 03-65103-017
2303	9/1/2021	\$9,650.17	loan 05-96300-014
2402	9/1/2021	\$82,163.36	loan dm12-952-090
Reference Number: 901347	Neopost Leasing Inc	\$536.00	
Invoice - 8/20/2021 4:12:00 PM	8/20/2021	\$536.00	postage refill
Reference Number: 901348	HSA Bank Employee Plan Funding	\$11,400.00	
Invoice - 8/31/2021 10:00:27 AM	8/14/2021	\$11,400.00	plan funding

Register



Number	Name	Fiscal Description	Cleared	Amount
54760	Council Trust Acct.	2021 - Aug 2021 - 1st Council Aug 2021		\$1,248.97
54761	Deferred Comp Program	2021 - Aug 2021 - 1st Council Aug 2021		\$380.00
54762	Dept of Labor & Industries	2021 - Aug 2021 - 1st Council Aug 2021		\$2,562.87
54763	Dept of Retirement	2021 - Aug 2021 - 1st Council Aug 2021		\$10,648.61
54764	Employment Security	2021 - Aug 2021 - 1st Council Aug 2021		\$140.90
54765	Goldendale, City of	2021 - Aug 2021 - 1st Council Aug 2021		\$105.00
54766	ICMA Retirement Trust (Plan 302195)	2021 - Aug 2021 - 1st Council Aug 2021		\$112.50
54767	Vimly Benefit Solutions Inc	2021 - Aug 2021 - 1st Council Aug 2021		\$36,674.49
54768	Washington State Support Registry	2021 - Aug 2021 - 1st Council Aug 2021		\$337.50
901346	City of Goldendale	2021 - Aug 2021 - 1st Council Aug 2021		\$19,516.08
Direct Deposit Run -	Payroll Vendor	2021 - Aug 2021 - 1st Council Aug 2021		\$47,936.19
8/19/2021				\$119,663.11

AGENDA BILL: G1

AGENDA TITLE: PUGET SOUND ENERGY LETTER AGREEMENT

DATE: SEPTEMBER 7, 2021

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION X
RESOLUTION _____ OTHER _____
MOTION X

EXPLANATION:

See Larry Bellamy's memo attached. The documents behind the memo include the agreed upon letter agreement as well as excerpts from the Water and Waste Water Utility Service Agreement, Goldendale Municipal code section 13.04.040 and Goldendale Municipal code section 13.08.180. The letter agreement has been reviewed and accepted by the local Goldendale Energy plant manager Gerald Klug, the Mayor, the Public Works Committee, and myself, all of which recommend approval.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO AUTHORIZE THE MAYOR TO EXECUTE A LETTER AGREEMENT DATED SEPTEMBER 7 2021 WITH PUGET SOUND ENERGY.

Memo

To: Mayor and Council
From: Larry Bellamy, City Administrator
CC:
Date: 9/3/2021
Re: Explanation of Bullet points on Puget Sound Energy letter agreement

Over the past year, the City and Puget Sound Energy (PSE) have been discussing some minor changes to the Water and Wastewater Utility Services Agreement “Services Agreement” and some minor changes to the NPDES that would provide consistency with the City’s NPDES agreement. The discussions included several meetings between the City and PSE and with the Public Works Committee. The attached letter describes the changes by bullet point of the proposed modifications.

The first bullet point relates to the delivery of Industrial process water. This letter agreement only changes the peak demand from 600 gallons per minute to 750 gallons per minute, it does not change the maximum of 608 acre-feet per year (see Section 3 (a) of the services agreement).

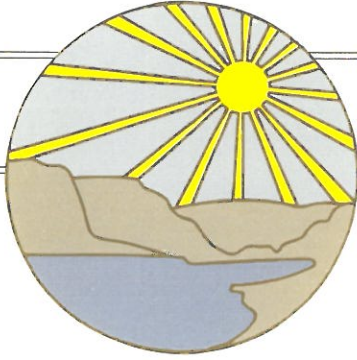
The second bullet point relates to the delivery of Industrial pre-treated sewer effluent. This letter agreement only changes the peak handling of pre-treated sewer effluent from 90 to 200 gallons per minute (see Section 3 (c) of the services agreement). The aggregate amount per year does not change.

The third bullet point changes the water usage rate from .38 per 100 cubic feet to .52, which is 54% of the basic water usage rate according to GMC 13.04.050 (B). This will result in an estimated monthly water usage rate increase of \$2,500 per month.

The fourth bullet point allows for the same calculation for pre-treated wastewater, should the usage rate change, as presently adopted or hereafter amended. Currently, the wastewater usage rate for PSE is .38 per 100 cubic feet, which is 54% of the current usage rate of .70 per 100 cubic feet (See Section 4 (b) and 13.08.180(B)(2).

The fifth bullet assures that this services agreement length of time remains at 30 years (see page 4 of the services agreement, Section 2).

Finally, this letter agreement limits the PH range between 6.0 – 10 std. units



CITY OF GOLDENDALE

1103 SOUTH COLUMBUS
GOLDENDALE, WASHINGTON 98620
509-773-3771

September 7, 2021

Puget Sound Energy
600 Industrial Way
Goldendale, WA 98620

RE: Addendum to Modify Water and Wastewater Utility Services Agreement

Dear Mr. Carlson:

Reference is made to (i) that certain Water and Wastewater Utility Services Agreement dated as of December 3, 2001 (the "Services Agreement"), by and between the City of Goldendale, a code city organized and existing under the laws of the State of Washington ("City") and as successor-in-interest to Goldendale Energy, Inc., Puget Sound Energy ("PSE") and (ii) that certain State Waste Discharge Permit Number ST-9236 dated March 31, 2016 (the "NPDES Permit") by and between the State of Washington, Department of Ecology ("DOE") and PSE.

By this Addendum, the City and PSE agree to and confirm the following with respect to the Services Agreement:

- The delivery of Industrial process water as described in Section 3 (a) be allowed, on an as needed basis, be increased from a daily peak rate of 600 gallons per minute to 750 gallons per minute. While the peak rate will be increased, there is no change to the project requirements of 608 acre-feet per year.
- The delivery of Industrial pre-treated sewer effluent as described in Section 3 (c) be allowed, on an as needed basis, be increased from 90 per minute to 200 gallons per minute.
- The rate for industrial process water usage as described in Section 4 and 4(a) will be increased from .38 per 100 cubic feet to .52, which is 54% of the basic water usage for a minimum residential usage rate. In the event the City increases the water usage rates codified at GMC 13.04.050(B), the rate for industrial process water usage as described in Section 4 and 4(a) shall increase in a corresponding manner to equal 54% of the minimum monthly water usage rate as depicted GMC 13.04.050(B), as presently adopted or hereafter amended.

- The rate for industrial process sewer usage as described in Section 4 and 4(b) will remain at .38 per 100 cubic feet, which is 54% of the minimum basic sewer service charge for residential users inside the city as set forth at GMC 13.08.180(B)(2). In the event the City increases the monthly charge for public sewer service codified at GMC 13.08.180(B)(2), the rate for industrial process sewer usage as described in Section 4 and 4(b) shall increase in a correspond manner to equal 54% of the minimum basic sewer service charge for residential users inside the city as depicted at GMC 13.08.180(B)(2), as presently adopted or hereafter amended.
- The term of this agreement remains at 30 years, as described in Section 2.

In addition, PSE and the City agree to and confirm that the Discharge Limitations for pH be limited to a range of 6.0 - 10.0 std. unit as described in the State Waste Discharge Permit Number ST-9236 dated March 31, 2016, and between DOE and PSE.

Please indicate your agreement to the foregoing by countersigning this letter agreement where indicated below and returning a copy to the City of Goldendale, Attn: Larry Bellamy, 1103 South Columbus, Goldendale, WA 98620

Sincerely,

CITY OF GOLDENDALE

PUGET SOUND ENERGY

By: _____

By: _____

Name: Michael Canon

Name: Mark Carlson

Title: Mayor

Title: Director of Generation and
Natural Gas Storage

CC: Quinn Plant, City Attorney
Larry Bellamy, City Administrator
Gerald Klug, PSE Goldendale Plant Manager

WATER AND WASTEWATER UTILITY SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is entered into this 3rd day of December, 2001, by and between the City of Goldendale, a code city organized and existing under the laws of the State of Washington ("City"), and Goldendale Energy, Inc., a Washington corporation with offices in Pleasanton, California ("GEI").

Recitals

- a. The City is a code city under the laws of the state of Washington and is authorized by RCW 35A.80.010 and RCW 35.92.010, to acquire, maintain and operate waterworks, within or without its limits, for the purpose of furnishing the City and its residents with an ample supply of water for all purposes.
- b. The City is also authorized by RCW 35A.80.010 and RCW 35.92.020 to construct, acquire, add to, alter, maintain and operate systems, plants, sites or other facilities of sewage within and without the limits of the City.
- c. GEI is incorporated under the laws of the State of Washington and is authorized by its articles of incorporation and bylaws to execute this Agreement and conduct the business contemplated by this Agreement.
- d. GEI intends to construct, install and operate a power generation facility, with related equipment (the "Project"), on property legally described in Exhibit A, attached hereto, located within or adjacent to the boundaries of the City.

- e. As part of the process of constructing the Project, GEI submitted a SEPA Checklist to the City, in its capacity as lead agency, for review and action.
- f. The City issued a Mitigated Determination of Non-Significance ("MDNS") for the Project that required GEI to comply with certain conditions contained therein.
- g. One of the MDNS conditions requires GEI to fund acquisition of additional water rights to enhance the City's water supply.
- h. On November 30, 2000, the City's Board of Adjustment granted a conditional use and variance for the Project subject to certain conditions, including but not limited to the mitigation measures of the MDNS.
- i. On or about October 2, 2000, the City and GEI entered into a Contingent Agreement by the terms of which the City was to design, construct, administer, and operate Phase II Infrastructure Improvements described as follows:
 - Rehabilitate and/or improve wells acquired to supply increased water demand for GEI and replace the City's Bloodgood Spring source which will address an emergent health concern.
 - Construct an approximately four mile long pipeline from Basse well field to interconnect the acquired water wells with the City's existing water supply system.
 - Extend and loop water system within the Industrial Park (2300 lineal feet).
 - Extend and connect sewer system to City wastewater collection system (4100 lineal feet).

- Extend and widen the roadway to the Project.
("Phase II Infrastructure Improvements").
- j. The estimated cost of the Phase II Infrastructure Improvements is \$3,568,591.00.
- k. The City applied for and accepted an initial offer of financial aid from the Washington State Community Economic Revitalization Board ("CERB") for a general obligation loan in the amount of \$390,658.00 and a grant in the amount of \$390,658.00 to be extended for the Phase II infrastructure improvements.
- l. By the terms of the Contingent Agreement, GEI agreed to provide \$2,757,275.00 for the costs of the Phase II Infrastructure Improvements, provided that the CERB financing was approved.
- m. On February 21, 2001, the City issued a Certificate of Water and Sewer Availability, which set forth certain conditions to the City providing water and sewer service to the Project.
- n. The parties have mutually agreed that GEI will provide sufficient additional water to the City's water system to supply the increased water demand for the Project and to replace the City's Bloodgood Springs source which will address an emergent health concern.
- o. In consideration of the City's agreement to accept additional water in satisfaction of GEI's obligation to augment the City's water supply, GEI agrees to provide funding of costs to install infrastructure improvements under the parties' contemporaneous Infrastructure Services Agreement.
- p. The parties now wish to enter into this Agreement to provide for water and sewer service to the Project.

NOW, THEREFORE, the parties hereby agree as follows:

1. Conditions Precedent. The City's obligation to provide water and sewer service to the Project shall be subject to all of the following conditions precedent:

- a. GEI at its own expense arranging for the City to acquire at least 479 acre feet per year of new water rights, with an instantaneous rate of 1425 gallons per minute; and
- b. GEI at its own expense and no later than July 1, 2002, arranging for the City to acquire new water rights sufficient to meet the Project Requirements for added water as described in Section 6(b)(1) of the parties' separate Infrastructure Services Agreement (including the 479 acre feet referenced in the preceding paragraph, with an instantaneous rate of at least 1425 gallons per minute); and
- c. The City closing financing for the CERB loan and grant; and
- d. Substantial satisfaction of GEI's material obligations under the parties' contemporaneous Infrastructure Services Agreement including without limitation, GEI agreeing, if necessary, to increase its contribution to cover reasonable costs of completing the Phase II Infrastructure Improvements to be performed by GEI (see Section 6 (b) of such Infrastructure Services Agreement) and of constructing any additional required infrastructure improvements contemplated in the last paragraph of Section 6 (c) of such Infrastructure Services Agreement.

2. Term. Subject to the foregoing conditions precedent, the term of this Agreement shall be for 30 years from the initial date of service to GEI, unless earlier terminated as provided herein,

and subject further to renewal for at least two additional ten-year terms by GEI as hereinafter provided. The initial date of service shall be the first day of the month for which GEI receives a billing for water or sewer service.

3. Scope of Service. Subject to conditions precedent listed above, and throughout the term of this Agreement, GEI shall be entitled to receive from the City's water and sewer utility:

- a. Industrial process water at least equal to the Project Requirements, delivered at a daily peak rate of 600 gallons per minute; and
- b. A supply of potable water for the Project offices; and
- c. Sewer service that can handle up to 90 gallons per minute of pre-treated wastewater for disposal.

4. Rates. Rate construction for GEI will be calculated using two different rate structures based on the type of water used or discharged, that is, industrial process water and potable water. The industrial process water and the potable water systems shall be metered separately at the GEI project site. It is also understood, the water and sewer rates are structured using a base rate and usage rate. The water/sewer rates for the potable water system shall be payable in accordance with the Goldendale Municipal Code (GMC) water/sewer rates and delineated in Sections 13.04.050 and 13.08.180, or as amended from time to time. The base rates for the industrial process water and sewer, shall be payable in accordance with GMC Sections 13.04.050 and 13.08.180, or as amended from time to time. For the industrial process water and sewer from GEI, the base rates shall be based on an 8" water service and a 4" sewer service. Except as otherwise provided in this Agreement, the rates payable by GEI to the City for the industrial process water and sewer usage for the services described above shall be as follows:

- a. \$0.38 per 100 cubic feet of industrial process water delivered to the Project; and
- b. \$0.38 per 100 cubic feet of industrial process wastewater received from the Project.

The usage for industrial process wastewater shall be based upon a percentage of industrial process water delivered to the Project, which percentage shall be periodically determined by mutual agreement of the parties, who will negotiate in good faith to determine a reasonably accurate measurement of industrial process wastewater received from the Project. If the parties cannot agree, the measurement shall be referred for binding arbitration by the American Arbitration Association.

The minimum service levels for the service described above shall be 581.25 acre feet per year of industrial process water, and 87.19 acre feet per year of pretreated wastewater. A year for purposes of the minimum shall begin on the initial date of service and each anniversary thereof. Billings for these services shall be rendered monthly by the City. The monthly charge for the industrial process water and wastewater shall be based on the minimum service levels described above. Any usage above the minimum service levels will be calculated at the end of each year of service and charged according to the usage rates established above. The billings for water and sewer utility service shall be paid by GEI within twenty-five (25) days of receipt thereof.

At the end of each year of service, the rates provided herein shall be subject to an annual increase not to exceed amounts necessary to cover demonstrated increases (if any) in the City's cost to operate and maintain the water and sewer utility. If the parties cannot agree, the rate modification issue shall be referred for binding arbitration by the American Arbitration Association.

Should GEI fail to maintain the minimum service levels set forth above, GEI shall make up the lost revenue to the City based on an annual accounting thereof with credit for any costs and expenses

Chapter 13.04 WATER SUPPLY SYSTEM

Sections:

ARTICLE I. CHARGES

- 13.04.010 Connection requirements.**
- 13.04.015 Domestic use wells prohibited.**
- 13.04.020 Water service system development charge.**
- 13.04.025 Special connection charge.**
- 13.04.030 Meter--Installation requirements.**
- 13.04.035 Meter--Installation expense.**
- 13.04.040 Monthly base meter charge.**
- 13.04.045 Account names.**
- 13.04.050 Meter rates.**
- 13.04.055 Multiple user service charge--Applicability.**
- 13.04.060 Multiple user service charge--Inside city limits.**
- 13.04.065 Multiple user service charge--Outside city limits.**
- 13.04.070 Turn on charge.**
- 13.04.080 Notice of delinquent account.**
- 13.04.090 Disconnection of utility service.**
- 13.04.100 Delinquent charge--Lien.**
- 13.04.110 Tap--Pipe connections.**
- 13.04.120 Shut-off--Turn-on order.**

C. Water service from the water main, including water meter and meter spud, shall, upon installation, become the property of the city and shall be served and maintained by the city. (Ord. 1391 §1 (part), 2009)

13.04.035 Meter--Installation expense.

A. Installation of water not accomplished by January 1, 2010, may be installed thereafter by the city at the expense of the owner of the premises and such cost shall be payable to the city in advance thereof except as outlined in subsection B of this section. Said expense shall include a water service system development charge as described in Section [13.04.020](#).

B. For all meter installation the public works director shall complete a good faith estimate of costs for installation. The person requesting the water service shall pay the cost estimate along with the water service system development charge. If factual costs are less the city will reimburse the applicant; if costs are more the additional costs will be collected from the applicant.

C. Meter installation shall be charged to the purchaser at the rate of cost plus fifteen percent up to a maximum of fifty dollars. (Ord. 1391 §1 (part), 2009)

13.04.040 Monthly base meter charge.

All water service connections shall pay a monthly base meter charge according to meter size as described in Section [13.04.050](#), regardless if the meter is turned on, off, or if any water has been used. When there is a combination of private fire service and general water use through a single line, for billing purposes only, the meter size calculated to be required for the general water use portion shall be used. Monthly base meter charge can be omitted for irrigation meters only if property owners request meters to be turned off during months with no use. Property owners will be charged standard turn off and on fees. (Ord. 1430 §1, 2013: Ord. 1398 §1, 2010: Ord. 1391 §1 (part), 2009)

13.04.045 Account names.

All accounts for water shall be kept in the name of the owner of the property and not in the name of the tenant; and the owner only, or his legally authorized agent, shall be held responsible for water charge. (Ord. 1391 §1 (part), 2009)

13.04.050 Meter rates.

The following monthly base meter rates shall be charged as follows:

A. Monthly Base Meter Charge.

**In City Limits, Base Meter Charges,
Effective January 1, 2018**

Meter Size	Year 2018	Year 2019	Year 2020
3/4 inch	\$32.60	\$35.60	\$37.60
1 inch	\$54.45	\$59.46	\$62.80
1-1/4--1-1/2 inch	\$108.89	\$118.91	\$125.59
2 inch	\$175.48	\$191.63	\$202.40
3 inch	\$381.55	\$416.66	\$440.07
4 inch	\$736.41	\$804.17	\$849.35
6 inch	\$1,089.88	\$1,190.18	\$1,257.04
8 inch	\$2,243.87	\$2,450.36	\$2,588.02

**Outside City Limits, Base Meter Charges,
Effective January 1, 2018**

Meter Size	Year 2018	Year 2019	Year 2020
3/4 inch	\$48.90	\$53.40	\$56.40
1 inch	\$81.68	\$89.19	\$94.20
1-1/4--1-1/2 inch	\$163.34	\$178.37	\$188.39
2 inch	\$263.23	\$287.45	\$303.60
3 inch	\$572.32	\$624.99	\$660.10
4 inch	\$1,104.61	\$1,206.26	\$1,274.03
6 inch	\$1,634.82	\$1,785.26	\$1,885.56
8 inch	\$3,365.81	\$3,675.55	\$3,882.04

B. Monthly Water Usage Schedule for Water Usage of All Types and Locations. The rates shown below are per one hundred cubic feet (c.f.) or fraction thereof for any water usage.

Usage	2018--2020
0 c.f. to 750 c.f.	\$0.95
751 c.f. to 1,500 c.f.	\$1.10
1,501 c.f. to 3,000 c.f.	\$1.25
3,001 c.f. to 5,000 c.f.	\$1.65
5,001 c.f. to 8,000 c.f.	\$1.95
Over 8,000 c.f.	\$2.20

Chapter 13.08 SEWAGE DISPOSAL SYSTEM

Sections:

ARTICLE I. GENERAL PROVISIONS

- 13.08.010** Definitions.
- 13.08.020** Definitions for rate making purposes.
- 13.08.030** Sewer department main connection.
- 13.08.040** Placing sewer main tap.
- 13.08.050** Tapping mains--Notice.
- 13.08.060** Late comer agreements defined.

ARTICLE II. ADMINISTRATION

- 13.08.070** Water-sewer utility department--Created.
- 13.08.080** Officials designated.
- 13.08.100** Cooperation of other departments.
- 13.08.110** Engineering.
- 13.08.120** Right of entry.
- 13.08.130** Conduct of inspections--Liability.
- 13.08.140** Easement access.
- 13.08.050** Tapping mains--Notice.
- 13.08.060** Late comer agreements defined.

ARTICLE II. ADMINISTRATION

- 13.08.070 Water-sewer utility department--Created.**
- 13.08.080 Officials designated.**
- 13.08.100 Cooperation of other departments.**
- 13.08.110 Engineering.**
- 13.08.120 Right of entry.**
- 13.08.130 Conduct of inspections--Liability.**
- 13.08.140 Easement access.**

ARTICLE III. FEES--RATES--CHARGES

- 13.08.150 Overhead charges.**
- 13.08.160 Sewer service connection charge.**
- 13.08.165 Special connection charge.**
- 13.08.170 Warrant against water-sewer utility fund.**
- 13.08.180 Service rates and charges.**
- 13.08.190 Deposit--Disconnection notice.**
- 13.08.200 Rate revision.**
- 13.08.210 Sewer accounts.**
- 13.08.220 Custodian of funds.**

ARTICLE IV. IMPROVEMENTS

- 13.08.230 Improvement financing system.**
- 13.08.240 Temporary lines installation, maintenance.**
- 13.08.250 Standard lateral line defined--Payment.**

bonds adjusted for constant maturities, as published in the Federal Reserve Bulletin or otherwise available from the Federal Reserve Bank, for the year the city sewer lines was or is completed and available for connection and applied until the connection is made, but excluding both the year of completion of construction and the year connection is made. (Ord. 1248 §2, 1999)

13.08.170 Warrant against water-sewer utility fund.

If any connection or any needed repair to an existing condition shall not be made within the time herein provided, the city council is authorized and directed to cause the same to be made and to file a statement of the costs thereof with the city clerk-treasurer, and thereupon a warrant shall be issued under the direction of the city council by the city clerk-treasurer and against the water-sewer utility fund for the payment of such cost. The amount of such cost, together with a penalty of ten dollars, plus interest at ten percent per year upon the total amount of such costs and penalty shall be assessed against the property upon which the building or structure is situated and shall become a lien thereon as hereinafter provided. (Prior code §14.16.030)

13.08.180 Service rates and charges.

A. For purposes of this section, the following definitions shall apply:

1. "Residential users" is defined as a residential dwelling unit which dwelling unit has its own separate water meter and serves less than four units.
2. "Commercial user" is defined as any user which is not a residential user.

B. The monthly charges for public sewer service for a residential user inside the city limits shall be as follows:

1. Each residential user shall pay a base charge of thirty-one dollars and fifty cents which includes the first one thousand cubic feet of water consumption.
2. In addition to the base charge, each residential user shall pay seventy cents per each one hundred cubic feet of water consumption over and above the first one thousand cubic feet of water consumption. This amount shall be based upon the average water consumption for the previous period between November 15th and March 15th. This average water consumption shall be used for billing purposes for each billing period from April 1st of one year to March 1st of the following year.
3. Residential user who does not establish an average monthly consumption during the period between November 15th and March 15th because of absence, nonownership or other such similar reason shall pay the sum of thirty-one dollars and fifty cents per unit per month until such

SPECIAL CONDITIONS

In this permit the word "must" denotes an action that is mandatory and is equivalent to the word "shall" used in previous permits.

S1. DISCHARGE LIMITATIONS

All discharges and activities authorized by this permit must be consistent with the terms and conditions of this permit. The discharge of any of the following pollutants more frequently than, or at a concentration in excess of, that authorized by this permit shall constitute a violation of the terms and conditions of this permit.

Beginning on **April 1, 2011** and lasting through **March 31, 2016**, Puget Sound Energy-Goldendale Generating Station (PSE) is authorized to discharge treated wastewater to the City of Goldendale sewer system subject to the following limits:

Parameter	Limit
Flow ^a	Max. Day 0.150 MGD
Temperature	Max. Day 26.7° C
pH	Range 5.5 – 9.0 std. units ^b
Copper	Max. Day 1mg/L at any time
Chromium	Max. Day 0.2 mg/L at any time
Zinc	Max. Day 1 mg/L at any time

^a The Permittee may discharge up to 200 gpm for up to 4 hours a day. All other times the discharge limit is 93 gpm. This is a local limit established by agreement between the City and the Permittee.

^b Indicates the range of permitted values based on the agreement between the City of Goldendale and the Permittee, where pH is continuously monitored a spike in pH to 10.0 for a duration of one hour or less does not constitute a violation of the pH limitation.

AGENDA BILL: H1

AGENDA TITLE: SIX YEAR STREET PLAN

DATE: SEPTEMBER 7, 2021

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION X
RESOLUTION X OTHER _____
MOTION X

EXPLANATION:

Dustin Conroy will attend the Council meeting to provide further details on the Six Year Transportation Improvement Program. This is an annual requirement, Dustin will provide the current project listings and their estimated costs.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO ADOPT RESOLUTION NO. 720 ADOPTING A SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR CITY STREETS PURSUANT TO RCW 35.77.010.

**CITY OF GOLDENDALE
GOLDENDALE, WASHINGTON**

RESOLUTION NO. 720

A RESOLUTION ADOPTING A SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM FOR CITY STREETS PURSUANT TO RCW 35.77.010

WHEREAS, RCW 35.77.010 requires the legislative body of each city and town, pursuant to public hearing, prepare and adopt a comprehensive street program for the ensuing six years and file the same with the Director of Highways not more than thirty days after its adoption; and

WHEREAS, pursuant to RCW 35.77.010, Notice of Public Hearing was published in the Goldendale Sentinel on August 25, 2021 and September 1, 2021 and the public hearing was conducted by the City Council in Council Chambers at City Hall, Goldendale, Washington at 7:00 PM on the 7th of September 2021,

NOW, THEREFORE BE IT RESOLVED by the City Council as follows:

SECTION 1:

Pursuant to RCW 35.77.010 the City of Goldendale hereby adopts the Six Year Transportation Improvement Program for City Streets, a copy of which is attached and incorporated as part of this resolution.

SECTION 2:

This resolution is effective five (5) days after its publication according to law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GOLDENDALE, WASHINGTON, this 7th day of September 7, 2021.

Michael Canon, Mayor

ATTEST:

Connie Byers, Clerk-Treasurer

AGENDA BILL: I1

AGENDA TITLE: MCCREDY REZONE

DATE: SEPTEMBER 7, 2021

ACTION REQUIRED:

ORDINANCE X COUNCIL INFORMATION X

RESOLUTION _____ OTHER _____

MOTION _____

EXPLANATION:

Please find attached the ordinance requesting a rezone, a map indicating the rezone changes, a combined map with the Assembly of God Church rezone changes depicting the zoning changes by both parties and a map showing the end result of the proposed zone changes. Also included is the report, findings of fact, conclusion and recommendations of the Planning Commission. The Zone change request asks for the ability to utilize the "flag lot" option only afforded by an SR zoning designation and conform the zoning lines with the property lines.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO ADOPT ORDINANCE NO. _____ WHICH REZONES THE MCCREDY PROPERTY FROM MOBILE HOME PARK (MHP) AND GENERAL COMMERCIAL (C-2) TO SUBURBAN RESIDENTIAL (SR) WAVING 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: Daniel and Candy McCredy Rezone 21-02

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 Daniel and Candy McCredy, and they recommended that appropriate map/zone changes from Mobile Home Park (MHP) and General Commercial (C-2) to Suburban-Residential District (SR) 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 July 13, 2021, mailed to the applicant on July 12, 2021 and landowners within 300 feet of the boundary of the property on July 12, 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 September 7, 2021 approved and accepted the recommendation of the Planning Commission to grant the request for a map/zone change from Mobile Home Park (MHP) and General Commercial (C-2) to Suburban-Residential District (SR) 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 Mobile Home Park (MHP) and General Commercial (C-2) to Suburban-Residential District (SR):

See Exhibit A Legal Description

Portions of Tax Parcel #'s 04162817010200, 04162817010400 and
04162820030100

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 7TH DAY OF SEPTEMBER, 2021.**

Michael Canon, Mayor

ATTEST:

Connie Byers, Clerk-Treasurer

Exhibit A

DAN MCCREDY

TAX PARCELS 04162817010200, 04162820030100

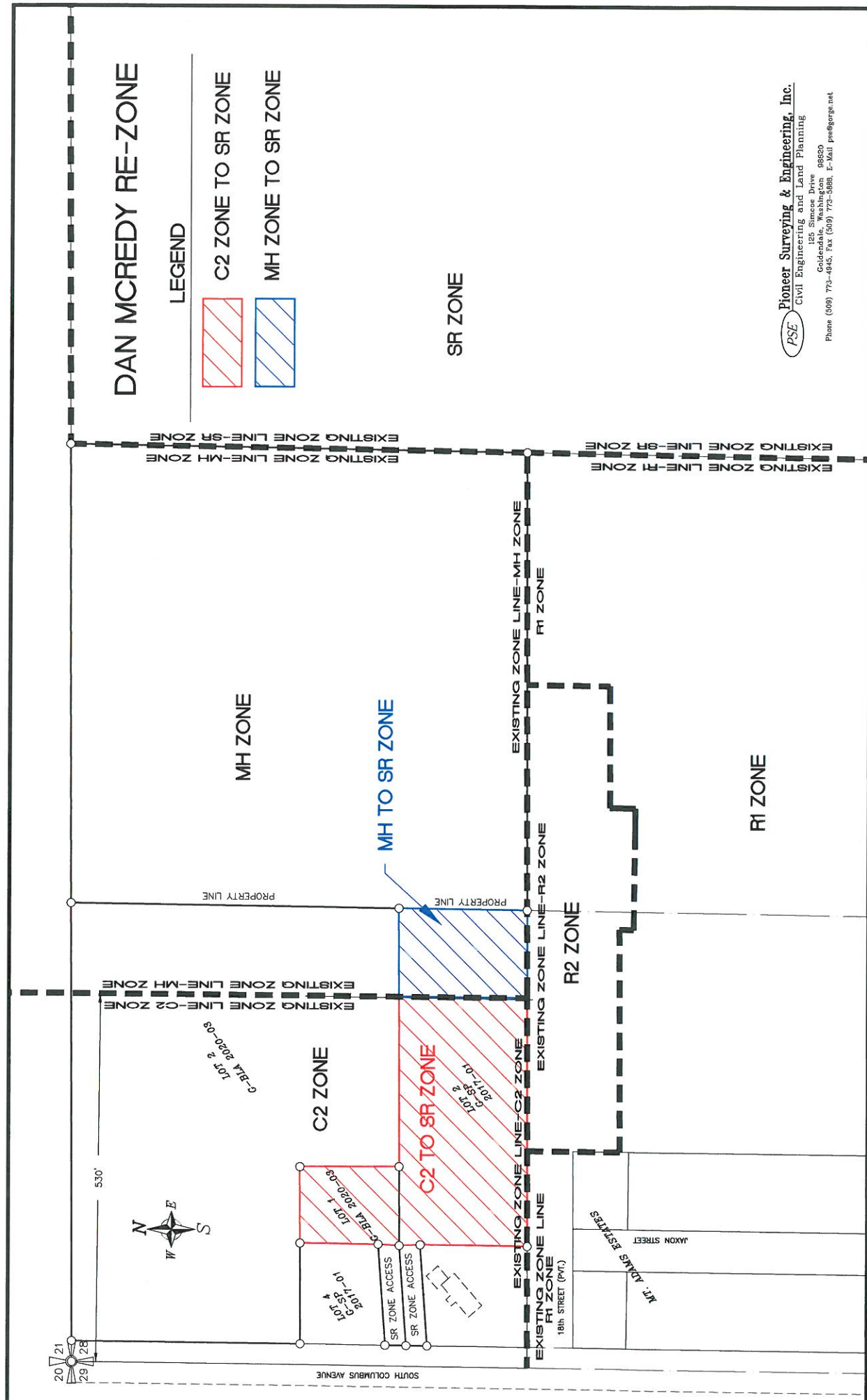
From C2 Zone to SR Zone:

Lot 1 of Boundary Line Adjustment No. G-BLA 2020-03, according to the Boundary Line Adjustment thereof, recorded September 3, 2020, Auditors File No. 1141832, EXCEPT the West 145 feet thereof.

AND That Portion of Lot 2 of Short Plat No. G-SP 2017-07, according to the plat thereof, recorded June 9, 2017, Auditors File No. 1123920, EXCEPT the West 145 feet thereof.

From MH Zone to ^{SR}C2 Zone:

That Portion of the Lot 2 of Boundary Line Adjustment No. G-BLA 2020-03, according to the Boundary Line Adjustment thereof, recorded September 3, 2020, Auditors File No. 1141832, lying East of the East Line of the West 530 feet of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 28, T 4 N, R 16 E, W.M.



DAN MCREDDY RE-ZONE

LEGEND

-  C2 ZONE TO SR ZONE
-  MH ZONE TO SR ZONE

SR ZONE

R1 ZONE

R2 ZONE

C2 ZONE

MH ZONE

MH TO SR ZONE

C2 TO SR ZONE

EXISTING ZONE LINE-MH-SR ZONE
EXISTING ZONE LINE-MH ZONE
EXISTING ZONE LINE-R1 ZONE
EXISTING ZONE LINE-R2 ZONE
EXISTING ZONE LINE-C2 ZONE
EXISTING ZONE LINE-R1 ZONE

PROPERTY LINE

PROPERTY LINE

SOUTH COLUMBUS AVENUE

18th STREET (PVT.)

K.T. ADAMS ESTATES
JAXON STREET

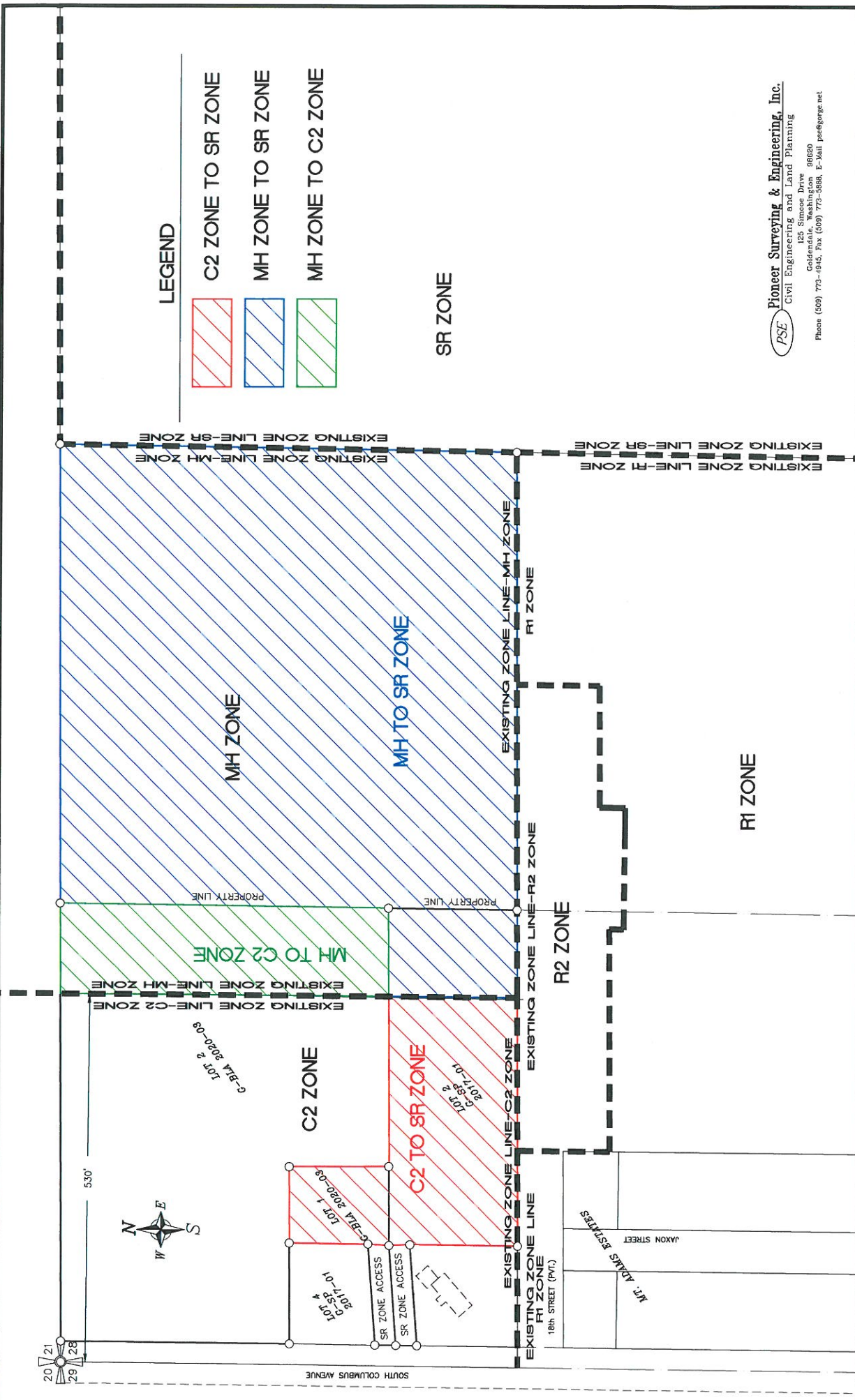
LOT 2
G-214 2020-05

LOT 1
G-214 2020-05

LOT 4
G-S2 2017-01

LOT 2
G-S2 2017-01

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Sincere Drive 09620
 Goldendale, Washington
 Phone (509) 773-4945, Fax (509) 772-5888, E-Mail pse@psege.net



LEGEND

- C2 ZONE TO SR ZONE
- MH ZONE TO SR ZONE
- MH ZONE TO C2 ZONE

SR ZONE

R1 ZONE

R2 ZONE

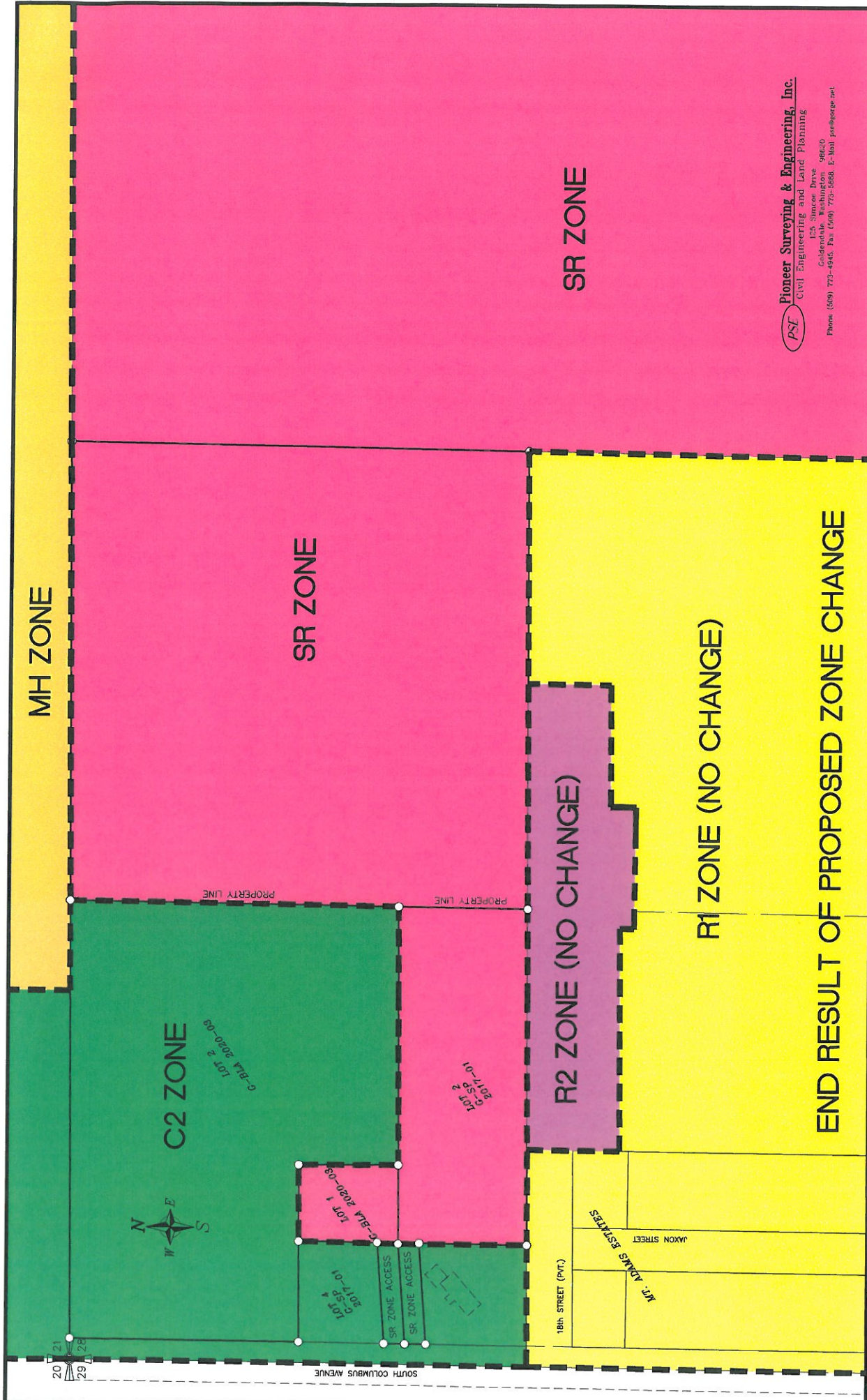
C2 ZONE

MH ZONE

MH TO SR ZONE

C2 TO SR ZONE

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 S. State Street, Suite 200
 Goldensale, Washington 98620
 Phone (509) 773-4945, Fax (509) 773-8868, E-Mail pse@pse.net



PSF Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125, Sussex Dr., Goldendale, Washington 98020
 Phone: (509) 773-4945, Fax: (509) 773-5888, E-Mail: psf@psfengr.com

MH ZONE

SR ZONE

SR ZONE

C2 ZONE

R2 ZONE (NO CHANGE)

R1 ZONE (NO CHANGE)

END RESULT OF PROPOSED ZONE CHANGE

PLANNING COMMISSION
CITY OF GOLDENDALE

In the Matter of the Application of)	Rezone Application 21-02
DANIEL AND CANDY MCCREDY)	
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 Daniel and Candy McCredy, for a change of zoning pursuant to Chapter 17.66 of the Goldendale Municipal Code requesting a zoning change from Mobile Home Park (MHP) and General Commercial (C-2) to Suburban Residential (SR) ; 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 as described as follows:

See Attached Exhibit A Legal Description

Portions of Tax Parcel #'s 04162817010200, 04162817010400 and 04162820030100

2. The site is currently zoned Mobile Home Park (MHP) and General Commercial (C-2). The area to the west is zoned General Commercial (C-2), the property to the north is zoned General Commercial (C-2) and Mobile Home Park (MHP), the property to the east is zoned Suburban Residential (SR) and the property to the south is zoned Single-Family Residential (R-1).
3. 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, Daniel and Candy McCredy testified that he would use the provision of using a flag lot. A “flag lot” option is only available Suburban Residential (SR). The applicant also noted that he would need to have “flag lot” access, however, through the General Commercial (C-2) zoning. In addition, the applicant testified that the zoning lines did not conform with the property lines, this proposal would make the zoning lines consistent with the property lines.
8. This zone change request is required in order for the City to sign a boundary line adjustment for this property
9. The applicant has shown the change in zoning conforms with the Comprehensive Plan and is in the public’s best interest.
10. The applicant has supported its request with a site plan showing the existing development and its relationship to surrounding uses.
11. 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 Mobile Home Park (MHP) and 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 Mobile Home Park (MHP) and General Commercial (C-2) to Suburban Residential (SR).
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 Daniel and Candy McCredy 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 Mobile Home Park (MHP) and General Commercial (C-2) to Suburban Residential (SR) be granted.

ADOPTED AND APPROVED THIS 7th day of September 2021.

PLANNING COMMISSION

Chairman

Member

Member

Member

Member

ATTACHMENTS: Staff Review

STAFF REVIEW

DATE: July 26, 2021
TO: City of Goldendale Planning Commission
FROM: Larry Bellamy, City Administrator
RE: Rezone Application No. ^{21.02}20-02
Applicant: Dan McCredy
Property Owner: Dan McCredy

PROJECT INFORMATION:

PROPOSAL: The proposal is to change the zoning of an approximately 2.6-acre tract, east of the South Columbus/Access driveway at 1714 South Columbus, Parcel # 's 04162820030200 and 04162820000700, from Manufactured Home Park (MHP) and General Commercial (C-2) to Suburban Residential (SR).

LOCATION: The subject property is located east of the South Columbus/ Access driveway at 1714 South Columbus.

LAND USE: The property is currently vacant. The land to the east, west and north is vacant and the land to the south is primarily residential housing.

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 Manufactured Home Park (MHP) and General Commercial (C-2). The property to the north is zoned General Commercial (C-2) and Manufactured Home Park (MHP). The property to the east is zoned Suburban Residential. The property to the south is zoned Single Family Residential (R-1) and the property to the east is in the jurisdiction of Klickitat County and is zoned General Rural.

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 Manufactured Home Park (MHP) and General Commercial (C-2) to Suburban Residential (SR).
3. The Land Use designation, for the area surrounding this property, is High-Density Residential.
4. Utilities are available to the property, with adequately sized water and sewer lines on South Columbus.
5. This rezone will align the proposed zoning with current property lines See attached zoning map overlaid with the current property lines.
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:

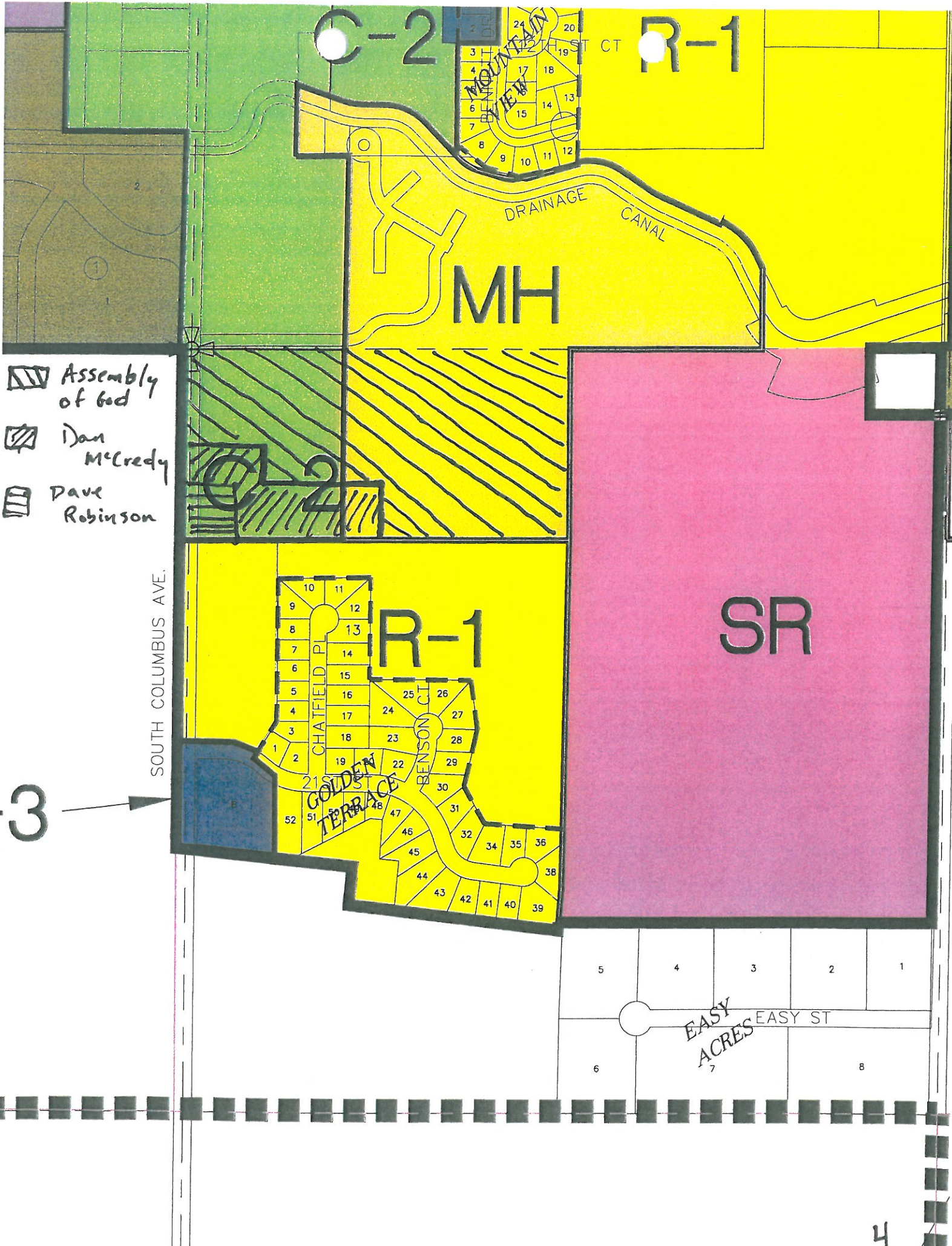
1. The issues that need to be resolved by the Planning Commission are:
 - Whether the proposal will preserve and protect the interest of public health and welfare.
 - Whether the proposal is void due to it being considered a "spot zone"
 - 1. Is the proposal contrary to the public health, safety, or 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. 17.44 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 17.14
GMC 17.22
GMC 17.32
GMC 17.66
Comp. Plan excerpts



<https://map.klickitatcounty.org/#17.45,0796647,-127.81536,-627628283776554193>
 Klickitat County [Help](#) [Map Information](#)
 TOOLS SEARCH BOOKMARKS EXPORT MAP LAYERS

City Limits

NAME: goldendale

Show on map

Feature Select on Bulge

Parcels

PARCEL_ID: 0415231710203

LEGAL: LOT 2 OF C-SP-2017-04126-4-16

NAME: MCCREY, DANIEL

ADDRESS: 126 W MAIN GOLDENDALE WA 99020

SURVEY: 1123520

500'

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>Daniel G + Candace E. McCreedy</u>		
2. APPLICANT ADDRESS AND PHONE NUMBER	STREET <u>126 W. Magn ST</u>	CITY <u>Goldendale</u>	
	STATE <u>WA</u>	ZIP <u>98620</u>	PHONE
3. APPLICANT'S INTEREST IN PROPERTY	CHECK <input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> OWNER REPRESENTATIVE	
	ONE: <input type="checkbox"/> CONTRACT PURCHASER	<input type="checkbox"/> OTHER	
4. PROPERTY OWNER (IF OTHER THAN APPLICANT)	NAME		
5. PROPERTY OWNER'S ADDRESS AND PHONE (IF OTHER THAN APPLICANT)	STREET	CITY	
	STATE	ZIP	PHONE
6. ASSESSOR'S PARCEL NUMBER FOR SUBJECT PROPERTY:	<u>04162817010200, 04162820030100, 04162817010400</u>		
7. EXISTING ZONING OF SUBJECT PROPERTY:	<u>C-2 MHP</u>		
8. ADDRESS OF SUBJECT PROPERTY:	<u>1700 Block of South Columbus Goldendale WA 98620</u>		
9. TYPE OF APPLICATION: (CHECK ALL THAT APPLY)			
<input checked="" type="checkbox"/> Rezone	<input 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 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.

 PROPERTY OWNERS SIGNATURE

 DATE

FOR ADMINISTRATIVE USE ONLY

DATE FEE PAID	RECEIVED BY	AMOUNT	RECEIPT NO.	HEARING DATE
---------------	-------------	--------	-------------	--------------

REZONE

PART II – APPLICATION INFORMATION

1. REQUEST:

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

From C-2, MHP To SR

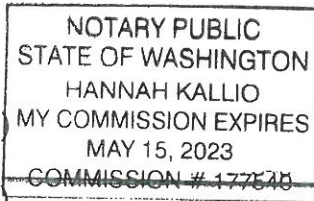
2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (Attach if lengthy) Lot 2 of G-SPL 2017-01,

28-4-16, Lot 6 G-BLA 2020-3; 28-4-16 of Lot 4 of G-SPL 2017-01; 28-4-16

3. OWNER'S SIGNATURE:

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

Hannah Kallio
STATE OF WASHINGTON
COUNTY OF KLICKITAT



Daniel & Candace McCredy
Candace E. McCredy
PROPERTY (OWNER(S)) SIGNATURE

On this day personally appeared before me Daniel & Candace McCredy 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 24th day of May 2021

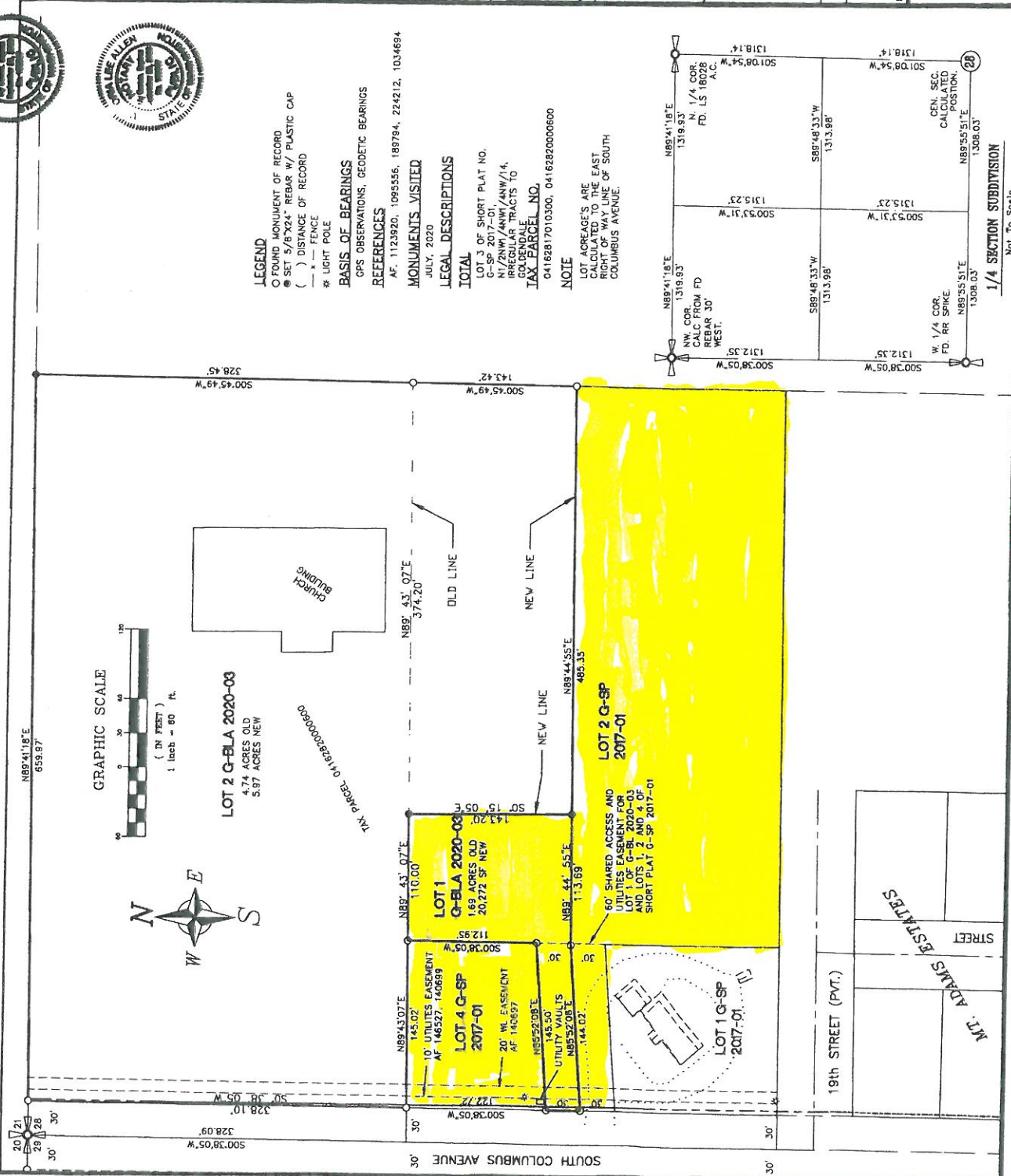
PART III – REQUIRED ATTACHMENTS

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 GOLDDALE, WA **BOUNDARY LINE ADJUSTMENT NO. G-BLA 2020-03**

NW 1/4, NW 1/4, SECTION 28, T4N, R16E, W.M.

LOT 3 OF SHORT PLAT NO. G-SP 2017-01, N1/2NW1/4NW1/4, IRREGULAR TRACTS TO GOLDDALE



LEGEND
 O FOUND MONUMENT OF RECORD
 () DISTANCE OF RECORD
 * - - - FENCE
 * - - - LIGHT POLE
 GPS OBSERVATIONS, GEODETIC BEARINGS
REFERENCES
 AF 1123920, 1095556, 189794, 224212, 1034684
MONUMENTS VISITED
 JULY, 2020
LEGAL DESCRIPTIONS
TOTAL
 LOT 3 OF SHORT PLAT NO. G-SP 2017-01, N1/2NW1/4NW1/4, IRREGULAR TRACTS TO GOLDDALE, WA
 TAX PARCEL NO. 04162817010300, 04162820000600
NOTE
 LOT ACREAGE'S ARE CALCULATED TO THE EAST RIGHT OF WAY LINE OF SOUTH COLUMBUS AVENUE.



Licensed Land Surveyor PLS No. 427272
 I hereby certify that all taxes, and compensating taxes and/or penalties and property contained within the plat shown herein have been paid, discharged or satisfied.
 Dated this 3rd day of September, 2020
 Beverly Adams Deputy Treasurer for the Treasurer
 Klickitat County Treasurer

I hereby certify that the Boundary Line Adjustment herein has been examined by me and that it is in conformance with standards for survey data, accuracy, and easements.
 Dated this 1st day of August, 2020
 Connie Ryznar
 City Clerk-Treasurer

I hereby certify that the Boundary Line Adjustment herein has been examined by me and that the same is in accordance with the laws and policies of the City of Goldendale.
 Dated this 1st day of August, 2020
 City of Goldendale Administrator

ROBINSON BIA
PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 128 Simcoe Drive
 Goldendale, Washington 98820
 Phone (509) 770-6445, Fax (509) 770-3008 E-mail psw@robinsonbia.com

BOUNDARY LINE ADJUSTMENT FILED FOR RECORD AT THE REQUEST OF Beverly Adams Deputy Treasurer
 THIS 3rd DAY OF September 2020 AT 2:48 PM
 AND RECORDED IN VOL 1 OF BOUNDARY LINE ADJUSTMENT'S, PAGE 523 RECORDS OF KICKITAT COUNTY, WA.
 Victoria Adams
 Klickitat County Deputy Auditor
 11/41832
 Auditor No.



Chapter 17.14 SUBURBAN RESIDENTIAL DISTRICT (SR)

Sections:

17.14.010 Purpose.

17.14.020 Permitted uses.

17.14.030 Permitted accessory uses.

17.14.040 Conditional uses.

17.14.050 Development standards.

17.14.060 Area regulations--Construction and siting standards.

17.14.070 Flag lots.

17.14.010 Purpose.

The SR low density residential district is established to provide for a large-lot residential environment. Lands within this district generally should contain single-family conventional dwellings with larger lots and useful yard spaces. Certain public facilities and institutions may also be permitted provided their nature and location are not detrimental to the intended residential environment. (Ord. 1438 §2(part), 2014)

17.14.020 Permitted uses.

The following uses shall be permitted in the SR 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. (Ord. 1438 §2(part), 2014)

17.14.030 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 SR 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)

17.14.040 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;
- H. Golf course, country club, swimming club, or tennis club;
- I. Kennel; and
- J. 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)

17.14.050 Development standards.

- A. Minimum lot area, with municipal water and sewer--ten thousand square feet, without municipal sewer--twenty thousand square feet.
- B. Minimum lot width: eighty feet;
- C. Minimum lot depth: eighty feet;

- D. Density: one dwelling unit per lot;
- E. Maximum lot coverage: fifty percent;
- F. Minimum yard setbacks:
 - 1. Front: twenty feet.
 - 2. Side: five feet.
 - 3. Side along flanking street of corner lot: fifteen feet.
 - 4. Rear:
 - a. Principal building: twenty 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: one thousand two hundred square feet;
- I. Parking: see Chapter [17.52](#);
- J. Landscaping: see Chapter 17.54. (Ord. 1438 §2(part), 2014)

17.14.060 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)

17.14.070 Flag lots.

A lot in which a narrow portion fronts a public/private street and where access to the public/private street is across that narrow portion for the exclusive use of that lot only.

- A. Flag lots may be permitted; provided, that the minimum width of the flag stem be fifteen feet for a single lot and twenty feet for a shared flag access, and it is in compliance with fire access standards;
- B. No more than four lots may be accessed from a single flag stem;
- C. A private maintenance agreement shall be recorded for driveways which serve more than one lot;
- D. Division of lands into one flag lot shall be administratively reviewed and shall meet all short subdivisions requirements;
- E. The flag portion of the lot shall not be considered in determining compliance with the development standards of this chapter; and
- F. Private driveways shall be maintained and clear of obstruction to allow for emergency vehicle access. (Ord. 1438 §2(part), 2014)

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

Disclaimer: The city clerk's office has the official version of the Goldendale Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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

City Telephone: (509) 773-3771

[Code Publishing Company](#)

AGENDA BILL: 12

AGENDA TITLE: ASSEMBLY OF GOD REZONE

DATE: SEPTEMBER 7, 2021

ACTION REQUIRED:

ORDINANCE X COUNCIL INFORMATION X

RESOLUTION _____ OTHER _____

MOTION _____

EXPLANATION:

Please find attached the ordinance requesting a rezone, a map indicating the rezone changes, a combined map with the McCredy rezone changes depicting the zoning changes by both parties and a map showing the end result of the proposed zone change. Also included is the report, findings of fact, conclusion and recommendations of the planning commission. The zone change request asks for change in zoning on one parcel from Mobile Home Park (MPH) to Suburban Residential (SR) on to conform the zoning lines with property lines.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO ADOPT ORDINANCE NO. _____ WHICH REZONES THE ASSEMBLY OF GOD PROPERTY FROM MOBILE HOME PARK (MHP) TO GENERAL COMMERCIAL (C-2) AND SUBURBAN RESIDENTIAL (SR) WAVING 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: Assembly of God Church Rezone 21-03

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 Assembly of God Church, and they recommended that appropriate map/zone changes from Mobile Home Park (MHP) to Suburban-Residential District (SR) and General Commercial (C-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 July 13, 2021, mailed to the applicant on July 12, 2021 and landowners within 300 feet of the boundary of the property on July 12, 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 September 7, 2021 approved and accepted the recommendation of the Planning Commission to grant the request for a map/zone change from Mobile Home Park (MHP) to Suburban-Residential District (SR) and General Commercial (C-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 Mobile Home Park (MHP) to Suburban-Residential District (SR) and General Commercial (C-2):

See Exhibit A Legal Description

Portions of Tax Parcel #'s 04162820030200 and 04162820000700

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 7TH DAY OF SEPTEMBER, 2021.

Michael Canon, Mayor

ATTEST:

Connie Byers, Clerk-Treasurer

NEW LIFE ASSEMBLY OF GOD
TAX PARCELS 04162800000700, 04162820030200

From MH Zone to SR Zone:

The Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 28, T 4 N, R 16 E, W.M.

From MH Zone to C2 Zone:

That Portion of the Lot 2 of Boundary Line Adjustment No. G-BLA 2020-03, according to the Boundary Line Adjustment thereof, recorded September 3, 2020, Auditors File No. 1141832, lying East of the East Line of the West 530 feet of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 28, T 4 N, R 16 E, W.M.



530'

20 21
29 28

SOUTH COLUMBUS AVENUE

18th STREET (PVT.)

JAXON STREET

KIT ALKAS ESTATES

LOT 4
2017-01
G.S.P.

LOT 1
G-BLA 2020-03

SR ZONE ACCESS

SR ZONE ACCESS

LOT 2
G.S.P.

LOT 2
2017-01

EXISTING ZONE LINE-C2 ZONE

EXISTING ZONE LINE-R1 ZONE

EXISTING ZONE LINE-R2 ZONE

EXISTING ZONE LINE-MH ZONE

EXISTING ZONE LINE-SR ZONE

PROPERTY LINE

PROPERTY LINE

EXISTING ZONE LINE-MH ZONE

EXISTING ZONE LINE-R1 ZONE

EXISTING ZONE LINE-SR ZONE

EXISTING ZONE LINE-MH ZONE

EXISTING ZONE LINE-R1 ZONE

EXISTING ZONE LINE-SR ZONE

EXISTING ZONE LINE-MH ZONE

EXISTING ZONE LINE-R1 ZONE

EXISTING ZONE LINE-SR ZONE

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EXISTING ZONE LINE-MH ZONE

EXISTING ZONE LINE-R1 ZONE

EXISTING ZONE LINE-SR ZONE

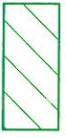
NEW LIFE ASSEMBLY OF GOD RE-ZONE

LEGEND

MH ZONE TO SR ZONE



MH ZONE TO C2 ZONE



SR ZONE

R1 ZONE

R2 ZONE

MH ZONE

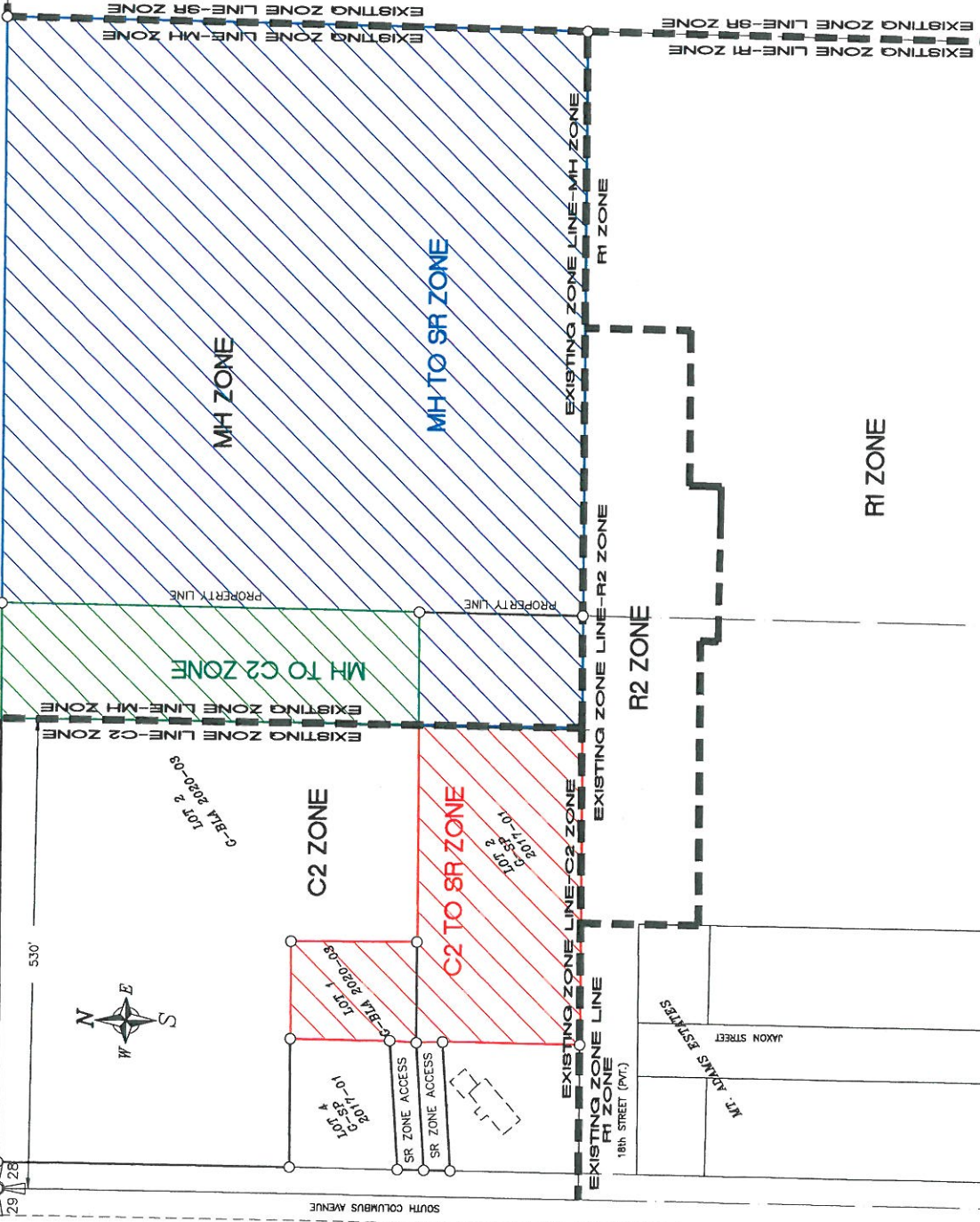
MH TO SR ZONE

MH TO C2 ZONE

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning

125 Siscoe Drive
Goldensale, Washington 98620

Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@pse.net



LEGEND

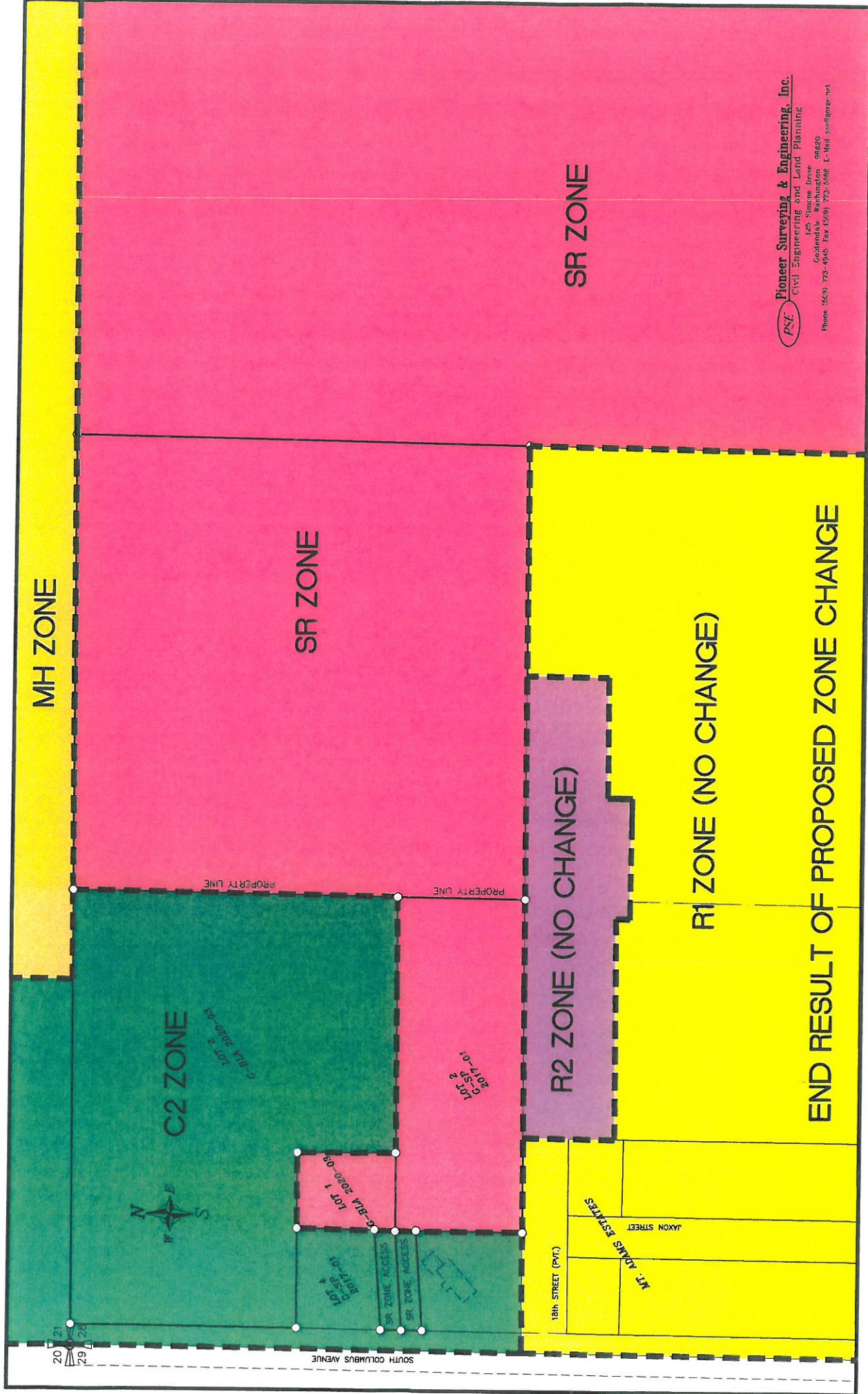
-  C2 ZONE TO SR ZONE
-  MH ZONE TO SR ZONE
-  MH ZONE TO C2 ZONE

SR ZONE

R1 ZONE

R2 ZONE

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 West Washington
 Goldendale, Washington 98520
 Phone (509) 773-4945, Fax (509) 773-5888, E-Mail psee@george.net



PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 S. State, Des Moines, IA 50319
 Gouldsboro, Washington 09820
 Phone (509) 773-4948 Fax (509) 773-5888 E-Mail pse@pse.net

END RESULT OF PROPOSED ZONE CHANGE

PLANNING COMMISSION
CITY OF GOLDENDALE

In the Matter of the Application of)	Rezone Application 21-03
ASSEMBLY OF GOD 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 Daniel and Candy McCredy, for a change of zoning pursuant to Chapter 17.66 of the Goldendale Municipal Code requesting a zoning change from Mobile Home Park (MHP) to General Commercial (C-2) and Suburban Residential (SR) ; 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 as described as follows:

See Attached Exhibit A Legal Description

Portions of Tax Parcel #'s 04162820030200 and 04162820000700

2. The site is currently zoned Mobile Home Park (MHP) and General Commercial (C-2). The area to the west is zoned Light Industrial (M-1), the property to the north is zoned General Commercial (C-2) and Mobile Home Park (MHP), the property to the east is zoned Suburban Residential (SR) and the property to the south is zoned Single-Family Residential (R-1).
3. 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. This zone change is requested to allow the zoning lines to be consistent with the property lines and to remove the Mobile Home Park (MHP) zoning designation and then allow for Suburban Residential (SR) zoning to be contiguous with the Suburban Residential zoning by the McCredy Rezone.
8. The applicant has shown the change in zoning conforms with the Comprehensive Plan and is in the public's best interest.
9. The applicant has supported its request with a site plan showing the existing development and its relationship to surrounding uses.
10. 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 Mobile Home Park (MHP) and 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 Mobile Home Park (MHP) to General Commercial (C-2) and Suburban Residential (SR).
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 Assembly of God 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 Mobile Home Park (MHP) to General Commercial (C-2) and Suburban Residential (SR) be granted.

ADOPTED AND APPROVED THIS 7th day of September 2021.

PLANNING COMMISSION

Chairman

Member

Member

Member

Member

ATTACHMENTS: Staff Review

STAFF REVIEW

DATE: July 26, 2021
TO: City of Goldendale Planning Commission
FROM: Larry Bellamy, City Administrator
RE: Rezone Application No. ²¹⁻⁰³20-03
Applicant: New Life Assembly of God Church
Property Owner: New Life Assembly of God Church

PROJECT INFORMATION:

PROPOSAL: The proposal is to change the zoning of an approximately 21-acre tract, east of the South Columbus/Assembly of God Church Access Road, Parcel # 's 04162820030200 and 04162820000700, from Manufactured Home Park (MHP) and General Commercial (C-2) to Suburban Residential (SR).

LOCATION: The subject property is located east of the South Columbus/Assembly of God Church Access Road.

LAND USE: The property is currently houses the Assembly of God Church grounds. To the north there is vacant ground and a Manufactured Home Park. The land to the east and west is vacant and the land to the south is primarily residential housing.

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 Manufactured Home Park (MHP) and General Commercial (C-2). The property to the north is zoned General Commercial (C-2) and Manufactured Home Park (MHP). The property to the east is zoned Suburban Residential. The property to the south is zoned Single Family Residential (R-1) and the property to the east is in the jurisdiction of Klickitat County and is zoned General Rural.

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 Manufactured Home Park (MHP) and General Commercial (C-2) to Suburban Residential (SR).
3. The Land Use designation, for the area surrounding this property, is High-Density Residential.
4. Utilities are available to the property, with adequately sized water and sewer lines on South Columbus.
5. This rezone will align the proposed zoning with current property lines See attached zoning map overlaid with the current property lines.
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:

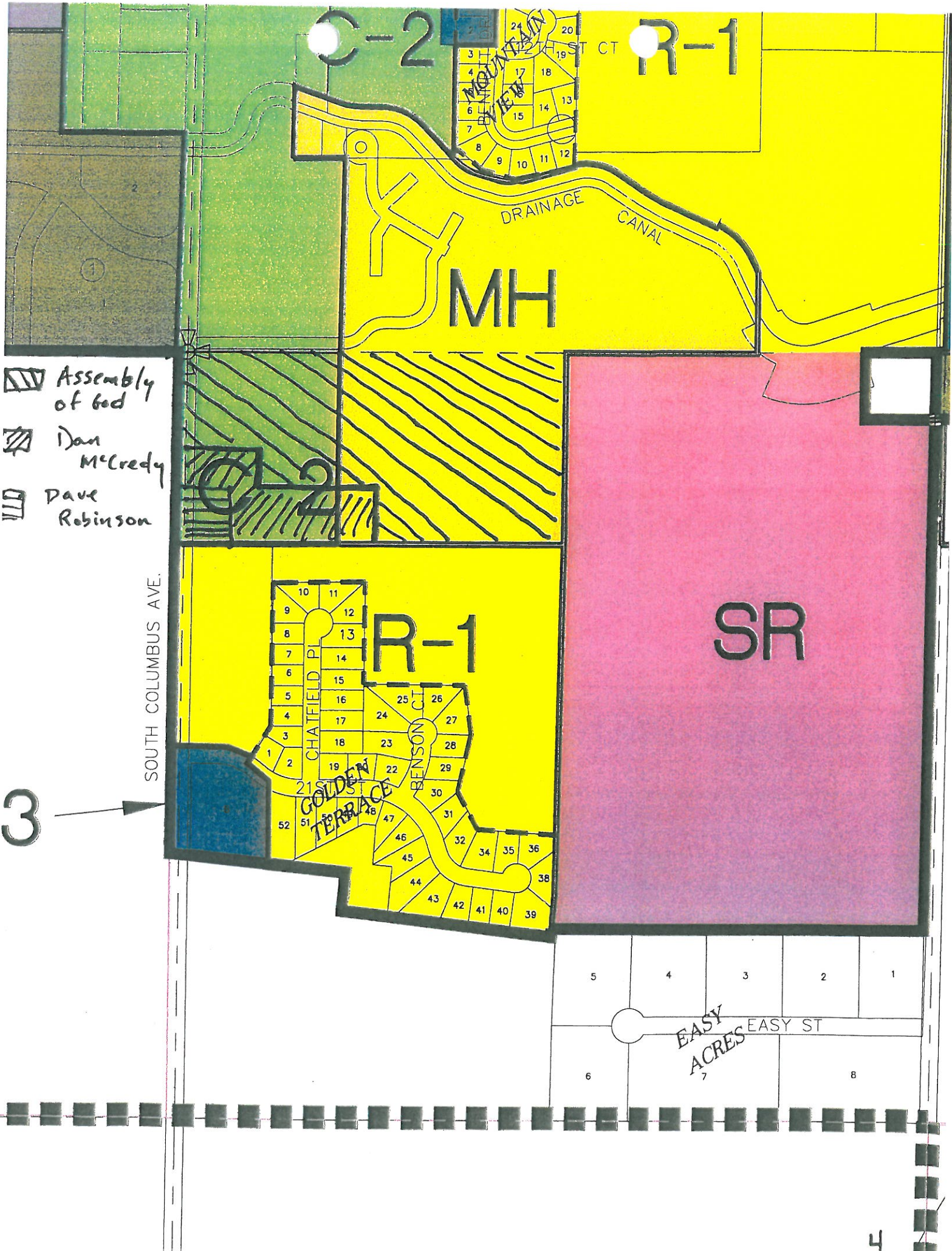
1. The issues that need to be resolved by the Planning Commission are:
 - Whether the proposal will preserve and protect the interest of public health and welfare.
 - Whether the proposal is void due to it being considered a "spot zone"
 - 1. Is the proposal contrary to the public health, safety, or 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. 17.44 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 17.14
GMC 17.22
GMC 17.32
GMC 17.66
Comp. Plan excerpts



C-2

R-1

MH



SR

R-1

DRAINAGE CANAL

SOUTH COLUMBUS AVE.

EASY ACRES
EASY ST

-  Assembly of God
-  Dan McCredy
-  Dave Robinson

3

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>New Life Assembly of God of Goldendale</u>		
2. APPLICANT ADDRESS AND PHONE NUMBER	STREET <u>1602 S. Columbus Ave</u>	CITY <u>Goldendale</u>	
	STATE <u>WA</u> ZIP <u>98620</u>	PHONE <u>(509) 773-4650</u>	
3. APPLICANT'S INTEREST IN PROPERTY	CHECK <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> OWNER REPRESENTATIVE		
	ONE: <input type="checkbox"/> CONTRACT PURCHASER <input type="checkbox"/> OTHER		
4. PROPERTY OWNER (IF OTHER THAN APPLICANT)	NAME		
5. PROPERTY OWNER'S ADDRESS AND PHONE (IF OTHER THAN APPLICANT)	STREET	CITY	
	STATE	ZIP	PHONE
6. ASSESSOR'S PARCEL NUMBER FOR SUBJECT PROPERTY: <u>041628200 30200</u>			
7. EXISTING ZONING OF SUBJECT PROPERTY: <u>80% C-2 20% MHP</u>			
8. ADDRESS OF SUBJECT PROPERTY: <u>1602 S. Columbus</u>			
9. TYPE OF APPLICATION: (CHECK ALL THAT APPLY)			
<input checked="" type="checkbox"/> Rezone	<input 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 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.

Pastor Kevin J. Henchok
 PROPERTY OWNERS SIGNATURE

5/13/21
 DATE

FOR ADMINISTRATIVE USE ONLY

DATE FEE PAID	RECEIVED BY	AMOUNT	RECEIPT NO.	HEARING DATE
<u>5-26-2021</u>	<u>Shelley Enderoy</u>	<u>300.00</u>	<u>11127</u>	

REZONE

PART II – APPLICATION INFORMATION

1. REQUEST:

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

From 80% C-2 & 20% MHP To 100% C-2

2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (Attach if lengthy) Lot 2 GBLA 2020-03; 28-4-16 Parcel # 04162.820030200 Address 1602 S. Columbia

Goldendale

3. OWNER'S SIGNATURE:

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



New Life Assembly of God of Goldendale
Pastor Kevin J. Darch
PROPERTY (OWNER(S) SIGNATURE)

STATE OF WASHINGTON)

COUNTY OF KLICKITAT)

On this day personally appeared before me Casey Neher 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 24 day of May 2021

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

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	STATE <u>WA</u>	ZIP <u>98620</u>	PHONE <u>(509) 773-4650</u>
3. APPLICANT'S INTEREST IN PROPERTY	CHECK <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> OWNER REPRESENTATIVE		
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4. PROPERTY OWNER (IF OTHER THAN APPLICANT)	NAME		
5. PROPERTY OWNER'S ADDRESS AND PHONE (IF OTHER THAN APPLICANT)	STREET		CITY
	STATE	ZIP	PHONE
6. ASSESSOR'S PARCEL NUMBER FOR SUBJECT PROPERTY: <u>04162820000700</u>			
7. EXISTING ZONING OF SUBJECT PROPERTY: <u>MHP</u>			
8. ADDRESS OF SUBJECT PROPERTY: <u>PO Bx 92 (connected to 1602 S. Columbus)</u>			
9. TYPE OF APPLICATION: (CHECK ALL THAT APPLY)			
<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Environmental Checklist (SEPA)	<input type="checkbox"/> Shoreline	
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FOR ADMINISTRATIVE USE ONLY

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REZONE

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From MHP

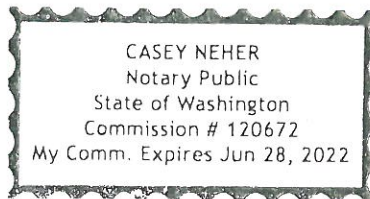
To SR or C-2

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

NENWNW4IRRTR 28-4-16 Parcel# 04162820000700

3. OWNER'S SIGNATURE:

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



New Life Assembly of God of Goldendale
Proctor J. Merchante
PROPERTY (OWNER(S) SIGNATURE)

STATE OF WASHINGTON)

COUNTY OF KLICKITAT)

On this day personally appeared before me Casey M. Neher 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 24 day of May 20 21

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