

**GOLDENDALE CITY COUNCIL
REGULAR MEETING
FEBRUARY 2, 2015
7:00PM**

Original

- A. Call to Order
 - 1. Pledge of Allegiance
- B. Roll Call
- C. Public Hearing
- D. Agenda
 - 1. Approval of Agenda
 - 2. Consent Agenda
 - a. Approval of Minutes
 - b. Claims
 - c. Payroll
 - d. Other
- E. Presentations
 - 1. Amanda Hoey & Jan Brending-Mid Columbia Economic Development Annual Report
- F. Department Reports
- G. Council Business
 - 1. Planning Commission Recommendations – Marijuana
 - 2. Skate Park Discussion
- H. Resolutions
 - 1. Recommendation on Shoreline Permit for 3rd and King St Project
- I. Ordinances
 - 1. First Reading Water Rate for Parks
 - 2. First Reading Mesecher Rezone
- J. Report of Officers and City Administrator
- K. Public Comment
- L. Executive Session
- M. Adjournment

NEXT REGULAR COUNCIL MEETING WILL BE ON FEBRUARY 17,2015 AT 7:00PM.

AGENDA TITLE: CONSENT AGENDA

DATE: FEBRUARY 2, 2015

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____,=...;X'---
RESOLUTION _____ OTHER _____
MOTION _____ --=-.;X ---

EXPLANATION:

The consent agenda includes the following:
Minutes of the February 20, 2015 regular council meeting, first pay period January checks #43390- 43437, 900430 in the amount of \$78,746.34, February 2, 2015 claims checks #43438- 43472, 900431 in the amount of \$92,880.29.

FISCAL IMPACT:

Payroll checks in the amount of \$78,746.34, claims checks in the amount of \$92,880.29.

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
JANUARY 20, 2015
7:00PM**

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

ROLL CALL

6:59:32 PM

PRESENT:

Mayor Clinton Baze
Council Member Mike Canon
Council Member Len Crawford
Council Member Andy Halm
Council Member Gary Hoctor
Council Member Deanna Luth
Council Member Guy Theriault

STAFF:

City Administrator Larry Bellamy
Clerk-Treasurer Connie Byers
Lieutenant Reggie Bartkowski
Public Works Director Karl Enyeart
Asst Fire Chief Noah Halm

ABSENT:

Council Member Lucille Bevis

It was moved by Council Member Len Crawford, seconded by Council Member Guy Theriault, to excuse Lucille Bevis from the meeting.

6:59:40 PM

AYES:

Council Member Mike Canon
Council Member Len Crawford
Council Member Andy Halm
Council Member Gary Hoctor
Council Member Deanna Luth
Council Member Guy Theriault

NAYS:

None.

MOTION CARRIED UNANIMOUSLY 6-0.

AGENDAANDCONSENTAGENDA

It was moved by Council Member Gary Hoctor, seconded by Council Member Deanna Luth, to approve the agenda and consent agenda.

7:00:03 PM

AYES:

Council Member Mike Canon
Council Member Len Crawford
Council Member Andy Halm
Council Member Gary Hctor
Council Member Deanna Luth
Council Member Guy Theriault

NAYS:

None.

MOTION CARRIED UNANIMOUSLY 6-0.

DEPARTMENT REPORTS

Reggie reported Stan Berkshire was selected to be our next K-9 handler. Our next step is to look for the right dog for the kind of training we want the dog to go through. We hope to have the dog ready before summer.

Karl reported that since the new reservoirs are on line we have not used the wells. We have one and a half million gallons of storage compared to less than two hundred thousand gallons we had before.

Larry reported that the Planning Committee met and had a public hearing regarding the marijuana ban ordinance. Since the meeting was on Thursday their recommendation will be on the February 2, 2015 council agenda. The Budget Committee met and they recommended that we purchase one new police vehicle out of the investigative fund and some in-car computer systems. Also a new command rig and a high pressure air system for the Fire Department.

RESOLUTIONS

Acceptance of the Lower Reservoir Project

Karl explained the work has been completed with the exception of landscaping and we are waiting on better weather to repair a few minor leaks in the tanks. The performance bond and retainage will be held until that work is complete.

It was moved by Council Member Gary Hctor, seconded by Council Member Deanna Luth, to approve Resolution No. 622 regarding the matter of acceptance of the work done by POW Contracting Inc. and construction of the Lower Reservoir Replacement and Zone 1A Reservoir at 1240 and 1420 Observatory Road.

7:07:02 PM

AYES:

Council Member Mike Canon
Council Member Len Crawford
Council Member Andy Halm
Council Member Gary Hctor
Council Member Deanna Luth
Council Member Guy Theriault

NAYS: None.
MOTION CARRIED UNANIMOUSLY 6-0.

ORDINANCES

4th Quarter Budget Amendment

Larry explained the Budget Committee has reviewed the budget amendment and recommends that council adopt the ordinance.

It was moved by Council Member Gary Hoctor, seconded by Council Member Deanna Luth, to adopt Ordinance No. 1446 the 4th quarter budget amendment for 2014.

7:07:39 PM

AYES: Council Member Mike Canon
Council Member Len Crawford
Council Member Andy Halm
Council Member Gary Hoctor
Council Member Deanna Luth
Council Member Guy Theriault

NAYS: None.
MOTION CARRIED UNANIMOUSLY 6-0.

PUBLIC COMMENT

Mike Garnett expressed his disappointment in two of the Planning Commissioners explanations regarding banning marijuana.

ADJOURNMENT

It was moved by Council Member Len Crawford, seconded by Council Member Guy Theriault, to adjourn the meeting.

7:09:43 PM

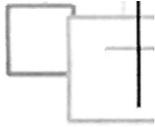
AYES: Council Member Mike Canon
Council Member Len Crawford
Council Member Andy Halm
Council Member Gary Hoctor
Council Member Deanna Luth
Council Member Guy Theriault

NAYS: None.
MOTION CARRIED UNANIMOUSLY 6-0.

Clinton Baze, Mayor

Connie Byers, Clerk-Treasurer

Register



Fiscal: 2015
 Deposit Period: 2015- Jan 2015
 Check Period: 2015- Jan 2015 - Second Council Jan 2015

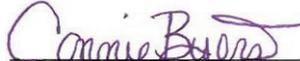
Number	Name	Posting Date	Amount
Columbia State Bank	20016310		
Check			
43438	Avista Utilities	2/2/2015	\$300.00
43439	Anatek Labs Inc	2/2/2015	\$30.00
43440	AT&T Mobility	2/2/2015	\$91.09
43441	Avista Utilities	2/2/2015	\$1,603.86
43442	Bishop Sanitation Inc	2/2/2015	\$307.50
43443	Centurylink AL	2/2/2015	\$151.48
43444	Fasteners	2/2/2015	\$12.09
43445	Ferguson Enterprises Inc #3001	2/2/2015	\$21.23
43446	Galls	2/2/2015	\$118.24
43447	Gerald Matosich Attorney at Law	2/2/2015	\$156.00
43448	Gorge Networks	2/2/2015	\$1,110.51
43449	Gray & Osborne Inc	2/2/2015	\$1,673.75
43450	Gwendolyn L Grunde	2/2/2015	\$4,000.00
43451	Hach Company	2/2/2015	\$771.28
43452	IPS Integrated Power Services	2/2/2015	\$25,488.12
43453	Kemp, Don	2/2/2015	\$127.90
43454	Kerns Shop & Propane	2/2/2015	\$18.03
43455	Klickitat CO Fire Dist #7	2/2/2015	\$5,049.00
43456	Klickitat CO Health Dept	2/2/2015	\$120.00
43457	Klickitat County PUD	2/2/2015	\$173.44
43458	Klickitat Valley Health	2/2/2015	\$174.00
43459	Lanz & Trummel Attorneys at Law	2/2/2015	\$331.50
43460	MCP Mid Columbia Producers Inc	2/2/2015	\$71.97
43461	North Central Laboratories	2/2/2015	\$186.97
43462	Optimist Printers	2/2/2015	\$381.63
43463	Pioneer Surveying & Engineering Inc	2/2/2015	\$37,818.00
43464	Pump Tech Inc	2/2/2015	\$5,374.99
43465	Quill Corporation	2/2/2015	\$1,116.97
43466	Randall C Krog Attorney at Law	2/2/2015	\$162.50
43467	Recall Secure Destruction Services	2/2/2015	\$25.00
43468	San Diego Police Equipment CO	2/2/2015	\$1,542.56
43469	Vision Municipal Solutions Lie	2/2/2015	\$973.67
43470	WA Assoc Sheriff & Police	2/2/2015	\$120.00
43471	WA St Dept of Ecology	2/2/2015	\$1,917.00
43472	Wind River Office Cleaning	2/2/2015	\$1,321.67

Number	Description	Clearing Date	Amount
900431	Merchant Card Services	2/2/2015	\$38.34
	Total	Check	\$92,880.29
	Total	20016310	\$92,880.29
	Grand Total		\$92,880.29

**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 Voucher numbers 43438 through 43472, 900431 in the amount of \$92,880.29, and unpaid obligations against the City of Goldendale, Washington and that I am authorized to certify said claims.

DATED this 2ih day of January, 2015.


Clerk-Trea 

Register Activity

Fiscal: 2015
 Period: 2015- Jan 2015
 Council Date: 2015 - Jan 2015 Council Jan 2015

Reference	Date	Amount	Notes
Reference Number: 43438 Invoice- 1/26/2015 4:46:41 PM	Avista Utilities 1/26/2015	\$300.00	\$300.00 Angie Hedges Account #170048322
Reference Number: 43439 016273	Anatek Labs Inc 1/9/2015	\$30.00	\$30.00 Testing Service
Reference Number: 43440 287258483135X01182015	AT&T Mobility 1/10/2015	\$91.09	\$91.09 Chlorination Station
Reference Number: 43441 Invoice- 1/26/2015 4:55:21 PM	Avista Utilities 1/26/2015	\$1,603.86	\$1,603.86 Natural Gas
Reference Number: 43442 38704 38749	Bishop Sanitation Inc 1/21/2015 1/21/2015	\$307.50	\$240.00 Portable/Ekone \$67.50 Portable/Airport
Reference Number: 43443 Invoice- 1/27/2015 8:31:35 AM	Centurylink AZ 1/27/2015	\$151.48	\$151.48 Fax Line/PD DSL
Reference Number: 43444 S4144522.001	Fasteners 12/24/2014	\$12.09	\$12.09 Supplies
Reference Number: 43445 0441745	Ferguson Enterprises Inc #3001 1/12/2015	\$21.23	\$21.23 Cored Plug
Reference Number: 43446 002953400	Galls 1/8/2015	\$118.24	\$118.24 Under Armour Womens
Reference Number: 43447 CR5852	Gerald Matosich Attorney at Law 1/13/2015	\$156.00	\$156.00 Daniel Kuneki
Reference Number: 43448 1-1357316	Gorge Networks 1/19/2015	\$1,110.51	\$1,110.51 Land Lines
Reference Number: 43449 14043.00-0000008	Gray & Osborne Inc 1/12/2015	\$1,673.75	\$1,673.75 Lower Reservoir

Reference	Date	Amount	Notes
Reference Number: 43450 Invoice- 1/27/2015 9:51:03 AM	Gwendolyn L Grundei 1/27/2015	\$4,000.00 \$4,000.00	Prosecution Services
Reference Number: 43451 9182117 9188816	Hach Company 1/6/2015 1/9/2015	\$771.28 \$716.57 \$54.71	Regent Ammonia
Reference Number: 43452 8204322	IPS Integrated Power Services 1/20/2015	\$25,488.12 \$25,488.12	Pump Motor Repair
Reference Number: 43453 6192985-01/12/15 6196819-01/12/15 6200117-01/26/15 Invoice- 1/27/2015 8:59:21 AM	Kemp, Don 1/12/2015 1/12/2015 1/26/2015 1/27/2015	\$127.90 \$4.00 \$4.00 \$15.00 \$104.90	Meds Meds Meds Medicare
Reference Number: 43454 19035	Kerns Shop & Propane 1/5/2015	\$18.03 \$18.03	Propane
Reference Number: 43455 103.3	Klickitat CO Fire Dist #7 1/13/2015	\$5,049.00 \$5,049.00	2014 Rescue Calls
Reference Number: 43456 000022190	Klickitat CO Health Dept 1/12/2015	\$120.00 \$120.00	Testing Service
Reference Number: 43457 Invoice- 1/27/2015 9:14:49 AM	Klickitat County PUD 1/27/2015	\$173.44 \$173.44	Final Bill
Reference Number: 43458 1078368	Klickitat Valley Health 10/24/2014	\$174.00 \$174.00	Juan Garcia
Reference Number: 43459 CR4834 CR4855.1	Lanz & Trummel Attorneys at Law 1/9/2015 1/13/2015	\$331.50 \$169.00 \$162.50	Mark Miller Jordan Foley
Reference Number: 43460 621564 622480 622927	MCP Mid Columbia Producers Inc 1/6/2015 1/9/2015 1/12/2015	\$71.97 \$19.34 \$41.90 \$10.73	Glove Grain Cowhide w/Keys, Gloves Gloves
Reference Number: 43461 349350	North Central Laboratories 1/6/2015	\$186.97 \$186.97	Supplies

Reference	Date	Amount	N
Reference Number: 43462	Optimist Printers	\$381.63	
27955	1/20/2015	\$338.63	Letterhead
28061	1/20/2015	\$43.00	Business Cards/Wyzykowski
Reference Number: 43463	Pioneer Surveying & Engineering Inc	\$37,818.00	
2 14-906	11/25/2014	\$20,163.00	WCNIP
20 12-905	11/25/2014	\$6,045.00	LKR
5 13-906	11/25/2014	\$220.00	Telfor Short Plat
6 14-904	11/25/2014	\$11,390.00	Third & King
Reference Number: 43464	Pump Tech Inc	\$5,374.99	
0090691-IN	1/7/2015	\$5,374.99	Chlorination System
Reference Number: 43465	Quill Corporation	\$1,116.97	
9260666	1/7/2015	\$791.79	Ink Cartridges, Binders, Memo Book....
9261183	1/7/2015	\$143.70	Color Copy Paper, Toner....
9263946	1/7/2015	\$55.85	Papermate Profile
9339695	1/9/2015	\$40.81	Wall Clocks
9371306	1/9/2015	\$16.10	Dish Soap
9373614	1/9/2015	\$63.89	Latex Gloves
9448609	1/13/2015	\$4.83	Refill Ink
Reference Number: 43466	Randall C Krog Attorney at Law	\$162.50	
CR5636.1	1/13/2015	\$162.50	Edward Sellers
Reference Number: 43467	Recall Secure Destruction Services	\$25.00	
2251948112.1	1/25/2014	\$25.00	Service
Reference Number: 43468	San Diego Police Equipment CO	\$1,542.56	
615835	1/13/2015	\$1,542.56	Supplies
Reference Number: 43469	Vision Municipal Solutions Lie	\$973.67	
2759	1/19/2015	\$973.67	Utility Mailing
Reference Number: 43470	WA Assoc Sheriff & Police	\$120.00	
DUES 2015-00256	1/12/2015	\$120.00	Dues/Rich Johnson
Reference Number: 43471	WA St Dept of Ecology	\$1,917.00	
2015-WA0021121.1	1/13/2015	\$1,917.00	Permit WA0021121
Reference Number: 43472	Wind River Office Cleaning	\$1,321.67	
Invoice- 1/27/2015 10:25:21 AM	1/27/2015	\$1,321.67	

Reference Number: 900431
Invoice- 1/27/2015 9:55:00 AM

Merchant Card Services
1/27/2015

Amount
\$38.34
\$38.34 Visa Fee/Admin

Register

	Name		Amount
43390	Bartkowski, Reggie	2015 - Jan 2015 - First Council Jan 2015	\$2,393.00
43391	Baze, Clinton	2015- Jan 2015- First Council Jan 2015	\$455.93
43392	Bellamy, Larry D	2015- Jan 2015- First Council Jan 2015	\$2,726.12
43393	Berkshire, Stan	2015 - Jan 2015 - First Council Jan 2015	\$1,749.92
43394	Berry, Frank	2015- Jan 2015- First Council Jan 2015	\$1,242.53
43395	Bevis, Lucille A	2015- Jan 2015- First Council Jan 2015	\$46.01
43396	Bowen, Jeremy J	2015 - Jan 2015 - First Council Jan 2015	\$1,268.89
43397	Byers, Connie L	2015- Jan 2015- First Council Jan 2015	\$1,812.68
43398	Cannon, Michael A	2015- Jan 2015 - First Council Jan 2015	\$46.01
43399	Casey, Brian P	2015 - Jan 2015 - First Council Jan 2015	\$1,036.05
43400	Cooke, Robert C	2015- Jan 2015 - First Council Jan 2015	\$1,756.87
43401	Crawford, Leonard C	2015 - Jan 2015 - First Council Jan 2015	\$46.01
43402	Dymont, Kevin	2015 - Jan 2015 - First Council Jan 2015	\$1,869.35
43403	Enyeart, Karl A	2015 - Jan 2015 - First Council Jan 2015	\$2,587.66
43404	Foss, Nicholas J	2015 - Jan 2015 - First Council Jan 2015	\$108.42
43405	Foster, Michelle L	2015- Jan 2015 - First Council Jan 2015	\$112.33
43406	Frantum, Douglas	2015 - Jan 2015 - First Council Jan 2015	\$1,367.09
43407	Fulton, Brad D	2015- Jan 2015 - First Council Jan 2015	\$404.77
43408	Garcia, Juan C	2015 - Jan 2015 - First Council Jan 2015	\$1,127.66
43409	Grimes, Karen M	2015- Jan 2015- First Council Jan 2015	\$1,291.79
43410	Halm, Andrew J	2015- Jan 2015- First Council Jan 2015	\$46.01
43411	Halm, Noah M	2015 - Jan 2015 - First Council Jan 2015	\$317.17
43412	Hocctor, Gary Robert	2015- Jan 2015 - First Council Jan 2015	\$46.01
43413	Hunziker, Jay Allen	2015 - Jan 2015 - First Council Jan 2015	\$1,895.01
43414	Hutchins, Maria P	2015 - Jan 2015 - First Council Jan 2015	\$1,676.44
43415	Isler, Jay W	2015- Jan 2015 - First Council Jan 2015	\$1,575.26
43416	Johnson, Richard A	2015 - Jan 2015 - First Council Jan 2015	\$2,998.75
43417	Lucatero, Leo B	2015 - Jan 2015 - First Council Jan 2015	\$2,261.66
43418	Luth, Deanna L	2015- Jan 2015- First Council Jan 2015	\$46.01
43419	Matulovich, Dwayne	2015 - Jan 2015 - First Council Jan 2015	\$3,146.76
43420	O'Connor, Andrew F	2015- Jan 2015 - First Council Jan 2015	\$1,884.95
43421	Oswalt, Bert F	2015 - Jan 2015 - First Council Jan 2015	\$1,954.65
43422	Perez, Benjamin A	2015- Jan 2015- First Council Jan 2015	\$1,136.59
43423	Pineda, Eric M	2015- Jan 2015 - First Council Jan 2015	\$55.82
43424	Randall, Steven A	2015- Jan 2015 - First Council Jan 2015	\$204.84
43425	Smith, Michael L	2015- Jan 2015- First Council Jan 2015	\$1,906.45
43426	Sullivan, Donald L	2015- Jan 2015 - First Council Jan 2015	\$55.82
43427	Therault, Guy R	2015- Jan 2015- First Council Jan 2015	\$46.01
43428	Thompson, Robert L	2015 - Jan 2015- First Council Jan 2015	\$1,292.43

Clear

43429	Wells, Sandy R	2015 - Jan 2015 - First Council	Jan 2015	\$1,179.19
43430	Wyzykowski, Chris	2015- Jan 2015- First Council	Jan 2015	\$1,878.93
43431	Council Trust Acct.	2015- Jan 2015- First Council	Jan 2015	\$909.29
43432	Deferred Comp Program	2015- Jan 2015 - First Council	Jan 2015	\$80.00
43433	Dept of Labor & Industries	2015 - Jan 2015 - First Council	Jan 2015	\$2,621.33
43434	Dept of Retirement	2015 - Jan 2015 - First Council	Jan 2015	\$8,966.43
43435	Employment Security	2015- Jan 2015- First Council	Jan 2015	\$131.21
43436	Goldendale, City of	2015- Jan 2015- First Council	Jan 2015	\$115.00
43437	ICMA Retirement Trust	2015 - Jan 2015 - First Council	Jan 2015	\$112.50
900430	City of Goldendale	2015- Jan 2015- First Council	Jan 2015	\$16,756.73
				\$78,746.34

AGENDA BILL: E1

AGENDA TITLE: AMANDA HOEY & JAN BRENDING- MID
COLUMBIA ECONOMIC DEVELOPMENT
ANNUAL REPORT

DATE: FEBRUARY 2, 2015

ACTION REQUIRED:

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

EXPLANATION:

FISCAL IMPACT:

ALTERNATIVES:

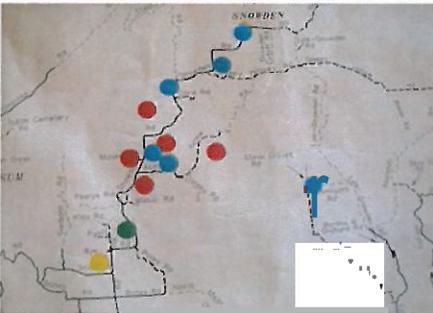
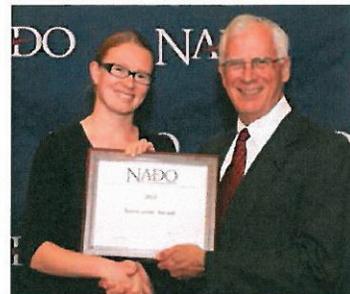
STAFF RECOMMENDATION:

MOTION:



Mid-Columbia Economic Development District

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT



ANNUAL PERFORMANCE REPORT JULY 1, 2013 TO JUNE 30, 2014

Mid-Columbia Economic
Development District
515 East Second Street
The Dalles, OR 97058
www.mcedd.org

ORGANIZATION AND ADMINISTRATION

Mid-Columbia Economic Development District (MCEDD) is composed of five counties bordering the Columbia River: Hood River, Wasco and Sherman counties in Oregon and Skamania and Klickitat counties in Washington. These five counties established MCEDD in 1969. The founding members realized that the sharing of a common workforce, common geography and common demographics bound together their economic fates. By joining together they benefit through better access to economic development loans and grants, pooled technical assistance, marketing, and administrative resources and a regional approach to economic development efforts.

Today MCEDD retains the distinction of being the only regionally-focused economic development agency in the Mid-Columbia, and therefore, the agency most appropriate to serve as lead agency for the Economic Development Administration. MCEDD is organized as a government non-profit in Oregon as an ORS-190 and in Washington as a RCW 39.34.010.

A 21 member board of directors governs MCEDD with a representative from each of the five counties of the district, the cities of each county, the ports, chambers of commerce and seven private sector representatives. As of the conclusion of the fiscal year, the board included:

Board of Directors	Appointed	Represents
Jan Brending Vice Chair, Exec Comm	2003	Cities of Klickitat County
Cliff Jett	2004	Cities of Sherman County
Ken Bailey Sec/Treas, Exec Committee	2006	Private Business-Agriculture
Nancy White Executive Committee	2007	Private Business-High-Tech
Don Stevens Exec Committee	2008	Cities of Skamania County
Rex Johnston Executive Committee	2008	Klickitat County
Tonya Brumley	2008	Oregon Chambers
Mike Smith Chair, Exec Committee	2009	Sherman County
Dan Spatz	2010	Cities of Wasco County
Rod Runyon Executive Committee	2010	Wasco County
Bob Benton Executive Committee	2011	Hood River County
Bill Schmitt	2013	Washington Ports
Jim Kacena	2013	Washington Chambers
Joe Abbas	2011	Private Business-Healthcare
Barbara Briggs	2011	Private Business
Anne Medenbach	2014	Oregon Ports
Gabriel Muro	2012	Private Sector - Minorities
Mary Kramer	2012	Private Sector – Higher Ed
Robert (Eric) Proffitt	2012	Workforce Development
Bob Anderson Executive Committee	2013	Skamania County
Jeff Helfrich	2013	Cities of Hood River Count

MCEDD's mission is to promote the creation of family-wage jobs, the diversification of the economic base, and the growth, development and retention of business and industry within the five-county district. MCEDD had eight professional staff members and one AmeriCorps serving the region and the organization's mission in FY2014.

<u>District Staff</u>	<u>Joined Us</u>	<u>Title</u>
Amanda Hoey	2006	Executive Director
Sherry Wickert	2007	Finance Manager
Jessica Metta	2008	Project Manager
Eric Nerdin	2008	Loan Fund Manager
Scott Turney	2010	Project/Mobility Manager
Carrie Pipinich	2012	Project Manager
Sherry Bohn	2012	Office Administrator
Maggie Hanna	2013	AmeriCorps RARE
Bill Fashing	2013	Project Manager

VISION: The Mid-Columbia region envisions a thriving and prosperous economy supporting diverse entrepreneurial opportunities that act in harmony with the area's rural qualities, values and natural resources.

ECONOMIC DEVELOPMENT GOALS

Business Retention/Expansion: Enhance the retention and expansion of businesses in the Mid Columbia/Columbia River Gorge.

Business Attraction: Achieve an increase in new business to the region that will continue to diversify the economy and create sustainable opportunities, including family wage jobs, over the next ten years.

Infrastructure: Facilitate the timely maintenance and improvement of public infrastructure and support scalable infrastructure development, which will contribute to increased economic opportunities.

Economic Resources: Increase the Mid Columbia region's receipt of resources for economic development initiatives, including funding, technical assistance and training.

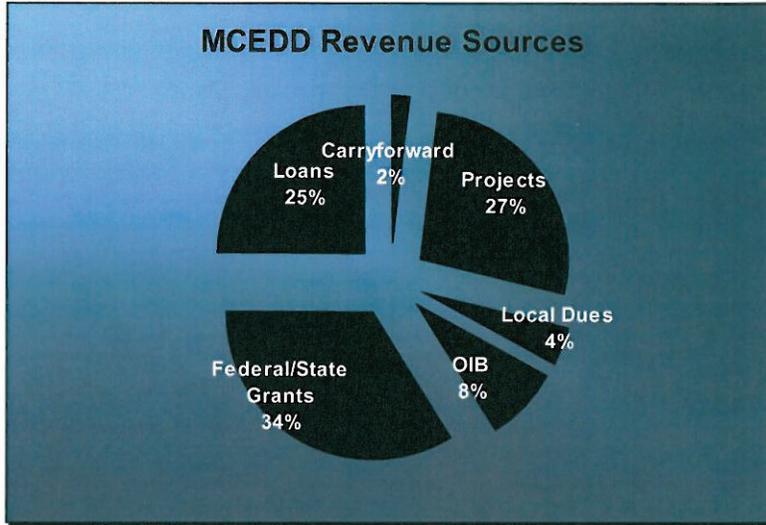
Entrepreneurial Environment: Facilitate integrative partnerships and communication across business clusters, industries, entrepreneurs, government and economic development organizations to further develop an effective economic support structure.

Workforce: Regularly assess needed workforce requirements, ensuring a regional workforce that is work-ready and well-educated.

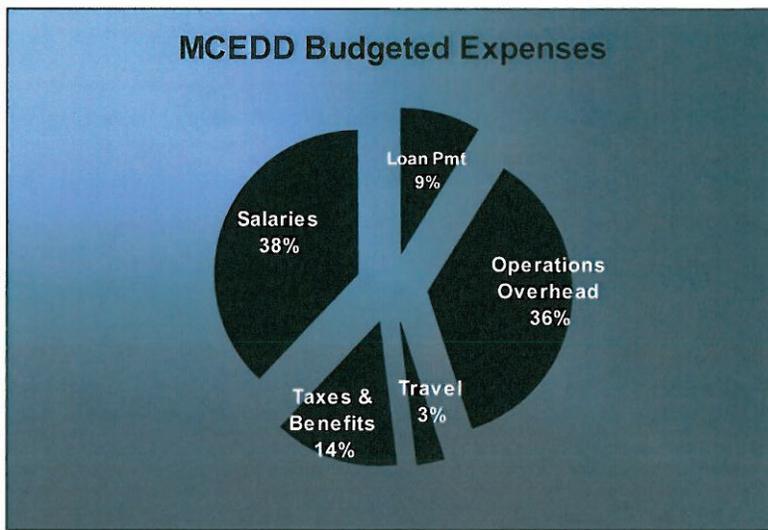
Bi-State Engagement: Engage elected representatives in Oregon and Washington to

OPERATIONS BUDGET OVERVIEW

As shown in the **MCEDD Revenue Sources Chart**, MCEDD's largest source of funds in FY 2014 was Federal grants. Project revenue was 27% and loan fund revenue accounted for 25% of MCEDD's income, with the balance coming from carry forward, OIB, and local dues. These percentages are based on total income of \$1,144,823 and are budgeted figures.



The **MCEDD Expenses Chart** depicts the budgeted expenses for FY 2014 as a percentage of the total operational expenses of the organization (\$1,144,823). Fifty-two percent of the expenses covered are the cost of salaries plus payroll taxes and benefits. Operational overhead expenses account for 36%, with the balance going to travel and loan payments.



PROGRAM UPDATE

MCEDD staff and board members are actively involved with several local, regional and statewide economic development efforts. The following is a brief synopsis of activities.

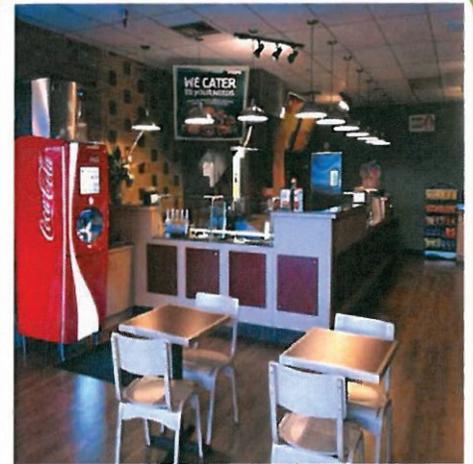
Revolving Loan Fund Programs

Small businesses create the majority of new jobs in the Mid-Columbia area and MCEDD supports these small businesses with its revolving loan fund program. As one of MCEDD's most successful economic development strategies, this program lends to small business that are unable to access traditional financing needed to start, grow, expand and even just stay in business. Started in 1980, MCEDD has successfully grown this program to acquire a total of just over \$4.6 million in federal and state loans and grants and almost \$1.9 million in local matching funds to capitalize our revolving loan programs. MCEDD's revolving loan fund programs use repayments from the loans to continually relend, creating the potential for additional job growth. Since inception of the program, MCEDD has made 213 loans to businesses totaling \$12 million. MCEDD loan client businesses have created or retained over 1,960 jobs. MCEDD funds have also leveraged almost \$12 million in additional public funding and over \$28 million of private capital.

Since 1980, MCEDD has made 213 loans to businesses totaling over \$12 million.

This fiscal year, MCEDD made 13 loans totaling \$1,235,120. These loans helped create 57 jobs and retain 11 jobs in the region and resulted in MCEDD loan clients investing \$554,000 of additional public funding and over \$800,000 in private funding into their businesses, outside of their normal business cash flow. MCEDD's participation in these projects made it possible for businesses to invest in the region's economy. The following are businesses supported through MCEDD financing this year:

- Steelhead Enterprises, LLC located in The Dalles purchased additional equipment and refinanced existing debt to increase cashflow with a \$180,000 MCEDD loan. This helps them obtain federal and state wildland firefighting contracts.
- F&B1, LLC dba as Pita Pit located in Hood River received two loans totaling \$200,000 to provide financing needed to open a franchise restaurant.
- Morale Orchards, LLC received \$92,500 to purchase freeze drying equipment to manufacture dried fruit snacks and expand the operations of their existing pear orchard near Odell.



MCEDD funds start-up businesses. Pita Pit Restaurant

- Trinity Natural Medicine, LLC borrowed \$12,000 from MCEDD to complete the remodeling of their new healing center in Hood River that offers herbal medicine, acupuncture and moxibustion therapy, Chinese medical massage, cupping, Qi gong exercises, diet and lifestyle counseling.
- Pioneer Pizza, LLC opened its restaurant in downtown White Salmon with the assistance of a \$25,000 MCEDD loan.
- Abide Craft Distillers, LLC dba Camp 1805 Distillery opened in 2014 in Hood River with the assistance of a \$65,000 MCEDD loan. MCEDD assisted this client in obtaining an additional \$85,000 in other public funding.
- Northwest Pediatrics & Adolescent Medicine, LLC used a \$73,645 MCEDD loan to refinance debt to improve cash flow and to move to a larger facility with higher visibility.
- A Home Sweet Home Elder, Inc. received \$150,000 to construct a new building and start up a memory care assisted living business in Hood River. MCEDD also helped this loan client receive an additional \$200,000 of public funding.
- Oregon Brineworks, LLC, in Odell uses top quality, organic, lacto-fermented vegetables to manufacture its products including pickles, hot sauce, ketchup, kvass, kraut and sauerbraten. This start up business was able to successfully launch after receiving an \$110,000 MCEDD loan.
- Skunk Brothers Spirits, Inc. received a \$139,000 MCEDD loan in partnership with a \$139,000 Skamania County EDC loan to start up a micro-distillery business in Stevenson.
- Oregon Growers & Shippers, LLC is a well-established and successful business that manufactures, markets, and distributes their farm direct specialty foods. With a \$50,000 MCEDD loan, this business is expanding its marketing area and market penetration, as well as expanding its product line. MCEDD also helped Oregon Growers & Shippers obtain another \$100,000 of public funding to accomplish its expansion goals.
- PocketFuel, LLC located in Hood River expanded its production capacity for its "portable whole food fuel" nut butter blends in easy-to-use durable, reusable flexible pouches with a \$153,000 MCEDD loan.

In FY 2014, MCEDD made loans totaling \$1,235,120. These loans help create over 57 jobs and retain 11 plus jobs.



MCEDD lends to businesses in healthcare



MCEDD loans to manufacturers, including PocketFuel.

The revolving loan fund program has a larger impact due to its partnership with the SBDC, local financial institutions, and business and civic organizations.

The Dalles Urban Renewal

MCEDD provides assistance to individuals and entities accessing The Dalles Urban Renewal programs. MCEDD staff provides assistance to clients completing applications, prepares staff reports for the City of The Dalles and presents reports at Urban Renewal meetings for decisions. This year, MCEDD staff consulted on multiple projects and presented three applications. Two of these applications received approval for grants totaling \$51,082.

Cascade Locks-Hood River Enterprise Zone

This fiscal year, MCEDD began administering the Cascade Locks-Hood River Enterprise Zone. The Enterprise Zone incentivizes certain business investments through exemption of property taxes normally assessed on new plant and equipment. Pre-authorization conferences were held with three applicants. One of those, located in the Port of Hood River, received approval for a standard three year tax abatement. Two of the applicants are pending. More information on the program is available at http://mcedd.org/services/business/HR_EZ.html.

Oregon Investment Board

Since 1998, MCEDD has coordinated the Oregon Investment Board's grant and loan program for Oregon counties in the Columbia River Gorge National Scenic Area. Project funding awarded through the OIB helps to strengthen and diversify the economy of the region. Projects funded in this fiscal year include \$20,000 in grants and \$525,000 in loans. They include the following projects:

- \$10,000 in grant funding to the Port of The Dalles to establish a Regional General Permit to protect aquatic resources, maintain The Dalles' buildable industrial land inventory, and institute a compensatory wetland mitigation strategy.
- \$100,000 in loan financing for Opportunity Connections to retain its Workshop and document shredding business enterprises, plus five full-time and 31 disabled client jobs.
- \$200,000 in loan funds to support the start-up and construction costs for a senior-care facility in Hood River, Oregon.
- \$100,000 in loan financing for a value added Farm Direct Specialty Food company to grow the business, address marketing, and participate in trade shows.
- \$125,000 in loan financing for a cannery in The Dalles to meet orders from new vendors, including a national grocery store chain.
- \$10,000 in matching grant funds for the Port of The Dalles' Business Marketing Fund enabling businesses in the Port district to attend trade shows and trade missions.

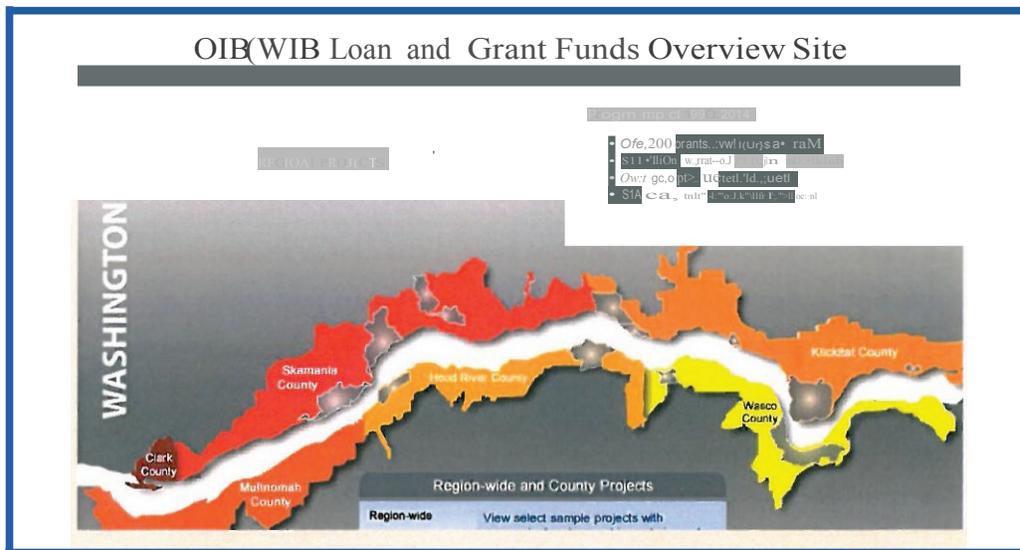


OIB finances value-added agriculture companies

OIB has received four federal funding appropriations totaling just over \$4 million and has approved grants and loans (by utilizing revolved funds) totaling over \$8.2 million, including over \$1.5 million in grants and nearly \$6.7 million in loans since 1990. OIB grants and loans have leveraged nearly \$28 million in public and private investment in OIB funded projects. The program has contributed to the creation and retention of approximately 598 jobs in the region.

National Scenic Area Bi-State Advisory Council

MCEDD hosts discussions for the Columbia River Gorge National Scenic Area Bi-State Advisory Council. The Council assesses economic development issues, markets the economic development program and identifies potential joint projects. In order to develop a sustainable funding base for the Oregon and Washington Investment Boards, the Bi-State Advisory Council is pursuing strategies to increase resources for investment in the Columbia River Gorge economy. MCEDD staff worked with the Council's Resource Development Committee to produce and launch an interactive website featuring a map of Oregon and Washington Investment Board investments. The map includes total funding figures and impacts for each county within the National Scenic Area. It also displays information about regional projects and highlights the overall impact of OIB/WIB funding program. MCEDD staff has also begun developing informational handouts to accompany the website and map in support of outreach and development efforts. <http://mcedd.org/oibwibmap/index.html>.



Comprehensive Economic Development Strategy (CEDS) and Stronger Economies Together (SET)

Annually MCEDD updates the region's Comprehensive Economic Development Strategy (CEDS). The CEDS provides a framework to support economic vitality of the region and MCEDD activities are geared toward implementing the strategies in the CEDS. MCEDD takes pride in

being the region's primary representative for the Economic Development Administration (EDA) and developing the EDA funded CEDs. Last fiscal year, MCEDD combined the CEDs with the USDA Stronger Economies Together program to align processes into a single regional document. As part of the annual update, the MCEDD Board develops a list of prioritized technical assistance and infrastructure projects.

Prioritized Technical Assistance and Infrastructure Projects

The following projects, which are listed as priorities in the CEDs, have been supported by MCEDD staff during this last fiscal year:

Project	Activities
CGCC Technology Center (ATC)	Advanced MCEDD staff is working with Columbia Gorge Community College and Regional Solutions to identify opportunities for the ATC. Staff served on the ATC advisory committee and provided connections to federal resources.
Columbia Gorge Regional Airport Flex Space	MCEDD staff is working with Klickitat County Economic Development on a \$625,000 EDA funding request for construction of the Airport Flex Space. This will retain a critical employer-Life Flight- and provide space for additional business growth.
Giles French Park	MCEDD staff worked with Sherman County, the City of Rufus and a consultant to develop a plan for lease of Giles French Park from the Army Corps of Engineers. MCEDD staff assisted the County in meeting with the Port of Arlington, Klickitat County, federal legislative staff and the Army Corps to discuss lease or partnership opportunities related to Roosevelt, Phillipi, LePage and Giles French Parks.
Riverpoint Building-Port of Skamania	MCEDD is supporting the Port of Skamania in a \$925,000 application to EDA for Public Works funding for the Riverpoint Building.
	
Moro Medical Clinic	MCEDD staff supported the Sherman County Health District in accessing funds through MCEDD's new RLF dollars through USDA to construct the clinic upgrades.

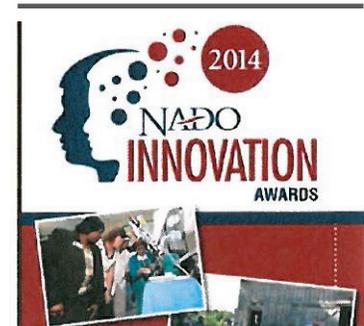
Regional Wetlands Permit	MCEDD staff served on the Regional Wetlands Permit technical advisory committee, convened by the Port of The Dalles. Through the Oregon Investment Board, local resources were also dedicated to this project.
Macks to Mouth	Staff supported an application for an Oregon State Parks grant for a feasibility study for this trail concept. It was not awarded. The next step will be for the Working Group to review and address the comments/concerns. The trail would run 25 miles along the Deschutes River from the mouth to Macks Canyon.
Elevator Addition	Staff provided technical assistance to Mid-Columbia Senior Center as they developed applications to foundations to support the elevator addition.
North Chenoweth Industrial Park Development	<p>MCEDD staff worked with the Port of The Dalles and the Economic Development Administration on an EDA public works request. The project did not receive EDA funds, but is under development.</p> <p style="text-align: center;"><i>Port of The Dalles Groundbreaking</i></p> 
Bridge of the Gods	The bridge is a primary transportation arterial for our region. MCEDD staff attended financing meetings to present financing options to the Port, which owns the bridge. Staff also supported communication between jurisdictions during a disaster declaration.
Hood River Workforce Housing	MCEDD contracted with the State of Oregon to convene regional stakeholders to further define housing issues and develop a plan to address housing constraints. Identified through the North Central Regional Solutions as an ongoing priority, the state is investing \$2 million in an attainable housing revolving loan fund, which will be managed through MCEDD.

Agora Investment Platform

Agora is an online marketplace designed to advance community and economic development priorities by matching community needs with relevant funding sources across public, private and philanthropic sectors. It was developed and piloted in the MCEDD region over the past two years. MCEDD uses it in the CEDS process and to support priority projects as Agora allows us to more effectively and efficiently connect our rural projects to funding opportunities.

Agora pilot milestones achieved during the fiscal year include:

- Completion of a streamlined, user-friendly site at www.agora-platform.com.
- As of June 2014, in the five county region there are approximately 350 registered account users, more than 100 projects and over 50 capital pools represented.
- Integrated the system with prioritized projects through the MCEDD CEDS and the North Central Oregon Regional Solutions Center. Supported effective project uploads.
- Provided matching of projects and funding.
- Demonstrated success with potential for statewide replication, beginning in Oregon.
- MCEDD was awarded a National Association of Development Organizations Innovation Award for our work with Agora.



MCEDD was awarded a 2014 National Innovation Award

Replication and Expansion:

- Conversations with the State of Oregon continue to progress related to developing the final governance structure, extending licensing for the Platform and developing the phased roll out with additional Economic Development Districts in Oregon.
- Primary features development for the next phase have been drafted with six key areas for product development specifications: user engagement, funding, community manager dashboard, organization centric design, public access and search features.
- Meyer Memorial Trust continues to be a supportive partner to the Agora project and has committed a \$100,000 challenge grant.
- MCEDD staff has developed training materials and a best practices manual for new districts seeking to implement Agora.

The Agora Platform not only allows communities to manage projects more efficiently, it also encourages users to better understand their own community needs and projects.

Grant Administration

MCEDD offers resources to the region in the administration of federal grants: assisting in record keeping, labor standards compliance, and reporting. We retain qualified staff; providing pooled technical assistance for small communities without the capacity to administer grants with state and federal requirements. In this fiscal year, MCEDD provided the following grant administration services:

- City of Cascade Locks: MCEDD is providing grant administration services to support the City with a Community Development Block Grant for their Wastewater Master Plan.
- Tygh Valley Rural Fire Protection District: MCEDD is providing technical assistance to the District as they look at options to construct a new fire hall and emergency operations center in South Wasco County.
- Rufus Community Center: MCEDD staff supported the City of Rufus as they sought to identify financing options. Staff followed up with the SAGE Center to discuss their funding model, talked with a New Markets Tax Credit Specialist, discussed with Oregon Solutions and engaged in conversations with private companies. There are few viable opportunities for outside funding.
- Klickitat Community Center: MCEDD is providing grant administration and labor standard services to Klickitat County School District in administration of a Community Development Block Grant. The project involves remodeling the Old Mill office building for a Community Center in the town of Klickitat.
- Dallesport Water District: MCEDD is providing grant administration services to the District, which (as subrecipient to Klickitat County) was awarded a Community Development Block Grant to a distribution system, new reservoir and new well in Murdock. Four systems are involved: Murdock, PJ, Odem and Minor.
- Gorge Hubs: MCEDD staff coordinated with community representatives and the State of Oregon to plan for a series of facilities connecting Historic Columbia River Highway State Trail users to Gorge communities. Staff communicated with potential funders and the project working group to obtain a commitment from the Transportation & Growth Management program (TGM) to develop initial designs for hubs in several communities. MCEDD staff will serve as the local government contact for the TGM project this fall on behalf of the Working Group.
- City of Mosier Wastewater: MCEDD provided technical assistance and contacts with other local governments in the



MCEDD supports Gorge Hubs Project

region. The City is analyzing their maintenance contract and exploring options for joint management.

- City of Antelope: Staff is engaged in conversations with the State Infrastructure Finance Authority which is exploring options to support needed improvements to the City of Antelope water system. Currently, USDA is providing technical assistance resources for an engineer to the City.
- City of Cascade Locks Special City Allotment funds. MCEDD provided grant administration for funds provided to the City to support reconstruction and overlay of Regulator Street.
- MCEDD supported multiple communities in analyzing opportunities for federal funds, in particular for those seeking Community Development Block Grants.



MCEDD was awarded \$135,000 to support manufacturing

Investing in Manufacturing Communities Partnership

MCEDD received a \$135,000 grant from the Investing in Manufacturing Communities Partnership, an EDA Economic Adjustment Assistance Grant. Of the total amount, \$80,000 was provided to Washington State University (WSU) to support the work of four faculty members and industry relations staff.

The grant is funding the Columbia Gorge Autonomous Systems Manufacturing Strategy, a bi-state project to develop a strategic implementation plan to support growth of autonomous system manufacturing businesses in the Mid-Columbia region. The regional strength of manufacturers in this region cuts across sectors including composites, unmanned aircraft systems (UAS) and value added food processing.

Early activities undertaken by MCEDD through this project included mapping the supply chain to enhance connectivity of local manufacturers and their suppliers, hosting a May 20, 2014 UAS forum to develop new market opportunities, introducing higher education researchers to local businesses to support development into new markets, participating in the Columbia Gorge Education and Industry Summit bringing together P-20 educators and businesses, aligning local resources and assessing permitting and infrastructure requirements to support autonomous systems manufacturers.



Brett Faike, Hover Labs,
Discussing civilian uses of
multicopters

Learn more and track efforts at www.mcedd.org/IMCP.htm.

Gorge Technology Alliance

The Gorge Technology Alliance contracts with MCEDD to provide project management assistance for the organization. In this fiscal year, the GTA held several regular monthly membership meetings and continued the Geek lunch series.

New activities for this year included:

- Development of the CEO Excellence Forum, a new regular roundtable supporting tech business CEOs.
- Hosting a Science, Technology, Engineering, Art and Math {STEAM) career day for over 800 yth graders from the region.
- Launch of an annual awards program to acknowledge business and individual leaders
- Support in developing a regional internship network with OSU Open Campus.
- Representation for the region on the boards of Soar Oregon and the Oregon Robotics Tournament and Outreach Program.



Students Learning at 2014
Career Day

MCEDD staff did this while continuing individual support meetings with member businesses and participation in a number of grants and opportunities to support STEM education and/or manufacturing businesses in the region.

MCEDD staff also assisted the GTA in continuing its youth robotics program, with a fundraising drive to purchase thirty new robotics kits and support robotics events in the region for the next several years. Tech businesses in the region repeatedly mention this program as a great example of an effort to inspire their next generation of employees.

Fermentation Cluster

Activity and growth in the region's Fermentation Cluster has exceeded expectations in the last year. In addition to wine, a growing number of "fermentation businesses" including breweries, distilleries, cheesemakers, cideries and others are forming. Our regional strategies are increasingly focusing to support of these businesses. In support of the burgeoning wine cluster, MCEDD has re-engaged the Columbia Gorge Winegrower's Association, with activities including:

- Successfully completed an \$11,900 USDA Rural Business Enterprise Grant focused on increasing market penetration in the Seattle and Portland markets for the Columbia Gorge wine region while increasing information available to support further targeting marketing messages.

MCEDD will be supporting
cider makers in the region
through a \$50,000 Specialty
Crop Grant

- Developed a wine needs assessment survey designed to identify means to better support the wine industry in the Gorge through branding and marketing, growing local wineries and vineyards, and continuing education resources.
- Hosted, in coordination with Pacific Power, a gathering of 25 wine industry and economic development professionals from around Oregon and Washington. The visit provided a chance for those outside of the region to learn about the new and exciting things happening in our local wine industry, along with a chance to exchange best practices for supporting wine related businesses throughout the northwest.

Nationally, the hard cider industry has exploded over the last several years, and the Mid-Columbia is poised to take advantage of this market trend with its significant tree-fruit crops, and entrepreneurs. Staff worked with a group of cideries and orchardists in the region to submit a successful Specialty Crop Block Grant Application for \$50,000 over two years that will support determining the best organizational approach for this cluster and increasing marketing activities for the region to brand it as a premier cider destination.



Winegrowers Grand Tasting hosted in Seattle

Lastly, as the number of breweries has also increased over the years, their owners have determined it is time to begin conversations around creating an industry organization for this sector as well. MCEDD staff have participated in these conversations in order to provide technical assistance and support.

Columbia Gorge Bi-State Renewable Energy Zone

MCEDD continued development of the Columbia Gorge Bi-State Renewable Energy Zone (CGBREZ), a collaborative group focused to supporting utilization of renewable energy technologies in the region. MCEDD facilitated regular discussions for CGBREZ and assisted in marketing the region to attract manufacturing and small scale renewable energy development. Discussions included:

- Support for local projects including Hood River Biomass, Wind River Biomass, Project Freedom and CGCC Delta Energy Club's project at the Columbia Gorge Discovery Center.
- Conversations with Bonneville Power Administration on transmission capacity, the integration of renewable resources and changes at BPA.
- Identification of opportunities to expand renewable energy markets for the region.
- Support for conversations to further a Pumped Storage project with the Klickitat PUD.
- Coordination of efforts to address federal regulations related to renewables development in the region.

Columbia Gorge Arts and Culture Alliance

MCEDD serves on the planning committee for the Columbia Gorge Arts and Culture Alliance and acts as fiscal agent for the Alliance. MCEDD submitted successful grant applications to the Hood River and Wasco County Cultural Trusts to support printing and development of the Alliance's 2014 Gorge Arts and Culture map. The new Columbia Gorge Arts, Culture, and Heritage Map was designed by Harry Troeger and Alliance steering committee members and incorporates 46 key venues.



Arts and Culture Gathering

Hood River Economic Development Group

MCEDD provides staff to manage meetings and activities of the Hood River County Economic Development through the Economic Development Group (EDG). The group meets monthly to discuss economic opportunities, address challenges and to collaborate on current economic development efforts. This year, MCEDD supported EDG in the following:

- Coordinated the group's annual Employer Roundtable. The Business Roundtable Forum focused on the Value Added Agricultural and Fermentation Clusters.
- Assisted in prioritization of key economic development projects.
- Compiled business siting guides for the City of Hood River, City of Cascade Locks and unincorporated areas in Hood River County. The guides provide step by step instructions for businesses seeking to locate or expand in the County.
- Coordinated discussion on the Hood River Water Basin Study.
- Provided an opportunity for local entities to tour industrial and commercial sites at the Ports of Hood River and Cascade Locks.

Sherman County Economic Development

MCEDD provides staff to support Sherman County economic development services. This year, MCEDD worked intensively with the County to support parks development at Giles French Park and Phillipi Park. MCEDD staff helped the County complete work with a consultant to develop a Master Plan for Giles French Park and submitted to the plan to the US Army Corps of Engineers for consideration. MCEDD further supported Sherman County through participation in the John Day River Territory (JDRT), a tourism marketing organization. Other highlights include:

- MCEDD successfully submitted an application to USDA for a \$14,000 Rural Business Enterprise Grant that will develop culinary and agri-tourism in the region with the JDRT.
- MCEDD wrapped up a \$7,500 Travel Oregon grant in June, including working with an Interactive Media Consultant, a videographer and website developer to promote the itineraries developed last year to help cyclists, motorcyclists and other tourists

visit the region. To see the videos, look for the John Day River Territory channel on YouTube.

- Staff promoted a renewable energy loan program for residences and businesses in the County.
- Staff organized a regular collaborative meeting of the mayors and recorders from the four cities in the County.

Wasco County Economic Development

MCEDD provides staff to support Wasco County economic development services. Staff works with the Wasco County Economic Development Commission on strategic planning and completion of projects intended to support and develop the County's economy. This fiscal year, MCEDD staff assisted the EDC in updating their community enhancement project prioritization. Staff also supported the Commission in:

- Holding multiple task force meetings to address industrial lands, zoning and community economic analyses. Arising from those conversations was additional work through the EDC to support identification of the economic impact of events held throughout the County. Staff worked with students from the University of Oregon economic honors class to complete the Economic Impact of Events Analysis for Wasco County.
- Updating business siting guides for Wasco County and City of The Dalles. Worked with the Maupin economic development facilitator to develop an additional business siting guide with the City of Maupin. Staff is currently working on a guide for the City of Dufur.
- Updating the "largest employers in Wasco County" list.
- Hosting a tour and roundtable with members of the Oregon Business Council steering committee. As part of the tour, MCEDD staff developed a map of recent investments in The Dalles.
- Working with multiple businesses seeking financing to expand operations and preparing business recruitment packets for targeted outreach.
- Assisting with the advancement of priority infrastructure projects, including the Mosier Bike Hub, Riverfront Trail, Barlow/Wamic water system, Tygh Valley Fire Hall, The Dalles Main Street, Dufur Solar4RSchools, The Dalles co-working center and The Dalles Civic Auditorium

Through its role with Wasco County, MCEDD is also an active participant in The Dalles Community Outreach Team. The team annually develops The Dalles Community Enhancement Program, which identifies priority projects and issues and seeks solutions that increase the quality of life for the community's residents.



Travel Oregon Funds
Supported Sherman County

Mobility Management, Regional Transportation

MCEDD provides a regional Mobility Manager to focus on transportation issues, working closely with regional transportation providers to assess the type of services passengers receive, costs associated with services, funding needs, technology improvements and areas for potential coordination. MCEDD facilitates regular meetings and communication between Gorge Translink Alliance providers while also conducting outreach to organizations to increase awareness of transportation services among vulnerable and special needs populations, in addition to employers and the general public. Achievements and outcomes of note during the fiscal year include the following:

- Supported scheduling/dispatch software implementation by Hood River County Transportation District (Columbia Area Transit) and The Link Public Transit in The Dalles. The Link reported an increase in rides provided while cutting vehicle miles traveled and expense by roughly 25%.
- MCEDD's Mobility Manager provided notification and assistance to Skamania County Public Transit and Sherman County Community Transit to submit grant requests to the Highly Rural Veterans Transportation program for the procurement of an ADA vehicle, scheduling software, operations, and outreach to veterans in those counties. The applications were ultimately approved in the summer of 2014 and will supply \$50,000 in grant funds to each county to enhance veterans' access to transportation and veterans' services.
- In partnership with Commute Options, MCEDD established a new Commute Options Partnership with One Community Health in Hood River and The Dalles and continues to promote commute options to employees at Columbia Gorge Community College, Mid-Columbia Medical Center, Insitu, and Mt. Hood Meadows, among others. The outreach program has resulted in nearly 500 registered individuals in the Drive Less Connect online ride-matching tool in Hood River, Wasco, and Sherman counties.
- Partnership established between the Port of Hood River, Mt. Adams Transportation Services and Gorge Translink to expand fixed route service between White Salmon/Bingen, WA and Hood River, OR and procure bike racks to allow cyclists and pedestrians to safely cross the Hood River Interstate Bridge.
- MCEDD staff, in partnership with Wheeler County, completed the Wheeler County Public Transportation Needs Assessment and Plan, approved by the Wheeler County Court in August 2013.
- Gorge Translink provider Columbia Area Transit doubled service between The Dalles/Hood River and Portland each week.
- MCEDD staff initiated research of integrated fare structures to create efficiencies for providers regarding shared systems and cost, while making travel easier for transit customers in the Gorge.

Veterans' Transportation: Gorge TransLink members received \$50,000 to support enhanced access to services.

- MCEDD participated in the 2015-2018 Statewide Transportation Improvement Plan process for Oregon with the Lower John Day Area Commission on Transportation, which listed The Dalles Transit Center, a Gorge Translink member project, as the region's top transportation priority for Oregon Department of Transportation's Enhancement program.
- Overall, the Mobility Manager engaged over 30 gatekeeper agencies, including service providers and community leaders, during the fiscal year to promote efficiency through assessment of services and core areas for connection, 50% more than the annual benchmark of 20 agencies contacted each year.

Broadband and Telecommunications

Broadband access and utilization has been identified as a strong priority through MCEDD's CEDS. To support addressing un- and underserved areas of our region, MCEDD has spearheaded several projects that have raised the profile of this challenge.

Through the Klickitat-Skamania Local Technology Planning Team, also supported by the Washington State Broadband Office, MCEDD staff worked with Washington State University Extension and Community Enrichment for Klickitat County to:

- Provide approximately 20 digital skills trainings for community members and businesses.
- Identify demand and opportunities for un/underserved areas; meet with internet service providers and identify funding resources; and develop a replicable model proven successful in working to address access gaps in rural areas.
- Develop a broadband hotspot inventory.
- Create a Mobile Laptop Lab that will continue to be a resource for digital skills trainings throughout the region
- Develop a regional website, gorgebroadband.org that provides information about broadband training opportunities and resources, internet service, and local broadband projects.

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What is Broadband

At its most basic, broadband is reliable, high speed internet access. It can be mobile, home-based, wireline or wireless, but it connects you to the world of information and opportunities available on the internet.



Making the Case



To continue to meet critical broadband needs in the region, MCEDD applied for, and received a \$25,000 grant from Google to replicate the model developed in Klickitat and Skamania counties in South Wasco County while continuing to host a regional dialogue around broadband. The access model relies on working with providers to create a business case through demand and asset inventories. Through this fund, MCEDD will also expand the "Web Works: Anywhere!" forums.

\$1.5 million in proposed state investment will leverage a \$25,000 Google planning grant to MCEDD for regional broadband activities.

MCEDD's Executive Director also serves on the State of Oregon's North-Central Regional Solutions Advisory Committee, which also identified broadband as a priority challenge to address for economic development. Through this designation, a request for \$1.5 million in funding through the State to support broadband infrastructure projects is targeted for Sherman, Wasco, and Hood River counties.

Lastly, MCEDD staff continue to engage in the Oregon state conversation around broadband access and utilization through hosting the Oregon Connections Conference annually. 2013's theme was "Broadband: The Pulse of the Future" which underscores the continued need to bring our rural communities the necessary access to participate in the economies created around internet dependent technologies. The keynote speaker was Amber Case, a researcher exploring the field of cyborg anthropology and the interaction between humans and technology. Over 200 individuals participated in the conference. MCEDD will again be the host in 2014, with the conference theme "The Internet of Things." Keynote speaker for the event is Daniel Obodovski, who is co-author of the recent book, *The Silent Intelligence: The Internet of Things*. More information is available at <http://www.oregonconnections.info/>.

Oregon Connections 2013



Many Thanks to the MCEDD Financial Supporters

Counties:

Hood River County
Klickitat County
Sherman County
Skamania County
Wasco County

Cities:

City of Bingen
City of Cascade Locks
City of Dufur
City of Goldendale
City of Hood River
City of Maupin

Ports:

Port of Cascade Locks
Port of Hood River
Port of Klickitat
Port of Skamania
Port of The Dalles

City of Mosier
City of North Bonneville
City of Shaniko
City of Stevenson
City of The Dalles
City of White Salmon

Federal and State Funding Sources:

Columbia River Gorge NSA Oregon and Washington Investment Boards
Oregon and Washington Departments of Transportation
State of Oregon-Governor's Office
U.S. Department of Agriculture Rural Development
U.S. Economic Development Administration
Washington Department of Commerce

Other Partner Funding Sources:

Central Oregon Intergovernmental Council
Columbia Gateway Urban Renewal Agency
Columbia Gorge Community College
Columbia Gorge Economic Development Association
Columbia Gorge Winegrowers
Columbia Pacific Economic Development District
Columbia River Gorge Commission
Commuter Options
Four River Community Corporation
Gorge Health Connect
Gorge Technology Alliance and member businesses
Hood River Chamber of Commerce
Hood River County Transportation District
Hood River Cultural Trust
Klickitat County Senior Services
Klickitat School District #402
Lower John Day River Territory and members
Meyer Memorial Trust
Mid-Columbia Council of Governments
Mid-Columbia Housing Authority
Oregon Connections and sponsors
Oregon Economic Development District
Special Districts Association of Oregon
Transportation Network

AGENDA BILL: G1

AGENDA TITLE: PLANNING COMMISSION
RECOMMENDATIONS-MARIJUANA

DATE: FEBRUARY 2, 2015

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____
RESOLUTION _____ OTHER _____
MOTION _____ ----!...;X ---

EXPLANATION:

Please find attached the following:

1. Report, findings of fact, conclusions and recommendation
2. Staff review
3. Planning Commission meeting minutes for January 15, 2015

All of the above documents are a result of request by the City Council for a zoning text change that would ban marijuana related land uses. This request was submitted by the Council to the Planning Commission to hold a public hearing and to make a recommendation back to the City Council. A public hearing was held on January 15, 2015.

FISCAL IMPACT:

ALTERNATIVES:

1. Accept the Planning Commission recommendation
2. Reject the Planning Commission recommendation
3. Amend the Planning Commission recommendation, or
4. Modify the Planning Commission recommendation with conditions

STAFF RECOMMENDATION:

MOTION:

PLANNING COMMISSION
CITY OF GOLDENDALE

In the Matter of the Request for)
TEXT CHANGE TO THE ZONING)
CODE Pursuant to 17.66.030) **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 January 15, 2012, upon the request by the Goldendale City Council for a text change to the zoning code pursuant to Chapter 17.66.030 of the Goldendale Municipal Code, 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. A notice for a public hearing on Thursday, January 15, 2014, was published in the Goldendale Sentinel on Wednesday, December 31, 2014
2. A public hearing notice was also sent to persons with a known interest in the subject. Those persons were identified by reviewing the name and address information given when they gave public testimony at the various meetings held on the subject matter over the last 4 months.
3. A moratorium, prohibiting producing, processing and retail sales of recreational marijuana pending the adoption of rules and zoning regulations within the City and setting a public hearing thereon was adopted by the City Council on September 15, 2014, which became effective on September 22, 2014.
4. The public hearing on the moratorium was held on October 20, 2014.
5. At the council meeting on November 17, 2014 and after review of the proposed draft ordinance, the council referred the proposal to change text in the zoning code to prohibit any marijuana-related land uses, including marijuana retail sale, production, or processing facilities, collective gardens, and /or dispensaries from locating or operating in any zone within the city of Goldendale to the Planning Commission. The council asked the Planning Commission to hold a public hearing on the proposed zoning text change and to make a recommendation back to the City Council.

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 text change to the zoning code.
2. 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 not to enact the proposed ordinance that would prohibit marijuana-related land use, including marijuana retail sale, production, or processing facilities, collective gardens, and /or dispensaries, in any zone within the City of Goldendale. Member Martin Taylor and Member Richard Hope voted in favor of the recommendation and Member Sherry Carver voted against the motion.

ADOPTED AND APPROVED THIS 15th day of January, 2015.

PLANNING COMMISSION

Chairman

Member

Member

STAFF REVIEW

DATE: January 13, 2015
TO: City of Goldendale Planning Commission
FROM: Larry Bellamy, City Administrator
RE: 2014 Zoning Text Change Request
Marijuana Ban Ordinance

PROJECT INFORMATION:

PROPOSAL: The proposal is a request by the Goldendale City Council for the Planning Commission to hold a public hearing and to report a recommendation back to the Goldendale City Council on the Council's proposal to change text in the zoning code to prohibit any marijuana-related land uses, including marijuana retail sale, production, or processing facilities, collective gardens, and /or dispensaries from locating or operating in any zone within the city of Goldendale.

STAFF COMMENTS:

1. A notice for a public hearing on Thursday, January 15, 2014, was published in the Goldendale Sentinel on Wednesday, December 31, 2014
2. A public hearing notice was also sent to persons with a known interest in the subject. Those persons were identified by reviewing the name and address information given when they gave public testimony at the various meetings held on the subject matter over the last 4 months.
3. A moratorium, prohibiting producing, processing and retail sales of recreational marijuana pending the adoption of rules and zoning regulations within the City and setting a public hearing thereon was adopted by the City Council on September 15, 2014, which became effective on September 22, 2014.
4. The public hearing on the moratorium was held on October 20, 2014.

5. At the council meeting on November 17, 2014 and after review of the proposed draft ordinance, the council referred the proposal to change text in the zoning code to prohibit any marijuana-related land uses, including marijuana retail sale, production, or processing facilities, collective gardens, and *lor* dispensaries from locating or operating in any zone within the city of Goldendale to the Planning Commission. The council asked the Planning Commission to hold a public hearing on the proposed zoning text change and to make a recommendation back to the City Council.

ATTACHMENTS: Public Hearing Notice
Draft Marijuana Ban Ordinance
GMC 17.66

NOTICE OF PUBLIC HEARING

The Goldendale Planning Commission will conduct a Public Hearing in the Council Chambers at City Hall, 1103 South Columbus, Goldendale, Washington, at 7:00 pm on Thursday, January 15, 2015, to consider a text change to Title 17, Zoning Code for the City of Goldendale. The proposed text change relates to prohibiting all production, processing and/or sale of marijuana in all zoning districts within the City of Goldendale.

The purpose of the hearing is to give all interested parties and agencies an opportunity to present their statements for or against the proposed text change. Action may be taken to approve, deny, recommend, or to table action on the proposed text change to a further meeting.

Keith Silen, Chairman

**CITY OF GOLDENDALE
GOLDENDALE, WASHINGTON
ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF GOLDENDALE,
WASHINGTON, Amending Title 17: Zoning, of the Goldendale
Municipal Code, prohibiting production, processing and/or sale of
marijuana in all zoning districts within the City of Goldendale.**

WHEREAS, in 1998, the voters of the State of Washington approved Initiative Measure No. 692, now codified as Chapter 69.51A RCW, entitled the Medical Use of Marijuana Act, which created an affirmative defense to state criminal liability for seriously ill persons who are in need of marijuana for specified medical purposes and who obtain and use medical marijuana under limited, specified circumstances; and

WHEREAS, the legislature adopted ESSB 5073, with certain provisions vetoed by the Governor, which became effective July 22, 2011, which enacted provisions intended to authorize the establishment and operation of "collective gardens" for medical marijuana purposes subject to land use powers of municipalities within the State of Washington; and

WHEREAS, on November 6, 2012, the voters of the State of Washington approved Initiative Measure No. 502 ("Initiative 502"), which decriminalized possession and use of marijuana for "recreational uses" and established a licensing protocol for marijuana production, processing, and retailing and tasking the Washington State Liquor Control Board the responsibility to establish regulations and licensing marijuana products; and

WHEREAS, Congress passed the Comprehensive Drug Abuse Prevention and Control Act of 1970, Pub.L. No. 91-513, 84 Stat. 1236, to create a comprehensive drug enforcement regime it called the Controlled Substances Act, 21 U.S.C. § 801-971. Under the Controlled Substances Act (also "CSN"), Congress established five "schedules" of controlled substances. Controlled substances are placed in specific schedules based upon their potential for abuse, their accepted medical use in treatment, and the physical and psychological consequences of abuse of the substance. See 21 U.S.C. § 811(b); and

WHEREAS, marijuana is currently listed as a "Schedule I" controlled substance, 21 U.S.C. § 812(c), Schedule I(c)(IO). For a substance to be designated a Schedule I controlled substance, it must be found: (1) that the substance "has a high potential for abuse;" (2) that the substance "has no currently accepted medical use in treatment in the United States;" and (3) that "[t]here is a lack of accepted safety for use of the drug or other substance under medical supervision." 21 U.S.C. § 812(b)(1). The Controlled Substances Act sets forth procedures by which the schedules may be modified. See 21 U.S.C. § 811(a); and

WHEREAS, under the Controlled Substances Act, it is unlawful to knowingly or intentionally "manufacture, distribute, or dispense, or possess with intent to manufacture, distribute, or dispense, a controlled substance," except as otherwise provided in the statute. 21

U.S.C. § 841(a)(1). Possession of a controlled substance, except as authorized under the Controlled Substances Act, is also unlawful; and

WHEREAS, the United States Supreme Court has held in *Gonzales v. Raich*, 545 U.S. 1 (2005), that Congress was within its rights and powers under the Commerce Clause to regulate marijuana as a Schedule I controlled substance pursuant to the Controlled Substances Act. And that, under the Supremacy Clause of the U.S. Constitution, the Federal Controlled Substances Act will prevail over any conflicting state law; and

WHEREAS, Court decisions in other jurisdictions have held that local legislation authorizing conduct and uses in violation of the Federal Controlled Substances Act are in conflict with such federal legislation and thus preempted by the federal law [cf., *Pack v. Superior Court*, 199 Cal. App. 4th 1070 (2011); *Emerald Steel Fabricators v. Bureau of Labor and Industries*, 348 Or. 159 (2010)]; and

WHEREAS, on January 16, 2014, the Washington State Attorney General issued an opinion (AGO 2014-2) concluding that Initiative 502 does not preempt counties, cities, and towns from banning marijuana production, processing, and retail businesses within their jurisdictions, and concluding that the issuance of a license from the Liquor Control Board does not entitle licensees to locate or operate a marijuana processing, producing or retail business in violation of local rules or without necessary approval from local jurisdictions, concluding that local jurisdictions are permitted under the law to prohibit such activities; and

WHEREAS, WAC 314-55-020(11) promulgated by the WSCLB under the authority of I-502 describes the license permit process and includes the following limitation:

(11) The issuance or approval of a license shall not be construed as a license for, or an approval of, any violations of local rules or ordinances including, but not limited to: Building and fire codes, zoning ordinances, and business licensing requirements; and

WHEREAS, pursuant to Article 11, § 11 of the State Constitution, the general police powers granted to the City of Goldendale empower and authorize the City of Goldendale to adopt land use controls to provide for the regulation of land uses within the City and to provide that such uses shall be consistent with applicable law; and

WHEREAS, Ordinance No. 1440 was adopted by the City Council on September 15, 2014, adopting a six-month moratorium prohibiting the production, processing, and/or retail sale of recreational marijuana within all zoning districts within the City of Goldendale; and

WHEREAS, on October 20, 2014, the City Council conducted a properly advertised public hearing regarding said moratorium; and

WHEREAS, on November 17, 2014 the City Council referred to the Planning Commission, for recommendation after a public hearing, consideration of the zoning process and the complex issues surrounding implementation of I-502; and

WHEREAS, City staff submitted for Planning Commission consideration proposed text amendments to Goldendale Municipal Code Title 17: Zoning, regarding production, processing and/or retail sale of marijuana; and

WHEREAS, the Planning Commission conducted a properly advertised public hearing on January 15, 2015, to hear testimony on the proposed text amendments; and

WHEREAS, the City Council finds and determines that approval of such amendments prohibiting production, processing and/or retail sales of marijuana in the City of Goldendale is supported by the case law and the Opinion of the Washington State Attorney General, and is in the best interests of residents of the City of Goldendale and will promote the general health, safety and welfare; and

WHEREAS, the City Council finds and determines that the prohibition of marijuana production, processing and retail uses is within the City's regulatory authority; and

WHEREAS, the City Council finds and determines that regulation of marijuana for recreational or medical purposes is subject to the authority and general police power of the City to develop specific and appropriate land use controls regarding such uses, and the City Council reserves its powers and authority to appropriately amend, modify and revise such prohibition to implement such land use controls in accordance with applicable law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City Of Goldendale, as follows:

Section 1. Goldendale Municipal Code section 17.04.620, Prohibited Uses, shall be amended to read as follows:

17.04.620 Prohibited Uses.

"Prohibited uses" mean any use which is not specifically enumerated or interpreted as allowable in that district. Provided, further, that the following uses are also prohibited:

Marijuana-related land uses, including marijuana retail sale, production, or processing facilities, collective gardens, and/or dispensaries, as may be allowed under state law, are expressly prohibited from locating or operating in any zone within the City of Goldendale.

No land use shall be permitted or authorized which is determined to be m violation of any local, state, or federal law, regulation, code, or ordinance.

Section 2. The moratorium adopted on September 15, 2014, shall terminate upon the date all provisions of this ordinance become effective in accordance with Section 3 below.

Section 3. This ordinance shall take effect five (5) days after passage and publication as required by law.

PASSED by the **CITY COUNCIL** and approved by the **MAYOR** at its regular meeting on _____, 2015.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLICATION:
EFFECTIVE:

Chapter 17.66 AMENDMENTS

Sections:

17.66.010 Criteria for amendments.

17.66.020 Map changes.

17.66.030 Text changes.

17.66.040 Application procedure.

17.66.010 Criteria for amendments.

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

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

17.66.020 Map changes.

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

17.66.030 Text changes.

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

17.66.040 Application procedure.

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

The Goldendale Municipal Code is current through Ordinance 1439, passed June 16, 2014.

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.





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The effects of medical marijuana laws on illegal marijuana use*

CrossMark

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A B S T R A C T

More and more states have passed laws that allow individuals to use marijuana for medical purposes. There is an ongoing, heated policy debate over whether these laws have increased marijuana use among non-patients. In this paper, I address that question empirically by studying marijuana possession arrests in cities from 1988 to 2008. I estimate fixed effects models with city-specific time trends that can condition on unobserved heterogeneities across cities in both their levels and trends. I find that these laws increase marijuana arrests among adult males by about 15–20%. These results are further validated by findings from data on treatment admissions to rehabilitation facilities: illegal marijuana treatments among adult males increased by 10–20% after the passage of medical marijuana laws.

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"By characterizing the use of illegal drugs as quasi-legal, state-sanctioned, Saturday afternoon fun, legalizers destabilize the societal norm that drug use is dangerous. . . Children entering drug abuse treatment routinely report that they heard that 'pot is medicine' and, therefore, believed it to be good for them." And read Bartha, M.D., Former Deputy Director of the White House Office of National Drug Control Policy, in an editorial in The Chicago Tribune, February 17, 2004.

This paper is a revision of the first chapter of my dissertation submitted to Michigan State University in 2013. I am deeply grateful to Gary Solon, Todd Elder, and Jeff Biddle for their guidance and suggestions. I thank the editor and three anonymous referees for detailed and helpful comments that have greatly improved this paper. Thanks also go to Soron Anderson, Quentin Brummet, Michael Conlin, Stacy Dickert-Conlin, Steven Haider, Sheila Royo Maxwell, Leah Akdawala, Stacey Lynn Miller, and participants at the Empirical Micro Lunch Seminar at Michigan State University for helpful discussions and comments.

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1. Introduction

Medical marijuana legislation represents a major change in U.S. policy toward marijuana in recent years. As of May 2014, 22 states and the District of Columbia had passed laws that allow individuals with designated symptoms to use marijuana for medical purposes. Two medical marijuana states, Colorado and Washington, went further to legalize the recreational use of marijuana in November 2012.

Although the number of legal patients was relatively small until recently, it has been a popular belief among public media that legalization has increased illegal marijuana use among non-patients (Leger, 2012; O'Connell et al., 2014). Federal agencies such as the Drug Enforcement Administration (DEA) also oppose these laws based on this notion, and continue to list marijuana as a Schedule I drug with no accepted medical value (Drug Enforcement Administration, 2011). Some evidence suggests that the leaking of medical marijuana from legal patients or dispensaries may be common (Cameron et al., 2011; Thurston et al., 2011).

Moreover, these laws could send a "wrong message" to the public and increase social acceptance for marijuana use. For example,

Table 41 Potential adverse effects of marijuana* (see text).

Addiction
(physiologic)
Withdrawal syndrome
Dependence (psychological) and with heavy use, tolerance
Variety of negative psychological reactions: anxiety, hallucinations, violent behavior, depression, fear
Overt precipitation of psychosis or depression
Insomnia lean be chronic and improved with trazodone!
Memory spans that are impaired
Blunted reflexes
Flu-like reaction (after stopping this drug after 24-60 h, lasting up to 2weeks)
Confusion and cognition impairment
Alteration of time perception
Amotivational syndrome (lose interest in school or work success)
Physiologic responses can include cough, bronchospasm, bronchitis
Amenorrhea
Immunologic dysfunction

*used with permission from Ref. (14).

and after a careful evaluation, the cause is linked to cannabis use (103). It was first described in Australia in 2004 and may be missed in patients presenting with hyperemesis and abnormal patterns of bathing (104). Though cannabinoids have been used to treat chronic nausea and emesis, a paradoxical effect on the gastrointestinal tract is noted in cannabis hyperemesis syndrome and three parts are described: prodromal, hyperemetic, and recovery phases (105).

The hyperemesis phase is usually resolved in 48 h. Patients may report temporary symptomatic improvement with prolonged hot showers or bath exposure and thus, compulsive hot water bathing has become part of the cannabis (cannabinoid) hyperemesis complex (103, 106-108). Diagnostic confusion with the cyclic vomiting syndrome may occur (105). If cannabis use resumes, the hyperemesis complex may recur (105, 106, 109).

DENTAL EFFECTS OF CANNABIS

Pot users tend to have increased risks for dental caries, oral infections, and periodontal disease (110-112). Dysplastic changes and premalignant lesions can be identified in oral mucosa of cannabis users (110). Use of local anesthetics in patients intoxicated with cannabis intensifies and prolongs pot-induced tachycardia (110).

Exposure to smoking (cannabis or tobacco) leads to contact with many carcinogens (pro-carcinogens) such as polycyclic aromatic hydrocarbons (113). Cannabis users often smoke tobacco and drink alcohol which increases carcinogen exposure and risk of oral squamous cell carcinoma which represent 95% of malignant lesions in the mouth (113).

PULMONARY EFFECTS

Some research identifies an anti-inflammatory effect from consumption of the *C. sativa* plant. For example, one study of 5,115 adult males that took place over 20years noted that occasional and low cumulative cannabis use was not associated with adverse effects on pulmonary function (114). Murine studies suggest that CBD has an immunosuppressive and anti-inflammatory

effect on acute lung injury because of an increase in extracellular adenosine (115).

However, it is known that marijuana, as well as tobacco, contains a toxic combination of gases and other substances that can be injurious to the pulmonary system (116). Marijuana smokers usually smoke fewer "joints" than tobacco smokers consume cigarettes; however, methods of cannabis smoking may place more cannabis particulate matter into the lungs than noted with typical cigarette smoking. (116). Those with cannabis dependence will continue to use it despite chronic cough, excessive sedation, or other marijuana-related problems. Combining marijuana with tobacco leads to known tobacco-effects via second-hand smoke.

Pot use can induce some bronchodilation but regular or heavy cannabis consumption can result in generalized airway inflammation with evidence of respiratory epithelial cell injury and damage to alveolar macrophages which can lead to pulmonary infection (116). Sharing of cannabis water pipes has led to the development of pulmonary tuberculosis (TB) (117). Smoking cannabis that contains fungal spores can result in pulmonary aspergillosis in those with immune-compromised conditions (117, 118).

There is a dose-related large airway dysfunction with hyperinflation and obstruction of airflow; one cannabis joint has been noted to be equivalent to 2.5-5 cigarettes in terms of this pulmonary dysfunction (119). Macrophage injury can result in cytokine and nitric oxide impairment. Smokers of cannabis are typically exposed to more carbon monoxide and tar than cigarette smokers; this effect is not related to the THC content (120).

Heavy and/or chronic users of cannabis may have persistent cough, bronchitis (bullous) emphysema [chronic obstructive lung disease (COPD)], pulmonary dysplasia, pneumothorax, TB, and other respiratory infections (27, 116, 117, 121). Cannabis can lead to increased airway resistance and large airway inflammation though causal links to COPD or macroscopic emphysema remain controversial and unproven (93, 94, 119, 122). Smoking both tobacco and marijuana increases risks for abnormal tracheobronchial histopathology and COPD (122).

CANNABIS AND CANCER

Marijuana smoke contains toxic chemicals in amounts similar to or higher than that found in tobacco and is linked as a potential respiratory tract carcinogen (27, 94, 97, 121). Chronic inflammatory and precancerous airway changes in a dose-dependent relationship as well as increase in airway cancer are reported in cannabis users (91). Anecdotal reports of upper and lower respiratory airway cancer have been published (117, 123). For example, a case of small-cell lung cancer was reported in a 22-year-old male who smoked one marijuana joint three times a week for 3 years (124). However, specific link of cannabis to lung cancer remains unproven (93, 94, 125). Current literature suggests that cannabis-only smokers are at lower risk of lung cancer than tobacco-only smokers (126). However, some epidemiologic data does place an independent role of cannabis smoking in the development of lung cancer (127, 128).

CARDIOVASCULAR EFFECTS

Cannabinoids have complex and varying effects on blood pressure depending on which cannabinoid is being studied (34). Acute

Planning Commission
Public Hearing
City of Goldendale
January 15, 2015 at 7:00pm

After proper notice of the public hearing the meeting of the City of Goldendale of Goldendale Planning Commission was called to order by Larry Bellamy, City Administrator on Thursday, January 15, 2015 at 7:00pm in Council Chambers.

7:00:45 PM

Planning Commission Members present:

Member Martin Taylor
Member Richard Hope
Acting Chairman Sherry Carver (by phone)

Staff Present:

City Administrator Larry Bellamy
Finance/Administrative II Sandy Wells
Public Works Director Karl Enyeart
City Attorney, Ken Harper

Absent:

Chairman Keith Silen

Declaration of Quorum is met.

Larry Bellamy started the meeting. Sherry Carver is on the phone for this meeting.

A motion by Member Martin Taylor, **seconded by** Member Richard Hope, to allow Sherry Carver, Chairman, to participate in the hearing by telephone.

7:02:28 PM

AYES:

Member Martin Taylor
Member Richard Hope
Acting Chairman Sherry Carver

NAYS:

None

MOTION Carried Unanimously 3-0

7:03:03 PM

PUBLIC HEARINGS

Mr. Bellamy opened the public hearing for Rezone Application 14-01 on the rezone request to change the zoning at 1102 S Roosevelt from Highway Commercial to Suburban Residential. Larry gave the following staff review:

1. A public hearing notice was published in the Goldendale Sentinel on Wednesday, December 31, 2014. The site was posted and the landowners within 300 feet of the boundary were notified of the proposal on December 29, 2014.
2. The proposal is to change the zoning from Highway Commercial (HC) to Suburban Residential (SR) to reflect the current use of the property.

The property to the north and east is currently vacant. Directly south, the property is being used a church/school facility and the property to the west is currently occupied by the Goldendale School District complex.

3. The Land Use designation, for the area surrounding this property, is Low-Density Residential and Public Use. .
4. No additional infrastructure is required due to this request for rezoning.

There was no public comment for this rezone.

Larry: Public Hearing is closed.

A motion by Member Richard Hope, **seconded by** Member Martin Taylor, recommends that the Council make the appropriate map change requested by the applicant to rezone the subject property from Highway Commercial (HC) to Suburban Residential (SR) zoning be granted.

7:07:17 PM

AYES:

Member Martin Taylor
Member Richard Hope
Acting Chairman Sherry Carver

NAYS:

None

MOTION Carried Unanimously 3-0

Mr. Bellamy opened the public hearing for the Shorelines permit for the 3rd and King Street Improvement project as required by the Shorelines Master Plan. Karl Enyeart gave the following staff review:

1. A public hearing notice was published in the Goldendale Sentinel on December 30, 2014 and January 7, 2015.
2. This Shorelines permit request is part of the environmental review for the 3rd and King Street Improvement project as required by the Shorelines Master Plan. The Shorelines Master Plan for the City of Goldendale designates the shorelines environment as Conservancy. That designation requires that any road or utility work must meet regulations in the shoreline master plan.
3. In line with the Shorelines Master Plan for the City of Goldendale, on page 143, the Planning Commission shall conduct a public hearing on the permit applications in accordance with the approved permit procedure. The Planning Commission shall, after hearing the discussion at the public hearing, make a recommendation to the City Council which will make the final decision.
4. The requested action is compatible with the comprehensive plan, the zoning districts and the City's Municipal Codes.
5. A list of applications, permits and other environmental actions related to this project as included in the attachments

Larry asked there was anyone for public comment?

Citizen (no name given): Is this for developing something?

Larry: No sir. This is for improving the 3rd Street and King Street project. Third Street goes from the Chamber of Commerce Building to the swimming pool and it makes a 90 degree turn and goes south to Broadway. That whole roadway section is going to be replaced and reconstructed. We are going to start on that project this coming summer.

Terry Luth: Is there any development going off of 3rd Street heading west?

Larry: We are going to raise the road and there will be a better angle on to 3rd Street.

Karl: The location of the entrance to the swimming pool will move south. We are also going to remove the stop sign.

Larry: Any other comments? Public Hearing is closed.

A motion by Member Richard Hope, **seconded** by Member Martin Taylor, to allow the replacement and reconstruction of the street, sidewalk, curb, and utilities for the 3rd and King Street improvements on the south side of the Little Klickitat River, is recommended to the Goldendale City Council, subject to the following conditions:

1. The project shall address permit requirements within the provisions of the Shorelines Master Plan, if any.
2. Comply with stipulations cited in all state and local regulations for the 3rd and King Street Improvement project.

7:14:01 PM

AYES:

Member Martin Taylor
Member Richard Hope
Acting Chairman Sherry Carver

NAYS:

None

MOTION Carried Unanimously 3-0

7:14:16 PM

Mr. Bellamy opened the public hearing for a request by the Goldendale City Council for the Planning Commission to hold a public hearing and to report a recommendation back to the Goldendale City Council on the Council's proposal to change text in the zoning code to prohibit any marijuana-related land uses, including marijuana retail sale, production, or processing facilities, collective gardens, and/or dispensaries from locating or operating in any zone within the City of Goldendale. Larry Bellamy gave the following staff review:

1. A notice for a public hearing on Thursday, January 15, 2014, was published in the Goldendale Sentinel on Wednesday, December 31, 2014.
2. A public hearing notice was also sent to persons with a known interest in the subject. Those persons were identified by reviewing the name and address information given when they gave public testimony at the various meetings held on the subject matter over the last 4 months.
3. A moratorium, prohibiting producing, processing and retail sales of recreational marijuana pending the adoption of rules and zoning regulations within the City and setting a public hearing thereon was adopted by the City Council on September 15, 2014, which became effective on September 22, 2014.
4. The public hearing on the moratorium was held on October 20, 2014.

5. At the council meeting on November 17, 2014 and after review of the proposed draft ordinance, the council referred the proposal to change text in the zoning code to prohibit any marijuana-related land uses, including marijuana retail sale, production, or processing facilities, collective gardens, and /or dispensaries from locating or operating in any zone within the city of Goldendale to the Planning Commission. The council asked the Planning Commission to hold a public hearing on the proposed zoning text change and to make a recommendation back to the City Council.

The proposed ordinance would add language to the 17.04.620 prohibited uses subsection of the zoning code. It would read as follows:

17.04.620 Prohibited Uses.

"Prohibited uses" mean any use which is not specifically enumerated or interpreted as allowable in that district. Provided, further, that the following uses are also prohibited:

Marijuana-related land uses, including marijuana retail sale, production, or processing facilities, collective gardens, and/or dispensaries, as may be allowed under state law, are expressly prohibited from locating or operating in any zone within the City of Goldendale.

No land use shall be permitted or authorized which is determined to be in violation of any local, state, or federal law, regulation, code, or ordinance.

Section 2. The moratorium adopted on September 15, 2014, shall terminate upon the date all provisions of this ordinance become effective in accordance with Section 3 below.

Section 3. This ordinance shall take effect five (5) days after passage and publication as required by law.

That is the conclusion of the staff review. Now we now are opening the public hearing part of the meeting. Please state your name and address and keep your comments to five minutes or less.

Cliff Gregg, 50 Bronco Way (Out)- This is a free county from what the marijuana uses see. I don't think we need that reputation. I don't want to point fingers but a lot of people dropped the ball on this. I don't want to see any marijuana growers or anything else sitting right down town Goldendale. Cliff spoke in favor of prohibiting any marijuana-related land uses.

Tom Tasto, 1217 N Columbus Ave (Out) – I think whatever we can do to stop the use of marijuana use production or sale is a great thing. The change to title 17 will do that. Tom spoke in favor of prohibiting marijuana-related land uses.

Mark Heid, 831 Whitney Drive (In)- Mark is speaking on behalf of the Goldendale School District. We have a lot of great things going on in our schools. I was looking at college scholarships and applications and none of them had on there, "do you take drugs or drink alcohol". There is a reason for that. It doesn't help our work. We need kids to have a clear head. Marijuana is a gateway drug. No one will ever convince that it isn't. It's hard for the County and City to take care of this issue. Mark spoke in favor of prohibiting marijuana-related land uses.

Darrell Smith, 282 Horseshoe Bend (Out)- We would like to encourage you to approve this ordinance. The voters and tax payers of Goldendale are adamantly against this. It's a change to provide a correction to what's already happened. We don't want to be identified with this as a community. We don't want the culture and we don't want the drama that it's going to bring to this community. It's an opportunity to restore us back. Darrell spoke in favor of prohibiting marijuana-related land uses.

7:26:05 PM

Kit Tallman, 421 E Allyn (In)- I've lived in Goldendale my whole life. I can guarantee you that marijuana is a gateway drug. If this passes, will that get rid of the marijuana plants that are currently growing in Goldendale? **Larry:** It will make it illegal for production and processing facilities. **Ken Harper:** The growing of marijuana is illegal under state law regardless what the city does with respect of this ordinance. This ordinance is an exercise of zoning power. That's why this is in front of the Planning Commission to make marijuana related uses unlawful in any zoning district. When you ask "What about growing marijuana from a plant", that's not land use. This really doesn't change anything regarding that. **Kit:** I don't know three people that are against this passing. Kit Spoke in favor of prohibiting marijuana-related land uses.

Terry Luth, 216 W Allyn (In)- I am for this ordinance 100%. There isn't a day that goes by that we do not have people under the influence driving into my business. We are going to start seeing more accidents. I would like to see us go forward. Terry spoke in favor of prohibiting marijuana-related land uses.

Dr. Michael Garnett, 815 Fairgrounds Rd (Out)- I'm a medical provider in Goldendale. Terry was talking about the effects on people coming in who are driving. I have a handout for the board. The Journal of Health Economics did a study of the use of Medical Marijuana. Their conclusion was that there was an increase in marijuana arrests among adult males. The increase was about 15%-20%. These arrests took place where medical marijuana was allowed. There was about 10%- 20% in admission to rehabilitation facilities for troubles with marijuana and other addictions. The long term effect is not good at all for the human body (see the attached page). Dr. Garnett spoke in favor of prohibiting marijuana-related land uses.

Gail Schlosser, 806 Glover St (In)- I am in favor of this ordinance. The part that concerns me is the people that stop by the marijuana shop that use the marijuana and then leave the store and drive home. There was an article in the Huffington Post, and it

says there was a federal study in Washington State. If you get pulled over and the police do a blood test on you and if you have 5 nanograms per one milliliter of THC in your blood, you are considered impaired. It's not as easy as that because people who aren't use to smoking marijuana, it might only take 1 nanogram per one milliliter of THC in their blood to affect them. It makes concerned to drive on the roads here in town. The young driver that killed Sergeant Peter Garland was under the influence of marijuana. We have lost at least one member of our community because of a driver being impaired on marijuana. Gail spoke in favor of prohibiting marijuana-related land uses.

[7:35:56 PM](#)

Wena Coffman, 284 Old Stage Rd (Out)- I am part owner of the marijuana store in town. I would like to make some corrections. The driver that killed Mr. Garland did have marijuana in his system there was also methamphetamine and he had been up for three days. The young man had 19 traffic violations because he drove erratically. If you are going to put facts out please put all the facts out. To clarify, this is an ordinance to ban any new growers, processors and retail. So the existing store is fine. Is that correct? **Ken Harper:** The purpose of the ordinance is to make a prohibited use out of any marijuana related business in any zoning district in the city. However, any land use that already has legal rights to operate, like any other non-conforming use, would be allowed to continue just like any other non-conforming use is allowed to continue. As long as the use isn't abandoned for 1 year or if business isn't destroyed beyond 75%, the use can continue as a non-conforming use. **Wena:** I do understand the hometown feel. This town isn't known for pot. This town is known for how much meth and heroin is in this town. I would like to see something done about that. You have to be 21 years or old to come into the store. We have people in every age bracket come into the store. We serve the people in the community. We truly do. Wena spoke against prohibiting marijuana-related land uses.

Terry Luth, 216 W Allyn (In)-If you guys put this plan into effect, what happens to the existing store? **Ken Harper:** The effect of the ordinance is to create a prohibition on a use. If a business transaction takes place between the present owners and some future owners but they want to continue the use, they would be allowed to continue the use. That is true of any other non-conforming use in Goldendale.

[7:42:08 PM](#)

Cliff Gregg, 50 Bronco Way (Out)-Why can't we change the ordinance so it states any time the pot shop applies for a permit it will be denied? This is it. There's no reason why we can't stop them from expanding. **Ken Harper:** The point that Mr. Gregg is making really relates to how Goldendale treats legal non-conforming uses. The current proposal on the table is as categorical ban as it can be. There really can't be more done as a zoning exercise with what's on the table. However, you are raising a valid issue regarding the way the city handles legal non-conforming uses. That's not on the agenda tonight but certainly you could ask for council consideration of the legal non-conformation use code. There is language in the non-conforming use code right now that talks about limitation on enlargements of non-conforming uses. That may or may

not be what the community wants to see there. Cliff spoke in favor of prohibiting any marijuana-related land uses.

Barbara Mercer, 602 Elm Drive (In)- I have granddaughter that lives Colorado. I hear that the marijuana related issues in that state has been a nightmare. It is not a good drug. They use marijuana to come down off of their other drugs. It is a gateway drug. don't know if I still want to live here. This is dirty money that the City will be getting. Barbara spoke in favor of prohibiting any marijuana-related land uses.

Jacob Smith, 414 Foster Rd (Out)- There is a Washington State Cannabis Tourism Association. Goldendale will become part of the marijuana tour. I don't want that. I don't want Goldendale to be known as a spot to buy marijuana. Jacob spoke in favor of prohibiting any marijuana-related land uses.

7:52:04 PM

Debra Reeves, 320 N Columbus (In)- I moved here July 2013. When my oldest son was 14 he got hooked on marijuana. He didn't finish high school, he didn't do anything with his life and he's been to jail and prison. As soon as he would get out of jail he would start smoking pot again and that led to alcohol and other drugs. It's ruined his life. My sister and husband came over for my father's funeral. They were stressed and started smoking marijuana at a friend's house. When they came back home to stay the night, they decided to sleep in the camper. There were so impaired by smoking marijuana they didn't light the pilot light properly and they both died that night. It's really devastated my whole family. Debra spoke in favor of prohibiting any marijuana-related land uses.

Gary Erickson, 119 Horseshoe Bend Rd (Out) – I just don't want to be one of those people who just sits in the crowd and never says anything. It's time to put a stop to this stuff. Enough is enough. Gary spoke in favor of prohibiting any marijuana-related land uses.

Dave Schlosser, 806 Glover (In)- I work at the hospital. I see lots of people on marijuana. It does decrease the ability for anesthesia to be effective so I have to use much heavier doses. Dave spoke in favor of prohibiting any marijuana-related land uses.

Donna Lee Whipple, 1215 Bennett Drive (In)- There is no actual proof that marijuana helps with medical problems. What marijuana does is mask the problems that are growing inside the body and delay treatment until it's too late and people go into shock or they have a heart attack. Until there is absolute proof that it will work as a cure, I would like to see it halted. The time to stop it is right now. Donna spoke in favor of prohibiting any marijuana-related land uses.

Dave Wagner, 479 Orchard Heights Rd (Out) – I appreciate the proposal and I support it. I wish there was a way to stop the current store from running. I feel that marijuana is bad. I have very good friend that started smoking marijuana and now uses meth. He

said meth is the best thing that has ever happened to him. It took away all his concerns. Marijuana is not good. We should get it out of our city. David spoke in favor of prohibiting any marijuana-related land uses.

Margaret Halverson, 518 NE High (In)- I do not want marijuana in our city. I own land by the Little Klickitat River. I see people smoking it down by the river and I don't want to see people drowning in the river due to smoking marijuana. Margaret spoke in favor of prohibiting any marijuana-related land uses.

Greg Howell, 443 Orchard Heights Rd (Out) – I am the pastor at the Grace Brethren Church. I agree with all the comments. We are missing two things. I am not much of a sports fan, but the Oregon Ducks could have won if those two players hadn't been suspended for smoking marijuana. Our community isn't set up for the support that is needed for the drug use that we currently have. Pastor Howell spoke in favor of prohibiting any marijuana-related land uses.

Cassie Blomquist, 840 Mable Drive (In)- I am so grateful for this hearing. I really feel that we are having this meeting because a lot of underhanded things happened. I really feel that we are really seeing tonight how most of Goldendale feels. Cassie spoke in favor of prohibiting any marijuana-related land uses.

Ken McKune, 519 E Broadway St (In)- Right now the Washington State Legislator is debating this issue. You should let the process happen and let the legislators meet and see what comes out of that meeting before you jump on this marijuana ban. You will not be able to participate in the revenue that is earned from marijuana sales. Sugar isn't good for you and no one is saying anything about that. The only harm that marijuana does to you is makes you fat. God created it. You are a small group of people. If you think that banning marijuana in the City of Goldendale is going to affect the outcome of what your children are going to chose to do in the future, you are wrong. Everyone has a choice. Ken spoke against prohibiting any marijuana-related land uses.

8:07:16 PM

Jacob Smith, 414 Foster Rd (Out) –It is an individual choice to choose marijuana. Goldendale as a whole does not want it. It was forced on us by the State of Washington. We made the choice when we voted. I would like to see Goldendale prohibit edible marijuana products. It's dangerous having that around our children. They don't know the difference between adult candy and child safe candy. Jacob spoke in favor of prohibiting any marijuana-related land uses.

Gail Schlosser, 806 Glover St (In)- Under this ordinance, will the marijuana shop that we already have, will they sell only marijuana to smoke? **Ken Harper:** This ordinance doesn't have any effect in that nature on the existing shop. **Gail:** Shouldn't it? **Ken Harper:** That's not the purpose of this ordinance. This ordinance is to impose a land use ban on medical and recreational marijuana uses. Beyond that, your comments are noted. **Gail:** What could we do to see that they don't sell anything but marijuana to smoke? **Ken Harper:** This is a chance for you to testify. I'm not in a position where I

can answer questions about specific steps that you can take or what Olympia maybe doing. I'm sorry. **Gail:** Ok, thank you. Gail spoke in favor of prohibiting any marijuana-related land uses.

Wena Coffman, 284 Old State Rd (Out)- Here's your opportunity to ask me questions. If you would like to ask me questions after the meeting, I will be available or you can come by the shop anytime. Wena spoke against prohibiting any marijuana-related land uses.

Ken Harper: The main purpose for tonight's hearing is to provide testimony to the planning commissioners for the sake of evaluating the proposed ordinance that maybe referred to City Council. It really is not meant to be a debating forum. I want everyone to feel comfortable in coming up and speaking to the planning commissioners. You can direct your comments to the commissioners and not to the audience. We want to build a good record for the planning commission evaluation and for later for city council evaluation.

Ken McKune, 519 E Broadway (In)- I don't think everyone in Goldendale is against it. The reason you don't see a lot of people that are against the ban of marijuana is because they don't want to be ostracized in the community. How about if you do a survey and ask the community how they really feel. Ken spoke against prohibiting any marijuana-related land uses.

Dennis Blomquist, 840 Maple Drive (In)- I am for not having anymore businesses that sell marijuana. I don't think it's a good image for Goldendale. I think the State of Washington should keep their drug money. Dennis spoke in favor of prohibiting any marijuana-related land uses.

David Bischoff, 500 Sampson Street (Out) – I'm against any government involvement that tells me what I can do with my property. Wrong is wrong and right is right. I believe the use of marijuana is wrong. David spoke in favor of prohibiting any marijuana-related land uses.

[8:16:57 PM](#)

Tom Tasto, 1217 N Columbus Ave (Out)- Does the current marijuana dispensary have a business license? **Larry:** Yes. **Tom:** Why? **Larry:** Because that's what business license code requires.

[8:17:54 PM](#)

Close the public hearing.

Martin Taylor- Basically we already have a prohibited use code and the only thing that is up for discussion the underlined statements.

Ken Harper – I want to make sure the audience can hear the question. You are exactly right. The text that you see at 17.04.620 is the cities existing prohibited use code and

the only thing that is different is what is underlined. Nothing else in the prohibited use code is being affected. Nothing else in the city zoning code is being affected other than that underlined paragraph that you see.

Martin Taylor- Section 2 and Section 3 are contingent on the recommendation on what is underlined?

Ken Harper- The proposed ordinance needs to state that if passed it would dissolve the moratorium and that is what section 2 does. Section 3 says that it dissolves the moratorium only when the main ordinance, the prohibiting portion of the ordinance, is effective which means five (5) days after passage and publication. Everything is linked but the only new text would be the underlined section in section 1.

Sherry Carver- The City Council put a moratorium on so that we could work through these issues. I believe our section one, two, and three specifies what the city council has asked us to do. I feel like we should go forward.

Martin Taylor- I agree. I do appreciate all the public testimony. I think it's a good discussion. My concern is the execution of this law if it were to go in. How much enforcement, what's the cost, what's the city's responsibility, how it impacts the city's budget? Mainly my concern is the city's enforcement.

Larry- It would require us to not allow those types of uses in our community. If we receive a request for the construction of or the conversions of a building to be used for marijuana grow operation we would say "sorry that use is prohibited in our community". If we find out about a business that opened without the proper permits there is a way for us to enforce that prohibited use law that has been passed. It's a land use responsibility.

Martin Taylor- How would the city be impacted with the state authorities if this passes?

Ken Harper - The question is how state authorities would interact with the city in enforcing this. The answer is very little. The state has no regulatory or administrative arm that governs local land use enforcement. It really is a matter delegated to local jurisdictions with a certain amount of latitude. That's why the city has been willing to propose this because the city believes that it does have the latitude to exercise the zoning authority and that means to also to enforce the zoning authority.

Richard Hope- I spend 5 years as a drug and alcohol advisory in the military. I'm well trained on this. What does this accomplish? As I see it, it doesn't do anything. Illegal drugs are available. Outside the city limits, drugs are available legally. The state has no prohibition so they are not going to get involved. The federal government said they will not get involved in any legalized drug sales. Rather it is medical or recreational. What does this accomplish?

8:27:13 PM

Ken Harper – It accomplishes exactly what it states. It makes any land use that relates to marijuana sales a prohibited use. It means that no new prohibited use in the nature of marijuana business would be allowed and it means that any such use that comes along without being properly permitted would be subjected to potential abatement by the city. That could include a code enforcement action, filing a lawsuit in superior court seeking to abate it as an unlawful use and a nuisance.

A motion by Chairman Sherry Carver, **seconded** by none, to submit section one (1), two (2), and three (3) for Council approval.

8:31:15PM

AYES:

Acting Chairman Sherry Carver

NAYS:

Member Martin Taylor
Member Richard Hope

MOTION Failed 1-2

Martin Taylor-I appreciated all the public comments and I agree with the comments about how drug use is bad. However, I can't approve this to the council as it's written. don't think it helps the drug problem in Goldendale and it creates a liability for the City. This will use resources that I don't think should be spent that way.

Ken Harper-There is an opportunity to make a recommendation. You could purpose a motion to recommend to council that it not be approved. The other option would be that the planning commission doesn't have a recommendation and there is just no recommendation one way or the other. It would nevertheless proceed to council for their consideration. We are going to need some kind of motion so we can proceed to the next step.

Richard Hope – I sympathize with everyone here. I have a sister sitting in the state penitentiary because of drugs. It has ruined her life. I've seen the worst of what drugs can do to a person. Pushing it under the carpet, which is what this ordinance does, doesn't help the drugs in this town at all. The drugs are not going to go away. We need to get it out in the opened and controlled. Get it taxed. We are not going to get rid of all the drugs in the city by passing this ordinance.

Larry Bellamy-Your option now is to table the discussion, you can take no action, or you can send it back to the council with no action. You can send it back that you don't have an opinion.

Sherry Carver-Fife is one of the first cities that ban marijuana in the city. That decision did go before a judge and the judge upheld their decision to ban marijuana even though Fife had a 53% voter approval on 1-502.

A motion by Member Martin Taylor, **seconded by** Member Richard Hope, to not recommend the proposed prohibited use changes to the zoning code.

Richard- I think it's a poorly written law. I don't know what to write to make it better because I'm not a lawyer. Goldendale has had an underground drug culture since the day I moved here. It's a very strong drug market here. Until you can stop the illegal market, why put a stop to the legal market? It isn't going to accomplish anything. You are not going to stop the illegal market by passing this ordinance. The biggest drug dealers in the State of Washington, for the 67 years I've been around, have been just across the mountains, 70 miles away. It's been the drug capital of the Northwest for my whole life. They make regular trips right through here. This isn't going to stop the illegal drugs in the city. It's just going to stop the controlled legal sales that we have control over. I would rather see the legal sales than the underground stuff that we have no control over. Products that you have no idea what's in them.

Sherry- So you think it should be legal in Goldendale. That we should allow processing and production here? Is your recommendation that marijuana should be legal in the city limits?

Richard- I'm saying the city should stay out of it at this point. I don't think this ordinance accomplishes anything.

Sherry – Actually it does.

Larry- So that we are clear, it's not a no action recommendation. It is an action recommendation that the recommendation is to not recommend this proposed ordinance to the city council. Is there anymore discussion?

Sherry- I know the legislature is working on this right now and they will continue to work on this issue. In the meantime there are a lot of cities putting on moratoriums while they wait to see what the legislature does. Because we waited this long to even discuss this, we do have a retail store in Goldendale. I call for a vote.

8:44:17 PM

AYES:

Member Martin Taylor
Member Richard Hope

NAYS:

Acting Chairman Sherry Carver

MOTION PASSED 2-1

8:44:43PM

A motion by Member Martin Taylor, **seconded by** Member Richard Hope, to adjourn the meeting.

AGENDA BILL: G2

AGENDA TITLE: SKATE PARK DISCUSSION

DATE: FEBRUARY 2, 2015

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____
RESOLUTION _____ OTHER _____
MOTION _____

EXPLANATION:

Please find attached a memorandum from Karl Enyeart regarding the condition of the skate park at Ekone Park. I would encourage any Council Member who has not seen the current condition to contact Karl for a visit to the site.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

MEMO

To: Mayor and Council
From: Karl Enyeart, PE, Public Works Director
CC: Larry Bellamy, City Administrator
Date: 2/2/15
Re: Skate park demolition

Attached are:

- Memorandum on funding and planning on park improvements in 2002.
- Letter to Calpine Corporation regarding donation for parks and recreation improvements
- Email from WCIA regarding recommendation for Ekone Skatepark

In 2001, Calpine Corporation pledged \$200,000 in matching funds to improve the City's parks. A plan was assembled to use those funds to improve Ekone and World War II parks. The awarded bid amount on the skatepark was \$71,000.

Since the skatepark was installed, a large amount of time and money has been spent on maintenance to correct tripping hazards due to issues with the plastic surfacing, metal borders, structural boards and screws. This type of structure could work well indoors but requires a great deal of maintenance outdoors. Weather conditions have deteriorated the wood to the point that the screws won't keep the surfacing in place. We have had warranty work done from very early on, but the warranty has expired and no solutions or proposals have improved performance.

Additionally, some of the users have continually urinated on the structures, which pose a health threat to users as well as our personnel when performing maintenance.

In December of 2014, we had WCIA evaluate the condition and provide recommendations regarding our liability with its current condition (attached email). After much discussion, WCIA recommended we remove the site and look to a concrete structure as a more manageable facility in light of the issues we currently face. They informed us that no signage or any other provisions would be satisfactory to limit our liability of this facility without a complete replacement of the structural members and some surfacing replacement. The cost, of which, would potentially match the original construction price some 12 years ago. WCIA explained that the concrete skateparks they insure have lower maintenance costs than parks that use other materials.

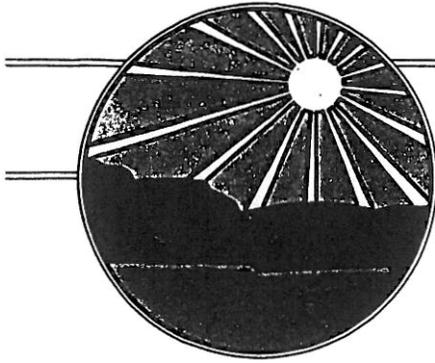
The Public Works committee has reviewed the situation and recommends that the existing skatepark be removed and that the committee analyze construction options and site options for a new skatepark.

MEMORANDUM

Date: 10/07/2002
 To: Mayor and City Council
 Cc: Calpine Corporation
 From: Larry Bellamy, City Administrator
 RE: Proposed Budget and Timeline for Park and Recreation Improvements

Last year Calpine Corporation pledged to match the City's \$200,000, for a total of \$400,000 to help improve park and recreation facilities in Goldendale. Below is a table outlined the proposed budget and timeline for Park and Recreation improvements:

IMPROVEMENT ITEM	BUDGET	TIMELINE
WWIIPARK		
Overstay of courts	8,000	JuVAug 2002
Fencing around tennis courts	10,000	Aug/Sept 2002
Irrigation system and seeding	27,000	Oct/Nov 2002
Sidewalks and Add'l Parking	40,000	Oct/Nov 2002
Restroom Facility	30,000	Nov/Dec 2002
Playground Equipment	50,000	Feb!Mar2003
Landscaping and Sign	15,000	Mar/Apr 2003
Eng./Insp./Contingency	20,000	Ju12002/Apr 2003
EKONEPARK		
Tilling and Re-seeding	25,000	Oct/Nov 2002
Playground Equipment	25,000	Feb!Mar2003
Skateboard Park	50,000	Feb!Mar2003
Street Improvement at Swimming Pool	100,000	Apr!VMay 2003
TOTAL	400,000	



CITY OF GOLDENDALE

P.O. BOX 69

1103 SOUTH COLUMBUS

GOLDENDALE, WASHINGTON 98620

October 8, 2002

Calpine Western Region
PO Box 11749
Pleasanton, CA 94588

Attention: Kent Robertson

RE: Park and Recreation Improvement Donation to the City of Goldendale

Dear Mr. Robertson:

Pursuant to our conversation, I have attached information related to the Park and Recreation Improvements proposed by the City of Goldendale. The information includes the improvement *item*, the budget for each *item* and the *estimated* time line to complete each item. Park Improvement plans are also included for your information.

In addition we discussed the potential for recognition of the Calpine donation. I have requested Golden Graphics, a local sign company, to design a *nice* wood carved sign, which identifies the park and notes the donation by Calpine. As soon as I receive his rendering I will transmit a copy to you for review.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Larry Bellamy
City Administrator

Karl Enyeart

From: Larry Bellamy
Sent: Wednesday, January 21, 2015 9:24 AM
To: Karl Enyeart
Subject: FW: Skatepark

FYI.

From: Debbi Sellers [<mailto:DebbiS@wciapool.org>]
Sent: Tuesday, January 13, 2015 2:35 PM
To: Larry Bellamy
Subject: Skatepark

Hi Larry,

I hope all is well with you and you had a great holiday. I wanted to get back to you with my recommendations regarding the city's skate park. As you know, towards the end of last year, I came to Goldendale and met with Karl and we inspected the skate park and discussed my recommendations for addressing the park's repair needs. According to Karl, the skate park has been repaired on several occasions and there is now an issue with securely fastening the ramps to the wood support structure.

My inspection of the skate park revealed several of the ramps lifting up and away from the underlying support structure as well as chips in the sheets of material that make up the ramps. I could only inspect a limited amount of the wood support structure, but there were clear signs of water damage. In its current condition, the skate park ramps could create an increased risk of injury for park users and after discussing all possible options, my recommendation would be to totally remove/tear down the skate park. The materials used in this particular design do not appear to have been intended for the extreme hot and cold temperatures experienced in Goldendale and the ramps are beginning to show deterioration. We could not come up with any viable repair options that would do anything other than temporarily fix the issues and according to Karl, the repairs that have been made in the past are now failing. I would recommend removing the skate park at your earliest convenience.

I would recommend the city look into a concrete skate park structure if you intend to rebuild the skate park at a later date. There are a number of WCIA members who have concrete skate parks and other than repairing some minor chips in the concrete and painting over graffiti, the parks have held up pretty well.

If you have any questions please feel free to contact me.

Debbi

*Debbi Sellers, RPLU, CPSI Senior Risk
Management Rep Washington Cities
Insurance Authority
206-687-7891 (Direct)
206-575-6046 (Office)*

This message is intended for the sole use of the addressee, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the addressee you are hereby notified that you may not use, copy, disclose, or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply email and delete this message.

AGENDA BILL: H1

AGENDA TITLE: RECOMMENDATION ON SHORELINE PERMIT FOR 3RD AND KING ST PROJECT

DATE: FEBRUARY 2, 2015

ACTION REQUIRED:

ORDINANCE _____ COUNCIL INFORMATION _____ X _____

RESOLUTION _____ : X : _____ OTHER _____

MOTION X

EXPLANATION:

As part of the environmental process for the 3rd and King Street Improvement Project, a shoreline permit pursuant to the shoreline master plan is required. The Planning Commission held and issued a recommendation for the council's consideration. Please find attached the following documents:

1. Finding of Fact, Conclusions of Law and Recommendation
2. Staff Review

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO APPROVE RESOLUTION NO. ? ACCEPTING THE RECOMMENDATION OF THE GOLDENDALE PLANNING COMMISSION FOR A SHORELINE PERMIT PURSUANT TO THE SHORELINE MASTER PLAN FOR THE 3RD AND KING STREET IMPROVEMENT PROJECT.

**CITY OF GOLDENDALE
GOLDENDALE, WASHINGTON**

RESOLUTION NO.

**IN THE MATTER OF THE APPROVAL OF A SHORELINES PERMIT PURSUANT TO
THE SHORELINES MASTER PLAN**

APPLICANT: City of Goldendale Shorelines Permit 14-02

WHEREAS, following a public hearing on January 15, 2015 the Planning Commission of the City of Goldendale made its report, findings of fact, conclusions and recommendation to the City Council for the approval of a Shorelines Permit pursuant to the Shorelines Master Plan for the replacement and reconstruction of the street, sidewalk, curb and utilities for the 3rd and King street improvements on the south side of the Little Klickitat River, and

WHEREAS, the notice of the public hearing before the Planning Commission for a Shorelines Permit pursuant to the Shorelines Master Plan was published in the Goldendale Sentinel on December 31, 2014,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDENDALE as follows:

Section 1: The City Council of the City of Goldendale hereby accepts and approves the findings of fact, conclusions of law and recommendation of the Goldendale of the Planning Commission for Shorelines Permit pursuant to the Shorelines Master Plan for the 3rd and King Street Improvement Project

PASSED, ADOPTED and APPROVED BY THE CITY COUNCIL OF THE CITY OF GOLDENDALE, WASHINGTON, THIS 2nd DAY OF FEBRUARY, 2015.

Clint Baze
Mayor

ATTEST:

Connie Byers
Clerk-Treasurer

**PLANNING COMMISSION
CITY OF GOLDENDALE**

In the Matter of the Application of)	Shorelines Permit Application 14-02
by the City of Goldendale)	
for a Shorelines Permit pursuant to)	
the Shorelines Master Plan for)	FINDINGS OF FACT, CONCLUSIONS
the City of Goldendale)	OF LAW AND FINAL ACTION

This matter having come on regularly for public hearing before the Planning Commission of the City of Goldendale on January 15, 2015 upon the application of a Conditional Use request for a Shorelines Permit pursuant to the Shorelines Master Plan for the City of Goldendale to determine whether or not to permit reconstruction of the sewer collection system mains along the north and south side of the Little Klickitat River. This application is specific to the area 200 feet away from the ordinary high water mark of the Little Klickitat River. The Planning Commission having heard testimony from applicant and residents of the City, and the Planning Commission having considered all the files, records, testimony, and exhibits submitted herein; now, therefore, the Planning Commission of the City of Goldendale hereby makes the following Findings of Fact, Conclusions of Law and Recommendation to the City Council:

Findings of Fact

1. The property for which the Shorelines Permit is requested is described as follows: 3rd street and King street right of way Little Klickitat River within the City limits of Goldendale.
2. The site is currently zoned residential and commercial.
3. A Mitigated Determination of Non-significance (SEPA) was issued by the City of Goldendale on December 30, 2014.
4. A public hearing notice was published in the Goldendale Sentinel on December 31, 2014 and January 7, 2015. The Planning Commission held a public hearing on the application for a conditional use permit on January 15, 2015. Applicable agencies and adjacent landowners were provided opportunity to comment.
5. The Shorelines Master Plan for the City of Goldendale designates the shorelines environment as Conservancy. That designation requires that any utility or road work is permitted provided shoreline master plan requirements are met.
6. In line with the Shorelines Master Plan for the City of Goldendale, on page 143, the Planning Commission shall conduct a public hearing on the permit applications in accordance with the public hearings procedures established by the Zoning Ordinance of the City. The Planning Commission shall, after hearing

the discussion at the public hearing, make a recommendation to the City Council which will make the final decision.

7. Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such.

Based on 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 make Findings and conclusions and issue a Recommendation to the Goldendale City Council regarding the application for a Shorelines permit.
2. The subject property is currently Residential and Commercial zoning.
3. The proposed use is consistent with the policies of RCW 90.58.020 and the master program.
4. The proposed use will not interfere with the normal public use of public shorelines proposal is compatible with the comprehensive plan.
5. The proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program.
6. The proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located.
7. The public interest suffers no substantial detrimental effect. The proposal has been designed to minimize adverse effects on neighboring properties.
8. Any Conclusion of Law deemed to be a Finding of Fact is hereby adopted as such.

Based on the foregoing Findings of Fact and Conclusions of Law, the Planning Commission of the City of Goldendale, hereby issues this recommendation to the Goldendale City Council

Final Action

Applicants Shorelines permit request to allow the replacement and reconstruction of the street, sidewalk, curb, and utilities for the 3rd and King street improvements on the south side of the Little Klickitat River, is recommended to the Goldendale City Council, subject to the following conditions:

1. The project shall address permit requirements within the provisions of the Shorelines Master Plan, if any.
2. Comply with stipulations cited in all state and local regulations for the 3rd and King Street Improvement project.

ADOPTED AND APPROVED this 15th day of January, 2015.

CITY OF GOLDENDALE
Planning Commission



Chairmarl'

Member



Member



STAFF REVIEW

DATE: January 15, 2015
TO: City of Goldendale Planning Commission
FROM: Larry Bellamy, City Administrator
RE: Shorelines Use Application # 15-01

Applicant: City of Goldendale
1103 South Columbus
Goldendale, WA 98620

Landowner: City of Goldendale
1103 South Columbus
Goldendale, WA 98620

PROJECT INFORMATION:

REQUEST: The Planning Commission is being asked to recommend approval of a Shorelines permit for the 3rd and King Street Improvement project as required by the Shorelines Master Plan.

LOCATION: E 3rd and N King Street Right of Way

LAND USE: City right of way-street and utilities

ZONING: Zoning designations includes the Single Family Residential, Commercial 2 and 3.

STAFF COMMENTS:

1. A public hearing notice was published in the Goldendale Sentinel on December 30, 2014 and January 7, 2015.
2. This Shorelines permit request is part of the environmental review for the 3rd and King Street Improvement project as required by the Shorelines Master Plan. The Shorelines Master Plan for the City of Goldendale designates the shorelines environment as Conservancy. That designation requires that any road or utility work must meet regulations in the shoreline master plan.

3. In line with the Shorelines Master Plan for the City of Goldendale, on page 143, the Planning Commission shall conduct a public hearing on the permit applications in accordance with the approved permit procedure. The Planning Commission shall, after hearing the discussion at the public hearing, make a recommendation to the City Council which will make the final decision.
4. The requested action is compatible with the comprehensive plan, the zoning districts and the City's Municipal Codes.
5. A list of applications, permits and other environmental actions related to this project as included in the attachments

ISSUES TO BE RESOLVED:

1. The issues that need to be addressed by the Planning Commission, with respect to the conditional use application include the following:
 - That the proposed use is consistent with the policies of RCW 90.58.020 and the master program;
 - That the proposed use will not interfere with the normal public use of public shorelines;
 - That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;
 - That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
 - That the public interest suffers no substantial detrimental effect.

ATTACHMENTS: Staff Review
Application
Shorelines Regulations for District #5
RCW 90.58.020
Findings of Fact
Environmental Checklist
MONS
Project plans and provisions
Cultural Resource survey
DAHP recommendation letter

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

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 Clinton Baze	
2. APPLICANT ADDRESS AND PHONE NUMBER	STREET 1103 South Columbus Avenue CITY Goldendale	
	STATE WA ZIP 98620 PHONE (509) 773-3771	
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 Same	
5. PROPERTY OWNER'S ADDRESS AND PHONE (IF OTHER THAN APPLICANT)	STREET CITY	
	STATE ZIP PHONE	
6. ASSESSOR'S PARCEL NUMBER FOR SUBJECT PROPERTY:	200N and 300N King street, 600, 700, 800, 900 E Street ROW	
7. EXISTING ZONING OF SUBJECT PROPERTY:	C-2, R-2, C-3	
8. ADDRESS OF SUBJECT PROPERTY:	SEE ATTACHED MAP	
9. TYPE OF APPLICATION: (CHECK ALL THAT APPLY)		
<input type="checkbox"/> Rezone	<input type="checkbox"/> Environmental Checklist (SEPA)	<input checked="" type="checkbox"/> Shoreline
<input checked="" 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 SUPPLEMENTAL APPLICATION AND PART III-REQUIRED ATTACHMENTS

10. SEE ATTACHED SHEETS

PART IV – CERTIFICATION

I certify under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge and 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

SHORELINES DISTRICT #5
ENVIRONMENT DEFINITIONS AND LOCATIONS
AND USE ACTIVITY REGULATIONS

There are no shorelines of statewide significance in District #5.

DEFINITIONS OF ENVIRONMENTS - (ENTIRE PROJECT AREA IS CONSERVANCY)

1. Conservative Environment – The conservancy environment is for those areas which are intended to maintain their existing character. The preferred uses are those which are non-consumptive of the physical and biological resources on a sustained basis while minimally reducing opportunities for other future uses of the resources in the area. Activities and uses of a nonpermanent nature which do not substantially degrade the existing character of an area are appropriate uses for a conservancy environment. They include, but are not limited to diffuse outdoor recreation activities, timber harvesting, passive agriculture (not tilled more than 6 out of 20 years), pasture and range land.

The right of residential development, of limited density, on private lands, is recognized.

2. There is no urban environment located in District #5 shoreline areas.

3. Rural Environment is intended to protect agricultural land from Urban expansion. Those areas having high capability to support active agriculture or which have agriculture potential should be maintained for present and future needs. They include areas of intensive (annual cropping) agriculture, those areas which have a potential for agriculture purposes or are already being used for agriculture purposes. Low density rural residential and moderate intensity recreational uses of types appropriate to the resources of the area.

4. Conservative-Rural Environment. The conservative-rural environment shall allow pasturing but no tilled crops, and recreational use such as parks, but any use must conform to the city or county zoning and flood plain regulations.

LITTLE KLICKITAT RIVER ENVIRONMENTS
District #5

AGRICULTURE
District #5

1. Relation to Environments

Conservancy and Rural. Permitted use.

Conservancy-Rural. Permitted with conditional use permit.

2. New feedlots and stockyards are prohibited. Existing feedlots and stockyards limited to 100 animal units and must meet EDA guidelines.

3. Runoff from feedlots and barnyards shall not be allowed to flow directly into streams but shall be diverted by use of settling basins, contouring, berms, and planned land cultivation.

4. A buffer sufficient to control erosion and siltation shall be maintained between the cultivated ground and the stream. This may be a vegetative buffer or a dike constructed of clean, durable erosion

resistance materials.

5. Diversion of water for agricultural purposes shall be done in accordance with water rights procedures.

6. No equipment shall be left abandoned for more than 6 months within the shorelines area.

7. Pesticides dangerous to animal life shall not be used within shorelines areas except by conditional use permit.

FOREST MANAGEMENT PRACTICES
District #5

1. Relation to Environments

a. Conservancy & Rural. Permitted when complying with following practices.

b. Conservancy-Rural. Permitted with conditional use permit.

2. No yarding, skidding, or equipment operations will be permitted within streams.

3. Logging across streams other than those of statewide significance will be allowed, provided that all logs are fully suspended and care is taken to prevent logging debris from entering the stream, and that water quality is not permanently deteriorated.

4. Logging on unstable soils with a history, or physical indication of slippage, will not be allowed, except by conditional use permit.

5. No accumulation of logging debris shall be allowed to accumulate below the normal high water mark.

6. All logging operations will be conducted so that surface runoff will not permanently degrade existing water quality.

7. Fueling, and servicing operations will be conducted so that no possibility of water contamination will occur.

8. All solid wastes, barrels, broken and worn out equipment shall be removed from the shorelines prior to the cessation of operations.

9. Forest Management Act shall be complied with.

MARINA USE REGULATIONS

District #5

This is a practice not being used in this area at this time. Should it be contemplated, a conditional use permit will be required until regulations are adopted for this shorelines use.

MINING USE REGULATIONS

District #5

1. Relation to Environments
 - a. Conservancy & Rural. Permitted use.
 - b. Conservancy-Rural. Not permitted.
2. No material may be removed from a flowing stream channel, except for flood, or erosion control, and then only with the consent and approval of all appropriate agencies.
3. Surface mining along streams must have local approval, including those operations removing more than 100 cu. yds. per year and mining operations outside the jurisdiction of the Washington State Surface Mining Act.
4. On approved mining sites, spoil piles must be placed away from streams, and put into a condition which will prevent erosion into the stream.
5. Reclamation of all mining sites should be concurrent with operation5, and all discarded solid wastes removed from the site prior to the cessation of operations.

RESIDENTIAL DEVELOPMENT

District #5

1. Relation to environments -
 - a. Conservancy. Single residence allowed, but must have 200' of river frontage except within city limits of Goldendale. – N/A
 - b. Rural. Single residence dwellings allowed, on 5 acres or more when building codes are complied with.
 - c. Conservancy-Rural. Not permitted.
2. All residential development will follow current county or city ordinances in force at the time.
3. Plans for residential structure shall include procedures to preserve the shoreline vegetation, to control soil erosion during construction, and to restore damaged site to normal condition.- PLAN COMPLIES
4. Structure shall be set back 30' from waters edge, except by special variance, and floor level shall be 2' above 25 year flood level.- PLAN COMPLIES

OUTDOOR ADVERTISING SIGNS AND BILLBOARD USE
District #5

L Relation to Environments

- a. Conservancy & Rural. Permitted subject to city and county regulations.
- b. Conservancy-Rural. Not permitted.
2. No off-premise outdoor advertising, billboards, signs, or advertising structures shall be permitted. Signs advertising products not sold on premises shall be prohibited.
3. Directional and/or regulatory signs allowed where necessary.
4. Signs shall correspond with master plan goals.

UTILITIES
District #5

1. Relation to Environments

- a. Conservancy & Rural. Permitted use.
- b. conservancy-Rural. Permitted by conditional permit.
2. All utilities necessarily placed within shoreline areas, shall be underground whenever feasible. – **PLAN COMPLIES**
3. Utilities shall be constructed in such a way as to prevent erosion, and the area shall be returned to its natural state as much as possible. - **PLAN COMPLIES**
4. All utilities should be placed away from shorelines whenever possible. - **PLAN COMPLIES**

PORTS AND WATER RELATED INDUSTRY
District #5

1. This is a practice not being used in this area at this time. Should it be contemplated a conditional use permit will be required until regulations are adopted for this shorelines use.

BREAKWATERS
District #5

1. This is a practice not being useful in this area at this time. Should it be contemplated a conditional use permit will be required until regulations are adopted for this shorelines use.

BULKHEADS
District #5

1. This is a practice not being used in this area at this time. Should it be contemplated a conditional use permit will be required until regulations are adopted for this shorelines use.

JETTIES AND GROINS
District #5

1. This is a practice not being used in this area at this time. Should it be contemplated a conditional use permit will be required until regulations are adopted for this shorelines use.

LANDFILL USE REGULATIONS
District #5

1. Relation to Environments
 - a. Conservancy & Rural. Permitted with conditional use permit.
 - b. Conservancy— Rural. Not permitted.
2. No landfill allowed into stream channel except by conditional use permit, or to protect property.
3. No dredging for landfill material permitted without a conditional use permit, and without approval of all concerned agencies of the government.

SHORELINE PROTECTION
District #5

1. All shoreline protection activities, not of an emergency nature must have a conditional use permit.

SOLID WASTE DISPOSAL
District #5

1. No solid waste disposal within shorelines areas allowed.

DREDGING USE REGULATIONS
District #5

1. No dredging allowed except as necessary for flood control, and shoreline protection.

ROAD AND RAILROAD DESIGN AND CONSTRUCTION

District #5

1. Uses pennitted outright in all environments.
 1. Nonnal maintenance and restoration. - **PLAN COMPLIES**
 2. Emergency repairs and stabilization. - **PLAN COMPLIES**
 3. All other activities must be consistent with attached use regulations.- **PLAN COMPLIES**
2. All bridges and other water crossing structures shall be designed so as not impede the passage of flood debris, or to alter normal stream passage. – N/A
3. All culverts shall be designed for 50 year flooding minimum arid shall be installed on the natural slope, or flumed to flow on to stable ground or Into an energy dissipator prior to entry into a stream. - **PLAN COMPLIES**
4. All waste excavation must be machine compacted in lifts not to exceed 2 feet. On slopes where machine compacting can not be accomplished, no side casting will be allowed, and all excavated material must be hauled to a site where it cannot erode into
the stream, and compacted as above.- **PLAN COMPLIES**
5. Approach roads to stream crossings shall be designed to leave stream edges as soon as possible, and designed so that ditches do not flow directly into the stream. - **PLAN COMPLIES**
6. No erodable material shall be placed below a culvert outfall. - **PLAN COMPLIES**
7. Where cuts are necessary through unconsolidated material backslopes must be stabilized by sloping, or stopping and revegetation. - **PLAN COMPLIES**
8. Where allowed by Hydraulics Permit, and where necessary, one crossing
of the stream will he allowed with equipment to facilitate construction, however, no operation within the channel will be allowed without conditional use permit, and approval by all appropriate agencies.-N/A
9. All roads within the jurisdiction of this Act, within a Conservancy Environment, must be surfaced with rock to prevent erosion of the subgrade. – N/A

PIERS

District #5

- I. This is a practice not being used in this area at this time.
Should it be contemplated, a conditional use permit will be required until regulations are adopted for this shorelines use.

ARCHAEOLOGICAL AND HISTORICAL SITES

District #5

1. Relation to Environments
 - a. Any project which would disturb an area designated or considered an archeological or historic site must have a conditional use permit in all environments.

RECREATION USE
District #5

1. Relation to Environments
 - a. Conservancy A Rural. Permitted use.
 - b. Conservancy-Rural. Permitted use.
2. The Klickitat County Planning commission, county Park Board and County Planner shall include in their Comprehensive land Use Plan for the County full use of the natural recreational potential of the shorelines in the county. Furthermore, these agencies shall relate their planning to that of Federal and State agencies and shall seek cooperation and assistance of such agencies in development of the shorelines for recreation.
3. Public recreational use of shorelines shall be considered before issuance of a shorelines permit for any other use of the shorelines. Opportunities for further access of the public to the Little Klickitat River shall be fully developed.
4. Water dependent recreational developments shall be given priority for site locations, non-water dependent sites must be located away from shorelines except as allowed by a conditional use permit.
5. Additional recreation development or expansion of existing sites must have Shorelines Substantial Development Permit.
6. The natural character of the shoreline must be maintained as nearly as possible.
7. Recreational sites shall be equipped with adequate facilities to meet the sewage and waste disposal needs generated by the use. Such facilities shall be designed and constructed in such a way as to not adversely affect the shoreline.
8. Parking shall be located as far from the shoreline as is practical.

AGENDA BILL: 11

AGENDA TITLE: FIRST READING WATER RATE FOR PARKS

DATE: FEBRUARY 2, 2015

ACTION REQUIRED:

ORDINANCE _____

COUNCIL INFORMATION _____

RESOLUTION _____

OTHER _____

MOTION _____ _____

EXPLANATION:

As part of the budget process for 2015 the Budget Committee has recommended that the water rate for the city parks be adjusted from a graduated rate to a flat rate of \$0.95 per 100 cubic feet. See Karl's memo regarding the justification for this request.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO ACCEPT THE PARKS WATER RATES REVISION ORDINANCE FOR ITS FIRST READING.

MEMO

To: Mayor and Council
From: Karl Enyeart, PE, Public Works Director
CC: Larry Bellamy, City Administrator
Date: 212115
Re: Parks water rate change for irrigation meters

The cost for irrigation to the city parks is a large part of the parks budget. This cost should reflect the cost to deliver water to the parks through the water distribution system. Typically costs for very large users are reduced due to factors such as the infrastructure, demand times, and usage.

The city parks fund has spent on average \$3.43 / hundred cubic foot over the last 3 years. This is due to the monthly meter charge plus the graduated rate schedule from \$0.95 to \$2.20 / hundred cubic foot. Some of the reasons for this graduated rate is as follows: 1. The rate schedule encourages efficient use of water which minimizes our need for additional water rights. 2. The higher rates for higher usage offsets the pumping costs during high demand times.

The usage for the parks irrigation meters is scheduled for low demand times between (10 pm and 6 am). During high demand times, we can't maintain adequate flow rates without starting the well sources.

The cost for one service line to the parks is very close to the cost for one residential line, however the flow rates are up to 15 times more for the parks. Therefore the cost of infrastructure is substantially less than residential.

I recommend removing the graduated rate schedule for the parks irrigation meters and charge a \$0.95 / hundred cubic foot rate for all water use.

CITY OF GOLDENDALE
GOLDENDALE, WASHINGTON

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GOLDENDALE, WASHINGTON,
AMENDING CHAPTER 13.04 OF THE GOLDENDALE MUNICIPAL CODE

WHEREAS, the current water rates for irrigation at the city parks are the same as rates for a single family residential service, and

WHEREAS, the irrigation for city parks are the single largest user behind Puget Sound Energy, and

WHEREAS, the cost to serve these services is reduced by only using water at low demand times thereby lowering pumping costs required during high demand times,

WHEREAS, service line infrastructure is 15 times less than residential needs,

WHEREAS, the use of this water serves the public good and benefits the community, and

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

13.04.1611rrigation- City Parks rate charge.

Water rates shall be \$0.95 per hundred cubic foot for usage for all city parks water meters.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GOLDENDALE, WASHINGTON, THIS 2nd DAY OF JANUARY, 2015.

APPROVED:

Clinton Baze, Mayor

ATTEST:

Connie Byers, Clerk/Treasurer

AGENDA BILL: 12

AGENDA TITLE: FIRST READING MESECHER REZONE

DATE: FEBRUARY 2, 2015

ACTION REQUIRED:

ORDINANCE _____

COUNCIL INFORMATION _____

RESOLUTION _____

OTHER _____

MOTION _____

EXPLANATION:

The Planning Commission has recommended that the Mesecher application to rezone the subject property from Highway Commercial to Suburban Residential be granted.

FISCAL IMPACT:

ALTERNATIVES:

STAFF RECOMMENDATION:

MOTION:

I MOVE TO ACCEPT THE MESECHER REZONE ORDINANCE FOR ITS FIRST 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: Michelle and Randy Mesecher

WHEREAS, following a public hearing on January 15, 2015, the Planning Commission of the City of Goldendale made its report, findings of fact, conclusions and recommendation to the City Council in the matter of the Map/Zone Change Request of Michelle and Randy Mesecher, and therein recommended that appropriate zoning map changes from Highway Commercial (HC) to Suburban Residential (SR) to the subject property 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 December 31, 2014, was posted on the property and was mailed to all landowners within 300 feet of the subject property boundaries on December 29, 2015 and

WHEREAS, the City Council approved and accepted the recommendation of the Planning Commission to grant the request for a map/zone change from Highway Commercial (HC) to Suburban Residential (SR), and found that the recommendation of the Planning Commission should be adopted, 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,

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

The hereinafter described real property is hereby rezoned from Highway Commercial (HC) to Suburban Residential (SR):

Lot 1 G-BL 2011-04 in NWSE 21-4-16 Tax #04162111040100 and
Lot 2 G-SP 2010-01 in NWSE 21-4-16 Tax #04162110010200

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 DAY OF _____, 2015.**

Clint Baze, Mayor

ATTEST:

Connie Byers, Clerk-Treasurer

PLANNING COMMISSION
CITY OF GOLDENDALE

In the Matter of the Application of)
MICHELLE AND RANDY MESECHER,)
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 January 15, 2012, upon the application of Michelle and Randy Mesecher, for a change of zoning pursuant to Chapter 17.66 of the Goldendale Municipal Code requesting a zoning change from Highway Commercial (HC) 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 is described as follows:

Lot 1 G-BL 2011-04 in NWSE 21-4-16 Tax #04162111040100 and Lot 2G-SP 2010-01 in NWSE 21-4-16 Tax #04162110010200 Goldendale, Washington. Its address is 1102 South Roosevelt.

2. The site is currently zoned Highway Commercial (HC). The area to the north is zoned Suburban Residential (SR), the property to the south and east is currently zoned Highway Commercial (HC) and the property to the west is zoned Single-Family Residential (R-1).
3. There is one residential house and several outbuildings on the subject property. The surrounding property to the north, south and east is mostly vacant land. The School District complex is located to the west of the subject property.
4. A SEPA checklist was filed and a Determination of Non-significance was issued on December 29, 2014. No comments have been received.
5. The Land Use designation for the area surrounding this property is Low-density Residential and Public Use (Goldendale School District).
6. No additional infrastructure is required due to this request for rezoning.

7. The applicant, Michelle Mesecher testified that she and her brother Randy need to sell the residence. Under the current zoning, financing for potential buyers as a place of residence is nearly impossible or highly restricted. In order use the property for its highest and best use it needs residential zoning.
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 Two-Family Residential (R-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 HC to 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 Michelle & Randy Mesecher 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

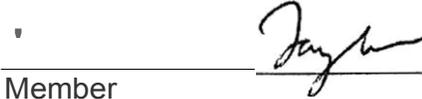
The Planning Commission recommends that the Council make the appropriate map change requested by the applicant to rezone the subject property from Highway Commercial(HC) to Suburban Residential (SR) zoning be granted.

ADOPTED AND APPROVED THIS 15th day of January, 2015.

PLANNING COMMISSION



Chairman



Member

fi/1---

ATTACHMENTS: Application
Site plan
Zoning map
GMC17.14
GMC 17.20
GMC 17.66
Camp. Plan excerpts

STAFF REVIEW

DATE: January 13, 2015
TO: City of Goldendale Planning Commission
FROM: Larry Bellamy, City Administrator
RE: Rezone Application No. 14-01
Applicants: Michelle and Randy Mesecher

PROJECT INFORMATION:

PROPOSAL: The proposal is to change the zoning of Lot 1 G-BL 2011-04 in NWSE 21-4-16 Tax #04162111040100 and Lot 2G-SP 2010-01 in NWSE 21-4-16 Tax #04162110010200 from Highway Commercial (HC) to Suburban Residential (SR)

LOCATION: The subject property is known as 1102 South Roosevelt, across the street (Roosevelt) from the Goldendale High School.

LAND USE: There is one residential house and several outbuildings on the subject property. The surrounding property to the north, south and east is mostly vacant land. The School District complex is located to the west of the subject property.

ENVIRONMENTAL

REVIEW: A SEPA checklist was filed and a Determination of Non-significance was issued on December 29, 2014. No comments have been received.

ZONING: The site is currently zoned Highway Commercial (HC). The area to the north is zoned Suburban Residential (SR), the property to the south and east is currently zoned Highway Commercial (HC) and the property to the west is zoned Single-Family Residential (R-1)

STAFF COMMENTS:

1. A public hearing notice was published in the Goldendale Sentinel on Wednesday, December 31, 2014. The site was posted and the landowners within 300 feet of the boundary were notified of the proposal on December 29, 2014.

2. The proposal is to change the zoning from Highway Commercial (HC) to Suburban Residential (SR) to reflect the current use of the property.

The property to the north and east is currently vacant. Directly south, the property is being used a church/school facility and the property to the west is currently occupied by the Goldendale School District complex.

3. The Land Use designation, for the area surrounding this property, is Low-Density Residential and Public Use. .
4. No additional infrastructure is required due to this request for rezoning.

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. policies 3.1, 4.2 and 30.1) See attached.

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

2. These basic findings are required:

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

ATTACHMENTS: Application
Site plan
Zoning map
GMC 17.14
GMC 17.20
GMC 17.66
Camp. Plan excerpts

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>Michelle R. Mesecher</u>		
2. APPLICANT ADDRESS AND PHONE NUMBER	STREET <u>PO Box 1212</u>	CITY <u>Hermiston</u>	
	STATE <u>OR</u> ZIP <u>97838</u>	PHONE <u>541 314 8696</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:			c: <u>LL 2-</u>
<u>0C(-J / 100 \ 0; 100</u>			
7. EXISTING ZONING OF SUBJECT PROPERTY:			
<u>Residential</u>			
8. ADDRESS OF SUBJECT PROPERTY:			
<u>t/o c.-- (Z f-2h. J?dQwA-tJJb.9iJ</u>			

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.

Alicia t. _____ x .j.k.c \fii1 r '-f,t!t'j.
 PROPERTY OWNERS SIGNATURE DATE

FOR ADMINISTRATIVE USE ONLY

DATE FEE PAID	RECEIVED BY	AMOUNT	RECEIPT NO.	HEARING DATE
<u>12/22/14</u>	<u>[Signature]</u>	<u>300.00</u>	<u>28ttl</u>	<u>1-15-2015</u>

GENERAL INFORMATION

1. Is this request consistent with the intent, objectives and policies of the comprehensive plan? () YES () NO
2. If this proposal is inconsistent with the intent, objectives, and policies of the comprehensive plan, explain what has occurred or what changes have taken place which should make necessary review and modification of the plan.

CO..S:')}Z:..-}\-

3. What are the factors which prompted this application for a change of zone?

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financing for f-pl.\ \ ;J t'd. ,J_
14-4 ov t,qk!-1 - r..Jo. ,..c.

4. How is the property involved in this application more suitable for the uses permitted in the proposed zone than those permitted in the present classification? Explain how the relationship to arterials, surrounding use of land, topography, etc., justifies this zone.

f": a resident - needs residential zoning
continued use as a resident.

5. Explain why there is a need in the area of zoning of the type requested and, wherever possible, substantiate this statement with factual data.

vl t +}'- t

6. Why won't the uses permitted in the proposed zone be detrimental to surrounding uses?

Developmental reasons in the future. Proposed
rezoning area is real close to other resident homes.

7. Has this proposed change of zone been discussed with any other property owners within the area concerned? () YES () NO.

CERTIFICATION

STATE OF WASHINGTON)

County of Klickitat)
)

!!!iJ JK R-f:t &Sr:r:LJ:r-, being first duly sworn, does hereby
depose and say that ..Sb.t @are the legalowner(s) or owner(s) under contract of
property described herein, and the information herewith submitted is in all respects true
and correct to the best of 1Mv" knowledge and belief, and have affixed 4-....
signature(s) hereto in the presence of the undersigned.

Signature of Applicant(s) -?0 '!?>E' 1'L I'L .\f f_b" ;:J 1, Cf- "17FJ
ff:tJJ! - rf a==

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WP..f2:i\\"

Randy Mosche
1102 SW Roosevelt
Goldendale, WA 97020
Randy C Mosche

SUBS fgi! 'AND SWORN TO BEFORE ME this ..in d. day of 1)toe.mbef' , 2014.

Connie Byers
Notary Public in and for the State of Washington, residing at
Goldendale

NOTE: Signatures of all owners are required if property is in joint which include husband and wife.

NOTE: A DETAILED MAP OF THE AREA BOUNDED BY LINES 300 FEET FROM AND PARALLEL TO THE BOUNDARIES OF THE AREA TO BE CHANGED IS REQUIRED.

FILING FEE: \$ 300.00 payable to the City of Goldendale.

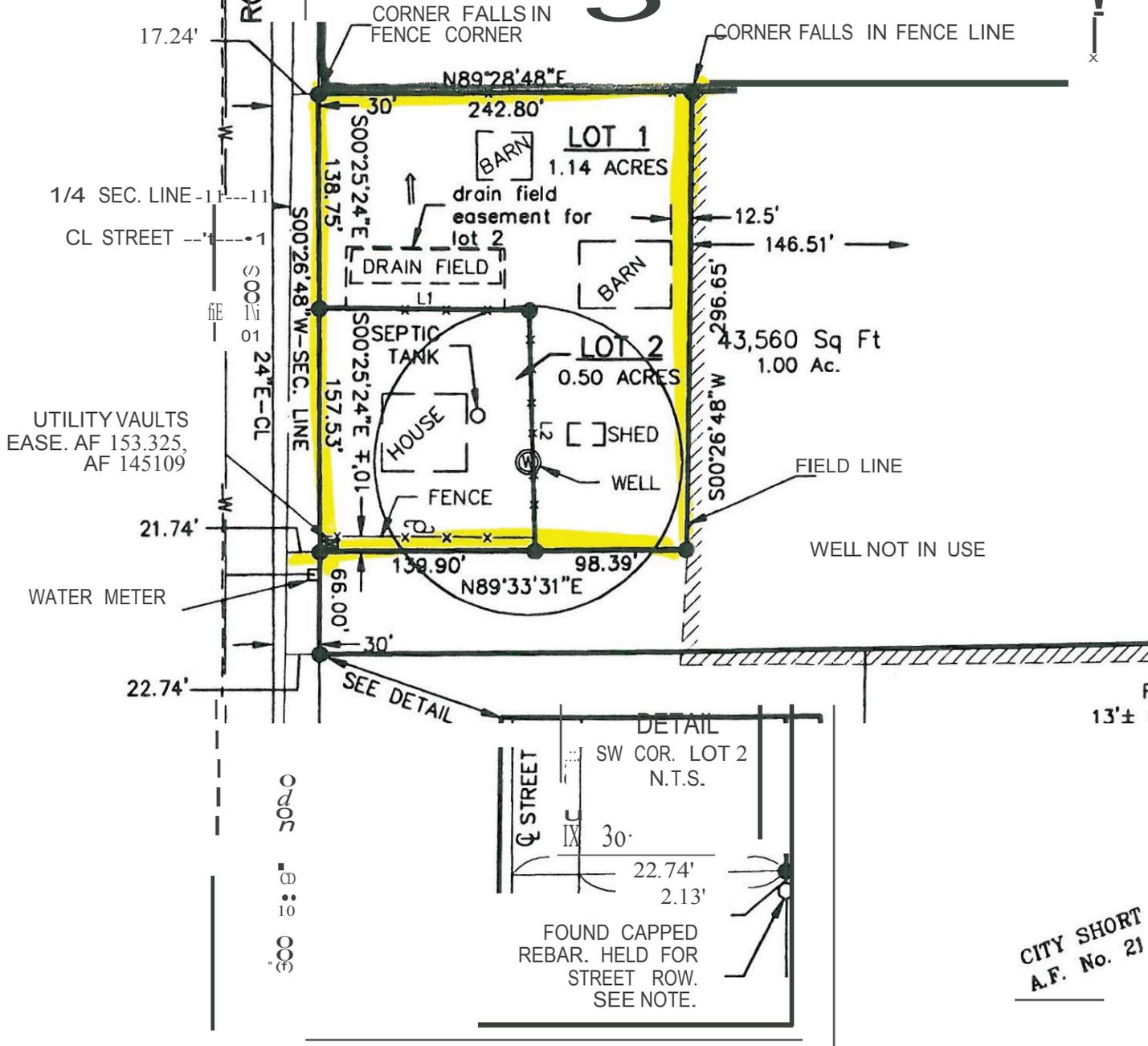
TRIAL

THE 51/2 OF THE NW1/4 OF THE SE1/4 OF SECTION 21. T 4 N, R 16 E. W.M.

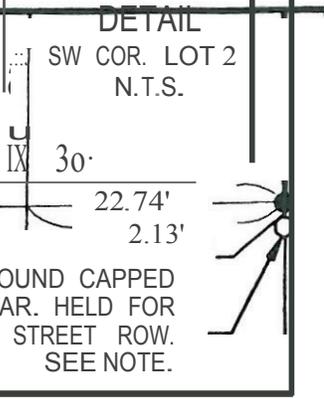
EXCEPT THE SOUTH .300' THEREOF.

ALSO EXCEPT AIIY PORTION LYING WITHIN ROOSEVELT STREET.

5



SEE DETAIL

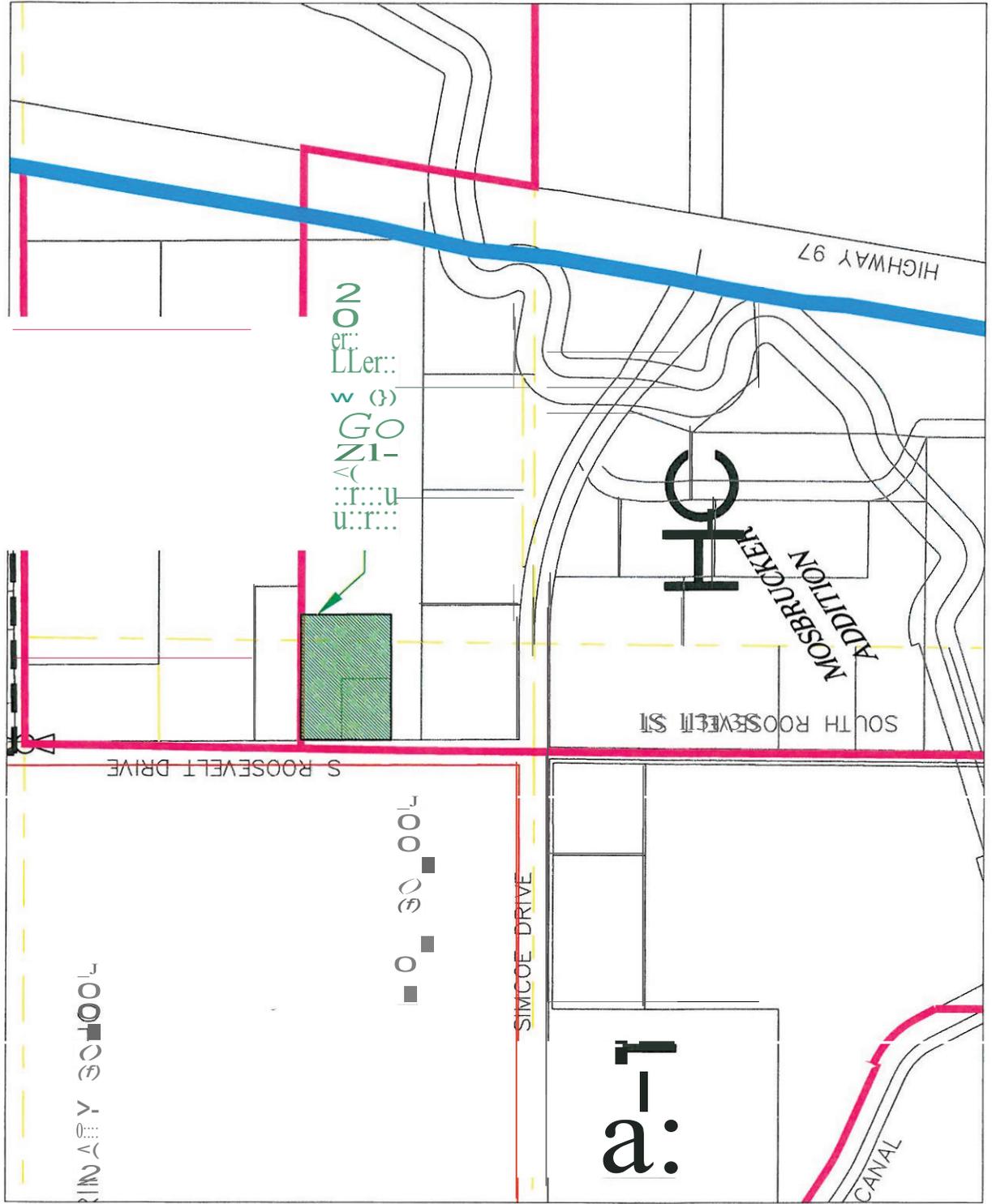


CITY SHORT A.F. No. 21

SIMCOE DRIVE

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ZONING



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 1439, passed June 16, 2014.

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.



Chapter 17.20 HIGHWAY COMMERCIAL DISTRICT (HC)

Sections:

- 17.20.010 Purpose.
- 17.20.020 Principal uses.
- 17.20.030 Accessory uses.
- 17.20.040 Conditional uses.
- 17.20.050 Development standards.
- 17.20.060 Parking.
- 17.20.070 Landscaping.
- 17.20.080 Site plan.

17.20.010 Purpose.

The purpose of this district is to provide services to the traveling public by providing related retail, lodging, auto, eating and other commercial services around access points to US 97. (Ord. 1438 §2(part), 2014)

17.20.020 Principal uses.

Principal uses permitted outright in highway commercial district shall include:

- A. Overnight accommodations, eating and drinking and entertainment establishments;
- B. Other commercial services, including auto-oriented services such as car washes, truck and auto sales and repair, recreational vehicle support and services, machinery, and gas stations;
- C. Retail and wholesale goods, sales and service;
- D. Offices and related business activity;
- E. Governmental facilities;
- F. Truck service and repair facilities;
- G. Highway service facilities;
- H. Breweries, brew pubs and wineries;
- I. Recreational vehicle parks. (Ord. 1438 §2(part), 2014)

17.20.030 Accessory uses.

Accessory buildings shall not be permitted on a parcel prior to the existence of a principal use.

Accessory uses permitted in highway commercial districts shall include:

- A. All business, service, repair, processing, or storage shall be conducted wholly within an enclosed building, except for off-street parking;
- B. Business signs in compliance with Chapter 17.42;
- C. Accessory uses in the highway commercial district may be permitted which are customarily

incidental and subordinate to the principal use. (Ord. 1438 §2(part), 2014)

17.20.040 Conditional uses.

Conditional uses permitted in highway commercial districts shall include:

- A. Residential uses; provided, that all residential dwellings permitted in the multifamily residential district (R-3) meet the development standards of Section 17.12.050;
- B. Any principal or conditional use in a general commercial district (Chapter 17.22) that is not listed as a principal use above.
- C. Other uses deemed by the board of adjustment as similar to and consistent with the intent and purpose of the general commercial zoning district. (Ord. 1438 §2(part), 2014)

17.20.050 Development standards.

The following provisions shall apply in the highway commercial district, subject to other provisions of this title, except that where conflicts in regulation occur, the regulations specified in this section or on a development plan approved pursuant to this chapter shall apply:

- A. Minimum lot area: not applicable;
- B. Minimum lot width: fifty feet;
- C. Minimum lot depth: fifty feet;
- D. Maximum building height: two stories but not to exceed forty feet;
- E. Maximum lot coverage: not applicable;
- F. Minimum front yard depth: twenty feet;
- G. Minimum rear yard depth: zero feet (ten feet when abutting a residential district);
- H. Minimum side yard width: zero feet (twenty feet when abutting a residential district);
- I. All utilities shall be installed underground. (Ord. 1438 §2(part), 2014)

17.20.060 Parking.

Off-street parking shall be provided in accordance with the terms of Chapter 17.52. (Ord. 1438 §2(part), 2014)

17.20.070 Landscaping.

Landscaping shall be provided with the terms of Chapter 17.54. (Ord. 1438 §2(part), 2014)

17.20.080 Site plan.

A site plan shall be approved in accordance with the terms of Chapter 17.46. (Ord. 1438 §2(part), 2014)

The Goldendale Municipal Code is current through Ordinance 1439, passed June 16, 2014.

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Chapter 17.66 AMENDMENTS

Sections:

17.66.010 Criteria for amendments.

17.66.020 Map changes.

17.66.030 Text changes.

17.66.040 Application procedure.

17.66.010 Criteria for amendments.

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

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

17.66.020 Map changes.

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

17.66.030 Text changes.

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

17.66.040 Application procedure.

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

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GOALS AND POLICIES

This comprehensive plan was developed in accordance with Chapter 35A.63 of the Optional Municipal Code to address growth issues in the city of Goldendale. It represents the community's policy plan for the next 20 years. Long-term planning policies for the city need to be adapted to unexpected or rapid changes.

Therefore, rather than simply prioritizing actions, this plan assists in management of the city by providing policies which guide the decision making process. The plan includes the following elements: land use; urban growth; environment; transportation; capital facilities; utilities; housing and residential; economic; recreation; and emergency service.

Planning Elements: Outline and Format- Elements of the Comprehensive Plan are organized in a format which include: findings, goals and policies. Elements of the Goldendale Comprehensive Plan include: land use, urban growth, environment, transportation, capital facilities, utilities, housing and residential, economic, recreation, community appearance, emergency services, education, and public health. All elements of the Comprehensive Plan will follow this format. The format is not indicative of importance or priority. The following definitions will be used for each subheading.

Findings - means a brief description of a planning element as it exists today and has in the past. Findings will highlight strengths and weaknesses within the community and be used to develop goal and policy statements.

Goal - means a general statement of an ultimate end result that the City of Goldendale intends to attain. A goal is the statement of an ideal toward which the City of Goldendale will direct its efforts and strive to fulfill.

Policy - means a statement of direction or approach which is intended to lead to the fulfillment of the stated goals. Policies are more specific and may include proposed actions or programs which the City of Goldendale should implement, maintain, or initiate. Policies direct city government toward achievements which the city expects to attain in the near future so that the progression toward stated goals can be measured more readily. Policies are designed to guide and support the decision-making of local government.

LAND USE ELEMENT

Land Use Classifications • The following are general land use plan designations and definitions for the City of Goldendale.

- HDR** *High Density Residential* • the purpose is to allow for small lot single and multi family residential developments. Lots shall be less than 6500 sq. ft in size.
- LDR** *Low Density Residential* - the purpose is to allow for large lot single family residential developments. Lots shall be equal to or greater than 6500 sq. ft in size, but less than 20,000 sq. ft in size.
- SR** *Suburban and Rural Residential* the purpose is to allow for large lot single family residential developments. Lots shall be equal to or greater than 20,000 sq. ft in size.
- PD** *Planned Development*- the purpose is to allow for flexible land use development and/or mixed uses dependent upon community objectives and furthering of the comprehensive plans intentions. Minimum lot size of a Planned Development shall be 4 acres.
- GC** *General Commercial* - the purpose is to allow for most forms of commercial activity serving the population base in and around Goldendale.
- HC** *Highway Commercial* - the purpose is to allow for retail sales of daily living needs and convenience goods for the traveling public.
- CBD** *Central Business District*- the purpose is to allow for a mix of office and commercial uses supported by the community and identifies with the significant historical buildings
- LI** *Light Industrial* - the purpose is to allow for the manufacture of predominantly previously prepared materials or finished products/parts, including the processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products.
- FP** *Flood Hazard Designation* - the purpose is to allow for a flood hazard Overlay Zone compatible with Federal Emergency Management Agency (FEMA) standards.
- AA** *Airport Approach Designation*- the purpose is to allow for an airport Overlay Zone compatible with FAA regulations.

LAND USE

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

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

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

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

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

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

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

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

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

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

- GOAL2 Develop and maintain a comprehensive plan that adapts to changing conditions.
- Policy 2.1* Update zoning and subdivision ordinances to accommodate a variety of land uses and densities for commercial, industrial, and residential uses.
- 2.2 As a condition of making plan changes, it shall be determined that physical, economic, or environmental changes have occurred in the planning area since adoption of the plan and that a public need supports the change.
- 2.3 Encourage reclassification of land uses not presently zoned in accordance with the comprehensive plan designation.
- GOAL3 Develop urban policies which take into account the needs of people and the environmental setting for the purpose of minimizing land use conflicts.
- Policy 3.1* Encourage new developments adjacent to residential neighborhoods to respect the character and ensure development at a scale and design compatible with the neighborhood.
- 3.2 Encourage industrial and commercial uses which locate next to residential uses to provide and maintain appropriate structural setbacks.
- 3.3 Encourage the use of buffers to minimize impacts such as noise and dust to adjacent land uses.
- 3.4 Vehicle and pedestrian circulation patterns should be considered in the design of the subdivision for future connections.
- GOAL 4 Provide areas for a variety of residential uses and dwelling types and to promote adequate housing opportunities for all economic levels.
- Policy 4.1* Housing opportunities for all income levels shall be encouraged.
- 4.2 Existing residential areas shall be protected from the encroachment of or the conversion to incompatible land uses.
- GOALS Provide areas for the location of light and environmentally acceptable heavy industrial uses while minimizing impacts on surrounding uses.
- Policy 5.1* Plan provisions for the location of a diversity of light and heavy industrial uses shall be made in a manner consistent with maintaining environmental and community quality.
- 5.2 Industrial uses shall be encouraged to locate where existing development is compatible with industrial uses and where adequate transportation, water, sewer, and electric services are available.
- GOAL6 Preserve critical areas such as natural wetland areas which are important recreation areas and/or wildlife habitat, provided that they are not a detriment to public health.
- Policy 6.1* Developments shall not be planned or located in known areas of natural disasters

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

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

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

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

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

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

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

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

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

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

8.5 Adopt ordinances that encourage enhanced curb appeal

HOUSING & RESIDENTIAL DEVELOPMENT

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

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

GOAL30 Promote and encourage a variety of housing types and densities that meet social and economic needs and which conform to established development standards.

Policy30.1 Guide the general design and character of future residential developments to assure compatibility with existing neighborhoods and preserve the qualities and appearances of the City.

Policy30.2 Design of future residential development should include greenbelts and sidewalks which encourage people to walk to their destinations.

GOAL31 Promote utility systems of adequate size and capacity to accommodate residential densities to be served.

Policy31.1 Residential developments built on the fringes of town should include adequate provisions for connection to community sewer and water systems.

Policy 31.2 Establish residential densities which are reflective of community needs. Areas

Policy 31.3 within the urban growth boundary, desirous of proposed city zoning designation and zoned for residential development without both community water and community sewer service should be designated "low density" (i.e. zoning designation of RR2 and GR) and could be considered for rezoning as community water and/or sewer service become available

Policy 31.4 Areas within the urban growth boundary, desirous of proposed city zoning designation and set aside for residential development with either community water or community sewer service should be designated "medium density" (minimum lot size 20,000 square feet-i.e. zoning designation SR) and could be considered for rezoning as community water and/or sewer service become available.

Policy 31.5 Areas within the urban growth boundary, desirous of proposed city zoning and set aside for residential development with community water and sewer service should be designated "high density" (i.e. zoning designation R1).

Policy31.6 Areas within the urban growth boundary, desirous of proposed city zoning and serving more than four lots should meet street construction standards in the Goldendale Municipal Code.

Policy31.7 Residential development should occur segmentally (i.e: not occurring in a leap-frog fashion, allowing for significant gaps (1/4 mile or more) of undeveloped land between residential developments.

GOAL32 Maintain stability and improve the vitality of residential neighborhoods.

Policy32.1 Infill development of vacant residentially classified land in the city is encouraged.

Policy32.2 Replace dilapidated housing stock with newer upgraded buildings.

Policy32.3 Encourage new subdivisions to include CC&R's that will maintain integrity of the subdivision.

Policy32.4 Encourage large lot (1 acre and up) residential development in the area north and south of the city limits.

EMERGENCY SERVICE

FINDINGS: The Goldendale Police force consists of the Chief, Assistant Chief, 7 police officers, and a records clerk/evidence officer. The police department provides 24-hour service.

Goldendale is also served by a volunteer fire department of 26 members. The fire station is located at 225 East Court and is adequate for the immediate future. The current insurance classification for the City is a six, which is the best rate achievable without full-time paid positions.

Goldendale has a public hospital supported by a hospital district tax base. There are fully staffed with doctors, nurses and support staff. In addition, Goldendale has dental, optometric and chiropractic care available. Life Flight helicopter service is available.

GOAL33 To assure all residents of Goldendale have high quality medical service readily available. Maintain quality of living which will attract highly qualified medical personnel to Goldendale.

Policy33.1 Assist and support construction of Assisted Living Facility.

Policy 33.2 Support health care facilities within the community.

GOAL34 Coordinate land use development with emergency service needs.

Policy34.1 Provide the Police and Fire Departments with the opportunity to review all proposed developments and offer suggestions on improving emergency access and safety requirements.

Policy34.2 All proposed property development should be reviewed for adequate access and circulation of emergency equipment and adequate water supply for fire protection.

Policy34.3 Provide land use plans and street plans, to facilitate easy and fast access to law, fire, and medical services.

GOAL35 Provide adequate and effective Police and Fire service to all City residents.

Policy 35.1 Encourage state of the art equipment and law enforcement technique for the entire department.

Policy35.2 Support capital improvements to the fire department.

GOAL36 Support community police and fire prevention education.

Policy 36.1 Encourage City-wide neighborhood watch and crime prevention programs.

Policy36.2 Maintain a high degree of professionalism along all department personnel.

Policy 36.3 Promote fire prevention programs.

Policy36.4 Improve fire safety awareness among business and citizens.